VASCON

July 16, 2026

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

Ref Symbol: **VASCONEQ**

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

Ref: **Scrip Code: 533156**

Subject: Submission of Annual Report for the Financial Year 2025-26 ("FY 2025-26") including Notice of 41st Annual General Meeting

Dear Sir/Madam,

Pursuant to the provisions of the Companies Act, 2013 (the 'Act'), the rules made thereunder, and Regulation 34(1) read with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (the 'SEBI Listing Regulations') as amended, we are submitting herewith Annual Report for FY 2025-26 including Notice of 41st **Annual General Meeting** scheduled to be held on **Friday, 07th day of August 2026 at 11:30 A.M.** **at** "MonarQ" Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar Pune-411014.

The Aforesaid documents are also available on Company's website at https://www.vascon.com/investors/annual-reports and on the website of Registrar and Share Transfer Agent being an e-voting service provider i.e., KFin Technologies Limited at https://evoting.kfintech.com.

Further, in accordance with the Regulation 36 (1) (b) of the SEBI Listing Regulations, a letter containing the web-link for accessing Annual Report including notice of 41st AGM for FY 2025-26 is being sent separately to all those Members whose e mail addresses are not registered.

This is for your information and records.

For **Vascon Engineers Limited**

NEELAM
PIYUSH
PIPADA

Digitally signed by NEELAM PIYUSH PIPADA
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postalCode=411048, st=Maharashtra,
serialNumber=CEAC60F9AB4DB683410AB1428E7F5E48E156F8E0330C688C8D324D9A8D028F76, cn=NEELAM PIYUSH PIPADA
Date: 2026.07.16 17:27:47 +05'30'

Neelam Piyush Pipada
Company Secretary and Compliance Officer
M No.: A31721

Encl: a/a

VASCON

DRIVEN BY PASSION. POWERED BY PEOPLE.

SAAL BEMISAAL

Celebrating 40 Years of Trust and Legacy

VASCON ENGINEERS LIMITED | ANNUAL REPORT 2025-26

CONTENTS

DRIVEN BY PASSION. POWERED BY PEOPLE.

For four decades, Vascon Engineers has built its reputation on a simple yet enduring belief—that exceptional outcomes are created by passionate people. Behind every project delivered, every milestone achieved, and every relationship nurtured lies the commitment, expertise, and determination of our people.

As we celebrate 40 years of our journey, this conviction continues to shape our future. Our engineers, architects, project teams, and professionals bring together deep technical knowledge, execution excellence, and an unwavering focus on quality. Their passion drives innovation, strengthens customer trust, and enables us to execute complex EPC projects and create landmark real estate developments across India.

Equally important is the culture that powers this passion. We believe in empowering our people with opportunities to learn, collaborate, and grow, while fostering an environment built on integrity, accountability, and safety. It is this shared purpose that transforms individual expertise into collective excellence.

As Vascon enters its next phase of growth, our people will remain our greatest strength-driving execution, creating lasting value for stakeholders, and building a future defined by resilience, innovation, and sustainable progress.

2025-26 KEY HIGHLIGHTS

₹2,717 Cr
Total Order Book
Forming healthy Order Book of 2.9x of FY26 EPC revenues

₹2,387 Cr
External EPC Order Book
Forming healthy Order Book of 2.9x of FY26 EPC revenues

~79%
Government Project (%)
Providing visibility of faster execution and uninterrupted cash flows

96,735 sq. ft.
Real Estate
New Sales Booking in FY26 for a Total Sales value of ₹113 Cr Total Collection ₹119 Cr

₹762 Cr
Received New Orders from Royal Rides Private Limited, Saudamini Building MSEBHCL & Navi Mumbai Hospital NMMC & Lotus Park

Adani Group
Entered into a Memorandum of Understanding (MoU) as an Execution Partner

VASCON ENGINEERS AT A GLANCE

Founded in 1986, Vascon Engineers has evolved into one of India's trusted engineering, construction and real estate companies, with nearly four decades of experience in conceiving, developing, constructing and managing diverse projects. Its expertise spans residential, commercial, industrial, IT parks, hospitality, retail, education, healthcare and public infrastructure, reflecting a strong track record across multiple sectors.

At the heart of Vascon's journey is a commitment to combining engineering precision with thoughtful design and value-driven execution. Supported by a multidisciplinary team of engineers and domain specialists, the Company follows robust systems and processes across every stage of project delivery—from planning and procurement to construction and quality assurance.

Over the years, Vascon has delivered a diverse portfolio that ranges from world-class manufacturing facilities and commercial developments to premium residential communities, educational institutions and healthcare infrastructure. Guided by a customer-first philosophy of understanding, meeting and exceeding expectations, the Company continues to create spaces that deliver lasting value while reinforcing its reputation for quality, reliability and timely execution.

VISION

Be the engineers of choice for quality construction and path-breaking development projects all over India.

MISSION

Consistently exceed customer expectations, using engineering skills, development experience and a perseverance positive attitude in every project, regardless of size, type and location.

KEY FACTS

40
Years of experience

45 million Sq. ft.
of projects delivered

30+
Presence across India

225+
Projects delivered

8
Real estate Projects, 3 in Mumbai worth GDV of ₹925 crore

Vascon ONYX Santacruz, Mumbai

BUSINESS MODEL

Vascon Engineers operates through two complementary business verticals—Engineering, Procurement & Construction (EPC) and Real Estate Development—creating a diversified business model that combines execution excellence with long-term value creation. Supported by integrated design capabilities, engineering expertise, financial discipline and a customer-centric approach, the two businesses leverage common strengths while serving distinct market opportunities.


Police Housing, Mumbai

ENGINEERING, PROCUREMENT & CONSTRUCTION (EPC)

Our EPC business delivers end-to-end construction solutions across healthcare, institutional, commercial, industrial, residential and public infrastructure projects. With in-house design and engineering capabilities, strong project management expertise and an established execution track record, the business focuses on delivering complex projects with quality, speed and cost efficiency. A healthy order book, increasing government project participation and long-standing client relationships provide strong visibility for sustainable growth.

REAL ESTATE DEVELOPMENT

Our Real Estate business focuses on developing premium residential and mixed-use projects, primarily in Pune and Mumbai. Leveraging an asset-light development model through Joint Development and Joint Development Agreements, we optimise capital deployment while expanding our project pipeline. Our integrated development capabilities-from land acquisition and design to construction, sales and customer service-enable us to create high-quality developments while delivering superior customer experience and long-term shareholder value.

SHARED COMPETITIVE STRENGTHS

Both business verticals are underpinned by a common set of capabilities that differentiate Vascon in the marketplace.

- Four decades of engineering and construction expertise.
- Integrated design, engineering and project execution capabilities.
- Strong brand equity and long-standing customer relationships.
- Disciplined capital allocation and prudent financial management.
- Asset-light growth approach supported by strategic partnerships.
- Focus on quality, timely delivery and operational excellence.

Together, these strengths enable Vascon to build resilient businesses, create sustainable value for stakeholders and capitalise on emerging opportunities across India's infrastructure and real estate sectors.

BUSINESS OVERVIEW – EPC

Vascon's EPC business is built on nearly four decades of engineering excellence, delivering complex projects across diverse sectors with a strong focus on quality, timely execution and operational efficiency.

KEY STRENGTHS

Proven Execution Track Record
Successfully executed 225+ projects covering over 45 million sq. ft. across residential, commercial, industrial, healthcare, education and infrastructure sectors.

Strong Execution Capability
Currently executing approximately 3.7 million sq. ft. annually with 90% capacity utilisation, supported by a dedicated team of 500+ engineering and project professionals.

Integrated Turnkey Expertise
End-to-end in-house design and engineering capabilities enable superior project execution, enhanced quality control and differentiated value, supporting stronger margins.

Focused Order Book Strategy
Pursuing large, high-value EPC contracts from government agencies and reputed private sector clients to strengthen the quality and visibility of the order book.

Disciplined Capital Allocation
Maintaining a strong focus on positive project cash flows, enabling reinvestment into capacity expansion, business growth and long-term value creation.


Medical College, Sindhudurg

MARQUEE CLIENTS

Cipla	DLF	Novotel Hotels
IBM	Sahyadri Hospitals	Vedanta
Capgemini	GMR	Goa Institute of Management
Global Hospitals	Sanofi	Airports Authority of India
Symbiosis International	Zensar	Bengaluru Metro Rail Corporation Limited
Dr. Reddy's	Hyatt	
NBCC	Tata Housing	

RECENTLY COMPLETED PROJECTS

- Raj Bhavan – Chief Minister House Raipur
- BMRCL (Metro Shed) – Bengaluru
- Adampur Airport
- PMAY – Pune
- Bijnor (UP) Medical College & Hospital
- Kaushambi (UP) Medical College & Hospital


Raj Bhavan – Chief Minister House Raipur


Medical College & Hospital, Bijnor (UP)

ONGOING PROJECTS

- Pune MDRA – Residential Quarters
- Vedanta (Barmer)
- Government Medical College, Kanker
- Medical Colleges at Suphal, Bihar
- Mumbai Police Housing
- JILA Karagar, Amethi
- Hospital Building at Moshi, Pimpri Chinchwad
- Medical College, Sindhudurg
- Pune Police Staff Quarters
- Medical College and Upgradation of District Hospital at Koderma
- Mumbai Metro High-rise Building
- Capgemini, IT Park

BUSINESS OVERVIEW – REAL ESTATE

Built on a legacy of trust and customer-centric development, Vascon's real estate business is driven by strong brand equity, integrated capabilities and a capital-efficient growth model.

KEY STRENGTHS

Strong Brand Equity
Landmark developments such as Windermere, Forest County and Willows have established Vascon as a trusted and respected real estate brand in the Pune market.

Integrated Development Expertise
End-to-end in-house design and construction capabilities provide greater control over quality, timelines and project execution, creating a distinct competitive advantage.

Lean Operating Model
A flat organisational structure and agile decision-making framework enable operational efficiency while maintaining a low cost base.

Asset-Light Growth Strategy
Leveraging Joint Ventures (JVs) and Joint Development Agreements (JDAs) with landowners minimises upfront capital requirements and supports scalable, capital-efficient expansion.


Vascon Orchids, Santacruz Mumbai

SUCCESSFULLY LAUNCHED REAL ESTATE PROJECTS

Projects	Total Saleable Area (msft)	Vascon Share (msft)	Launch	Status
Tulip Phase III	0.27	0.19	22-June	92% Sold
Goodlife – Value Home (Own)*	0.46	0.46	18-May	82% Sold
Tower of Ascend, Kharadi	0.20	0.15	23-June	70% Sold
Orchids	0.07	0.07	25-April	26% Sold

*Total Saleable area is 0.46, phase 1 launch area 0.24

CURRENT REAL ESTATE PROJECTS UNDER DEVELOPMENT

Project Name	Location	Type	Segment	Total		Vascon Share		Vascon Sold (₹ Cr)
				Saleable Area (msft)	Expected Sales Value (₹ Cr)	Saleable Area (msft)	Expected Sales Value (₹ Cr)	
Tulip – Phase III	Coimbatore	JDA	Residential	0.27	185	0.19	130	117
Tower of Ascend, Kharadi	Pune	JDA	Commercial	0.2	200	0.15	110	85
GoodLife	Talegaon	Own	Residential	0.24	130	0.24	130	80
Orchids	Santacruz, Mumbai	Redevelopment	Residential	0.07	230	0.07	230	49
Total				**0.78**	**745**	**0.65**	**600**	**331**

REAL ESTATE PROJECTS – PIPELINE (LAUNCHES IN THE NEAR-TERM)

Project Name	Type	Segment	Total		Vascon Share	
			Saleable Area (msft)	Expected Sales Value (₹ Cr)	Saleable Area (msft)	Expected Sales Value (₹ Cr)
Powai, Mumbai	JV	Residential	0.20	364	0.07	127
Prakash Housing Society	Redevelopment	Residential & Commercial	0.09	331	0.09	331
Tower of Future, Baner – Pashan, Pune	JV	Commercial	1.05	1,205	0.36	422
4 Acre HDH – Ajanta	JV	Residential	0.6	460	0.30	230
Total			**1.94**	**2,360**	**0.82**	**1,110**

MANAGING DIRECTOR'S MESSAGE

A defining strategic milestone during the year was our partnership with Adani Infra (India) Limited. This collaboration marks an important step in expanding our presence in the urban infrastructure and redevelopment segment.

Dear Esteemed Shareholders,

As Vascon Engineers celebrates four decades of excellence under the theme "40 Saal Bemisaal," I am honoured to present the 41st Annual Report of the Company.

This milestone is not only a celebration of our journey but also a reflection of the trust our stakeholders have placed in us over the years. Since our inception, Vascon has remained committed to delivering engineering excellence, creating quality developments, and contributing to India's infrastructure and urban transformation. Guided by strong values and an unwavering focus on execution, we have built an enduring legacy that continues to shape our future.

FY26 was a year of resilience for the Company. While we experienced certain temporary external challenges that impacted the pace of execution, our teams remained focused on disciplined project delivery, operational excellence, and prudent financial management. As a result, the Company delivered a stable operational performance during the year.

India continued to be one of the fastest growing major economies in the world, supported by robust domestic demand, moderating inflation, policy stability, and sustained public investment in infrastructure. Continued focus on urban development, transportation, manufacturing, and housing has created a strong foundation for long term growth across both our Engineering, Procurement and Construction business and our Real Estate business.

Performance Highlights

Coming to the performance for the year, FY26 witnessed stable operational performance despite certain temporary external challenges during the year. The Company reported a 12% decline in revenue compared to FY25; however, project execution conditions have gradually started normalising across key sites. Throughout the year, the Company remained focused on execution discipline, productivity improvement, cost control, and maintaining steady project progress.

Throughout the year, we remained steadfast in our focus on execution excellence, productivity enhancement, cost optimisation, and disciplined project management. These efforts enabled us to maintain operational stability, preserve financial discipline, and strengthen the fundamentals of the business despite a challenging operating environment. As we move into FY27, we are well positioned to accelerate execution, capitalise on a healthy order book, and deliver sustainable growth.

Our Engineering, Procurement and Construction business remained the principal contributor to performance, generating revenue of approximately ₹911 crore during the year. We maintained healthy execution across marquee projects including Bihar Medical College, Capgemini IT Park, and Pune Police Staff Quarters. We also secured important new orders from Royal Rides, Yucca Promoters, MSEB Holdings, Navi Mumbai, and Ahmedabad Municipal Corporation, further strengthening our order book to approximately ₹2,717 crore. This provides us with healthy revenue visibility and reinforces our confidence in the long-term growth of the business.

Our Real Estate business continued to deliver encouraging progress, supported by healthy customer response across projects such as Vascon Goodlife, Tulip Phase III, Tower of Ascend, and Orchids. Demand for well planned residential developments in strategic urban locations remained resilient, reflecting the strength of our project portfolio and the trust our customers place in the Vascon brand.

A defining strategic milestone during the year was our partnership with Adani Infra (India) Limited. This collaboration marks an important step in expanding our presence in the urban infrastructure and redevelopment segment. By combining Vascon's proven execution capabilities with Adani's scale and infrastructure expertise, we are well positioned to pursue larger and more complex projects, unlocking new avenues of sustainable growth and creating long-term value for all our stakeholders.

Strategic Priorities

As we look ahead, our strategy remains clear and focused. We will continue to strengthen our Engineering, Procurement and Construction business through selective order acquisition, disciplined project execution, operational excellence, and prudent financial management.

In our Real Estate business, we remain focused on an asset light growth strategy through joint development and redevelopment opportunities in high potential markets such as Mumbai and Pune. This approach enables efficient capital deployment, improves returns, and supports sustainable expansion.

Technology, innovation, and sustainability remain central to our growth journey. We continue to invest in digital project monitoring, process automation, and data driven decision making to improve execution efficiency and strengthen governance. At the same time, we remain committed to responsible construction practices that minimise environmental impact while creating long term value for our customers and communities.

None of our achievements would have been possible without the passion, dedication, and integrity of our employees. Their commitment, supported by strong governance and a culture of accountability, continues to strengthen our organisation and reinforce the confidence of our stakeholders.

Looking Ahead

We believe Vascon is entering its next phase of growth from a position of strength. India's infrastructure development, rapid urbanisation, and growing demand for quality housing present significant opportunities across both our businesses.

Our healthy order book, robust project pipeline, upcoming real estate launches, strategic partnerships, and strengthened balance sheet provide us with confidence as we pursue sustainable and profitable growth. We remain committed to disciplined execution, prudent capital allocation, and creating long term value for our shareholders.

A Legacy of Trust. A Future of Opportunity.

As we celebrate 40 remarkable years, I extend my heartfelt gratitude to our shareholders, customers, employees, business partners, and every stakeholder who has been part of our journey. Your trust and continued support have been the foundation of our success.

From delivering iconic landmarks such as BMRCL (Metro Shed) - Bengaluru, Raj Bhavan – Chief Minister House Raipur, Adampur Airport, Bijnor (UP) Medical College & Hospital etc., to shaping the next generation of infrastructure and real estate developments, Vascon has always been driven by quality, integrity, innovation, and execution excellence.

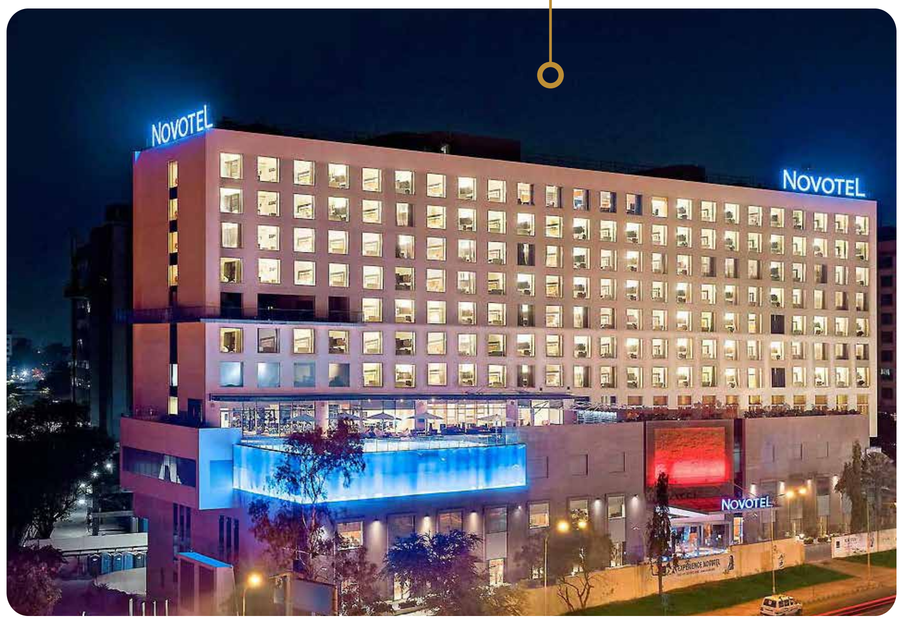
As we begin the next chapter of our journey, we do so with renewed purpose and confidence. We remain committed to building sustainable spaces, contributing to India's growth story, and creating enduring value for generations to come.

On behalf of the Board and the entire Vascon family, I thank you for your continued trust and partnership. Together, we look forward to building a stronger and more promising future.

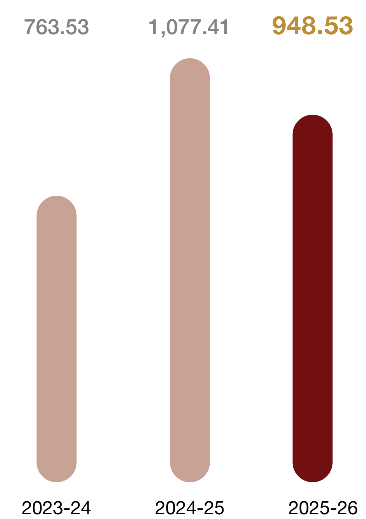
With warm regards,

Siddharth Vasudevan Moorthy
Managing Director

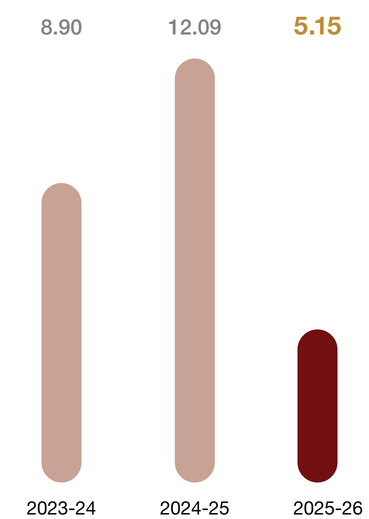
KEY PERFORMANCE INDICATORS



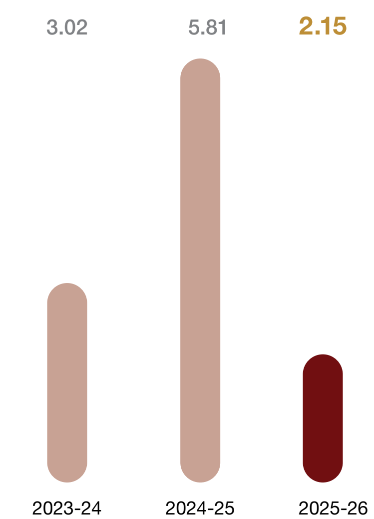
REVENUE
(₹ in Crore)



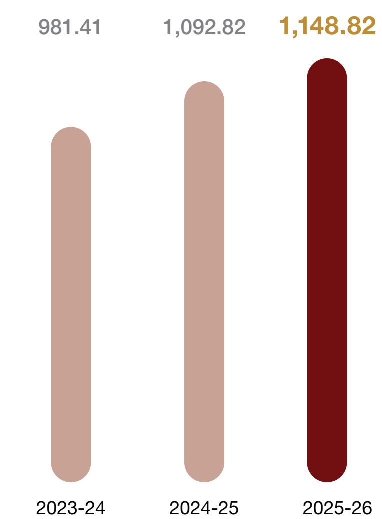
PAT MARGIN
(%)



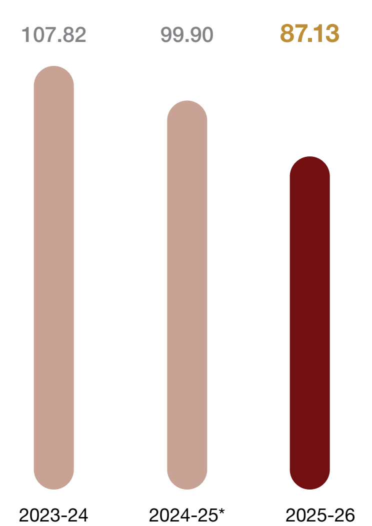
EPS
(₹)



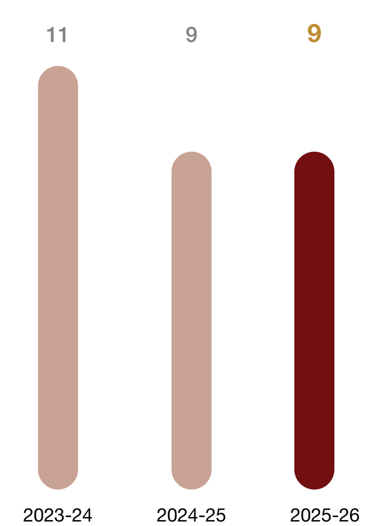
NET WORTH
(₹ in Crore)



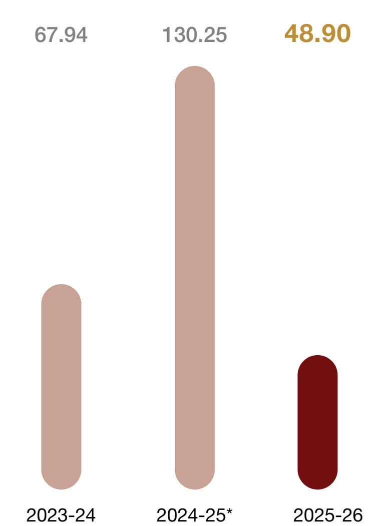
EBITDA
(₹ in Crore)



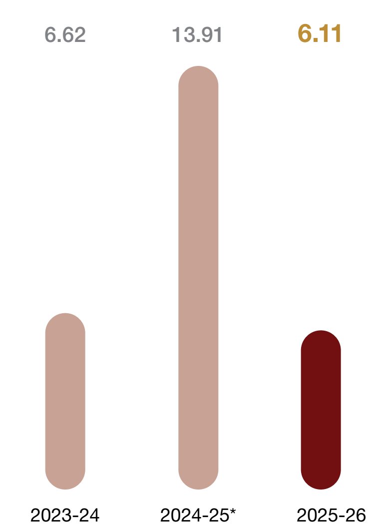
EBITDA MARGIN
(%)



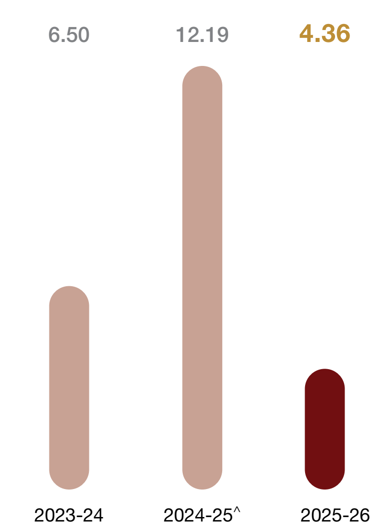
PAT
(₹ in Crore)



RETURN ON CAPITAL EMPLOYED (ROCE)
(%)



RETURN ON EQUITY (ROE)
(%)



* Excluding exceptional gain

The figures for the 2024-25 have been regrouped wherever necessary to make them comparable

^ Including exceptional Gain

STRATEGIC PRIORITIES

As Vascon enters its fifth decade, our strategic priorities are centred on strengthening execution capabilities, enhancing financial resilience and creating sustainable long-term value across our Engineering, Procurement & Construction (EPC) and Real Estate businesses. Guided by a disciplined approach to capital allocation and operational excellence, we continue to focus on initiatives that improve business visibility, accelerate project delivery and position the Company for its next phase of growth.


Vedanta Barmer, Rajasthan

Strengthening the EPC Franchise
Leveraging our strong execution capabilities to expand the order book, deepen our presence in government and institutional projects, and pursue large, high-value contracts that provide long-term revenue visibility.

Accelerating Project Execution
Enhancing execution efficiency through disciplined project management, optimised resource deployment and timely completion of projects to improve profitability, cash flows and customer satisfaction.

Scaling the Real Estate Portfolio
Expediting the completion of ongoing developments while advancing a robust pipeline of residential and commercial projects through an asset-light Joint Development (JD) and Joint Development Agreement (JDA) model.

Driving Financial Discipline
Maintaining a prudent capital structure by optimising debt, strengthening banking relationships, improving working capital efficiency and enhancing financial flexibility to support future growth.

Building Organisational Excellence
Investing in people, technology and governance to strengthen organisational capabilities, improve operational efficiency and deliver consistent value to customers, partners and stakeholders.

BUILDING A HIGH-PERFORMANCE WORKFORCE

At Vascon Engineers, our people are the driving force behind every milestone we achieve. Their expertise, commitment, and collaborative spirit enable us to consistently deliver quality projects while building enduring relationships with our stakeholders. We remain committed to creating an environment where individuals can grow, perform, and thrive.


Tulips Gold, Coimbatore

Learning and Capability Development
Our people practices are centred on attracting capable talent, strengthening professional capabilities, and fostering a culture of continuous learning. Through structured training programmes, leadership development initiatives, and ongoing skill enhancement, we equip our employees to adapt to evolving industry demands and contribute meaningfully to the Company's long-term growth.


Tower of Ascend, Kharadi Pune

A Culture of Safety
Safety remains a fundamental priority across all our operations. We maintain rigorous health and safety standards through robust systems, regular safety audits, mock drills, training sessions, and strict adherence to statutory and international safety protocols. By embedding a strong safety culture across our worksites, we strive to provide a secure and healthy workplace for every employee.


Vascon Willows, Baner Pune

Strength in Diversity
Our workforce reflects a rich blend of experience, technical expertise, and diverse perspectives across functions and geographies. This diversity strengthens our ability to innovate, solve complex challenges, and execute projects with agility and excellence.


BMRCL, Metro Sheds Bengaluru

Our Workforce
As on March 31, 2026, Vascon Engineers had a workforce of over 751 employees, whose dedication and expertise continue to shape our growth journey and strengthen our ability to create lasting value.

CORPORATE SOCIAL RESPONSIBILITY

At Vascon Engineers, we believe that sustainable growth is intrinsically linked to the progress of the communities we serve. Guided by this philosophy, our Corporate Social Responsibility (CSR) initiatives are focused on creating meaningful and lasting social impact through responsible investments in priority areas such as education, healthcare, livelihood enhancement, environmental sustainability, and community development. By working closely with local communities and implementation partners, we strive to deliver inclusive growth, improve quality of life, and contribute towards building resilient and self-reliant communities.

Healthcare

Healthcare remains a primary focus. This year, we donated critical medical equipment, including a ventilator and syringe pump, to the Kokan Mitra Mandal Medical Trust to enhance their emergency care facilities. Additionally, through our Foundation, we conducted health check-up camps, immunisation drives, and awareness programmes for construction workers and nearby communities, benefiting 563 individuals.

Education

We continue to support initiatives that improve access to learning and strengthen educational infrastructure. By providing resources to educational institutions, we aim to facilitate quality education and support the overall development of students as a catalyst for social and economic progress.

Sports Development

The Company believes that sports are a powerful medium for promoting discipline, resilience, and holistic development among youth. As part of our CSR programmes this year, we have continued our support for promising young sporting talent by providing access to professional coaching, training, and developmental opportunities in nationally recognised sports.

This initiative aims to help talented athletes realise their full potential, compete at state and national levels, and aspire to represent the country internationally. Through this programme, we seek to promote grassroots sports, encourage excellence, and contribute to the development of future talent while fostering a culture of health, perseverance, and achievement.

Through these efforts, we reaffirm our commitment to inclusive growth and sustainable community development.

BOARD OF DIRECTORS

MUKESH MALHOTRA

Chairman – Independent & Non-Executive Director

Mr. Mukesh Malhotra holds a Bachelor's degree in Engineering from the College of Engineering, Pune. He has been the Managing Director of Weikfield Products Co. (I) Pvt. Ltd. since 1994. With over 26 years of active involvement in the Mahratta Chamber of Commerce, Industries and Agriculture (MCCIA), he also served as its President from 2008 to 2010. Mr. Malhotra is a founding trustee of the Pune International Centre (PIC), a prominent think tank modelled on the India International Centre. Additionally, he serves as the Vice Chairman of the Malhotra Weikfield Foundation, which offers scholarships to science students in Pune and is currently establishing a state-of-the-art Skill Development Institute in collaboration with Swiss partners.

SIDDHARTH VASUDEVAN MOORTHY

Managing Director

Mr. Siddharth Vasudevan Moorthy, a graduate in Bachelor of Applied Science in Construction Management (Hons.) from Singapore, brings over 16 years of experience in the construction industry. As an emerging entrepreneur and dynamic business leader, he serves as a strong source of inspiration for the new generation of professionals in the real estate and construction sectors. His forward-looking vision continues to steer the Company toward innovation and sustainable growth.

DR. SANTOSH SUNDARARAJAN

Whole Time Director & Group Chief Executive Officer

Dr. Santosh Sundararajan, a Civil Engineer with a Ph.D. in Structural Engineering from the National University of Singapore, also holds a Master's degree in Financial Management from London University. With over 23 years of experience in civil, structural, and allied building works across Singapore and India, he brings deep technical expertise and strategic insight. Associated with the Vascon Group since 2008, he has been serving as Group CEO since 2013 and now holds the position of Whole Time Director and Group CEO.

SOWMYA ADITYA IYER

Non-Executive & Non-Independent Director

Ms. Sowmya Aditya Iyer holds a Bachelor's degree in Business Administration from Symbiosis International University, Pune, and an Advanced Diploma in Interior Design from Raffles College of Higher Education. With over 12 years of experience in the interior design industry, she has been serving on the Board as a Non Executive Director since March 31, 2015.

S. BALASUBRAMANIAN

Independent & Non-Executive Director

Mr. S. Balasubramanian holds a Post Graduate Diploma in Management from the Indian Institute of Management, Bengaluru, and a Bachelor's degree in Electronics & Communication Engineering from the Government College of Technology, Coimbatore. He brings over three decades of experience in banking and finance, with diverse exposure across sectors such as power (generation, transmission, distribution, and renewables), oil & gas, transportation, metals & mining, telecommunications, financial services, and insurance. Over the years, he has built strong relationships with Indian and international banks, financial institutions, and corporates.

TARA SUBRAMANIAM

Independent Woman Director

Ms. Tara Subramaniam pursued a bachelor's degree course in law from the University of Bombay. She is a seasoned professional with over 42 years of experience spanning banking, real estate, project financing, and business development. She is a MahaRERA Conciliator and serves on the governing council of the National Real Estate Development Council (NAREDCO). She was also the Founder President of MAHI, NAREDCO's women's wing.

Corporate Information

Board of Directors

Chairman Emeritus
Mr. Vasudevan Ramamoorthy

Independent Directors
Mr. Mukesh Satpal Malhotra
Ms. Tara Subramaniam
Mr. S Balasubramanian

Managing Director
Mr. Siddharth Vasudevan Moorthy

Whole Time Director & Group CEO
Dr. Santosh Sundararajan

Non Executive Director
Ms. Sowmya Aditya Iyer

Chief Financial Officer
Mr. Somnath Biswas

Company Secretary & Compliance Officer
Ms. Neelam Piyush Pipada

Audit Committee

Mr. Mukesh Satpal Malhotra (Chairperson)
Ms. Tara Subramaniam
Mr. S Balasubramanian
Mr. Siddharth Vasudevan Moorthy

Stakeholders Relationship Committee

Mr. Mukesh Satpal Malhotra (Chairperson)
Ms. Tara Subramaniam
Mr. Siddharth Vasudevan Moorthy

Nomination & Remuneration Committee

Ms. Tara Subramaniam (Chairperson)
Mr. Mukesh Satpal Malhotra
Ms. Sowmya Aditya Iyer

Corporate Social Responsibility Committee

Mr. Siddharth Vasudevan Moorthy (Chairperson)
Mr. Mukesh Satpal Malhotra
Ms. Sowmya Aditya Iyer

Bankers & Lenders

State Bank of India
Federal Bank
Karnataka Bank
HDFC Bank Limited
Vivriti Capital Limited
Indusind Bank
IDBI Bank
ICICI Bank
Bank of Maharashtra
Aditya Birla Finance Limited
Aditya Birla Housing Finance Limited
Tata Capital Financial Services Limited

Statutory Auditor

Sharp & Tannan Associates
Chartered Accountants (FRN 109983W)
802, Lloyds Chambers, Dr. Ambedkar Road, Opp. Ambedkar Bhavan,
Pune-411 011
Tel +91 20 2605 2202
Fax +91 22 2605 2203
Email ID: pune.office@sharp-tannan.com
Website: www.sharp-tannan.com

Secretarial Auditor:

M/s Amit Jaste & Associates

Internal Auditor:

M/s GKDJ & Associates

Cost Auditor:

Varsha Limaye

Legal Advisors:

M/s. Hariani & Company

Registrar & Transfer Agent

Kfin Technologies Limited
Karvy Selenium Tower B, Plot 31-32
Gachibowli, Financial District,
Nanakramguda, Hyderabad-500032
Toll free no. 1800-309-40001
Email: einward.ris@kfintech.com

Security Trustee

Catalyst Trusteeship Limited
GDA House, Plot No.85,
Bhusari Colony (Right),
Paud Road, Pune-411038
Tel No. (020) 6680 7200
Email: ComplianceCTL-Mumbai@ctltrustee.com
Website: https://catalysttrustee.com

SBICAP Trustee Company Limited
Mistry Bhavan, 4th Floor,
122 Dinshaw Vachha Road,
Churchgate, Mumbai - 400 020
Tel No. 022 4302 5555
Email: Minal.Nair@sbicaptrustee.com
Website: https://sbicaptrustee.com

Registered Office Address:

Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel,
Pune Nagar Road, Pune-411014
Tel: +91 (20) 30562 100/200
Website: www.vascon.com
Email: Compliance.officer@vascon.com
CIN: L70100PN1986PLC175750

Listed on

Bombay Stock Exchange
(BSE) 533156

National Stock Exchange
(NSE) VASCONEQ

Major Branch locations

Uttar Pradesh
Sector 18, Everest Enclave, Vrindavan Yogana - 4 Raibareli Road, Lucknow, UP - 226025

Chennai
No. 81, Manokaran Street, South Boag Road, T. Nagar, Chennai - 600017

Mumbai
Juni Navi Police Colony, Pimpleswar Mandir, Near Ambaji Dham Mandir, M.G. Road, Mulund West- 400080.

Goa
511, Shiv Towers, 5th Floor, Patto Plaza, Panji, Goa- 403001

Coimbatore
SF. No. 555/1, Udayampalayam Road, Hindustan College Road, Sowripalayam, Coimbatore-641028

Ahmedabad
Dhatla Talav, Club 07 Road, Shela, Ahmedabad- 380058

Directors Report

Dear Members,

As Vascon Engineers celebrates four decades of excellence under the theme "40 Saal Bemisaal," on behalf of the Board of Directors ('the Board'), it is our pleasure to present the 41st Annual Report of the Company along with the Audited financial Statements (standalone and consolidated) and Auditors Report for the Financial Year ended March 31, 2026

CIRCULATION OF ANNUAL REPORTS IN ELECTRONIC FORM

In compliance with the MCA Circulars and Regulation 36(1)(a) of the Listing Regulations, Notice of the AGM along with the Annual Report for the financial year 2025-26 is being sent only through electronic mode to those Members whose e-mail address is registered with the Company / Share Transfer Agent / Depository Participants / Depositories. Further, in compliance with Regulation 36(1)(b) of the Listing Regulations, a letter providing the web-link, including the exact path, where Annual Report for the financial year 2025-26 is available, is being sent to those Members whose e-mail address is not registered with the Company / Share Transfer Agent / Depository Participants / Depositories.

Members may note that this Notice and Annual Report for the financial year 2025-26 will also be available on the Company's website at: www.vascon.com websites of the Stock Exchanges, i.e., BSE Limited and National Stock Exchange of India Limited at: www.bseindia.com and www.nseindia.com respectively, and on the website of Company's Share Transfer Agent, KFin Technologies Limited ("KFinTech") at: https://evoting.kfintech.com/showallevents.aspx.

1. Financial Highlights:

The Audited Financial Statements of your Company as on March 31, 2026, are prepared in accordance with the relevant applicable Indian Accounting Standards ("Ind AS") and Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and the provisions of the Companies Act, 2013 ("Act").

Table 1 gives the financial highlights of the Company for FY2026 as compared to the preceding financial year, on consolidated and standalone basis.

(₹ in lakhs)

Particulars	Consolidated		Standalone	
	FY 2026	FY 2025	FY 2026	FY 2025
Net Sales / Income from Business Operations	94,929	1,07,790	94,853	1,07,524
Other Income	3,519	1,250	3,515	1,250
Total Income	98,448	1,09,040	98,368	1,08,774
Profit /(loss)before Interest and Depreciation	8,789	10,039	8,703	9,972
Less: Interest	1,620	1,888	1,620	1,888
Profit /(loss)before Depreciation	7,169	8,151	7,083	8,084
Less: Depreciation and amortisation	585	589	585	589
Profit / (loss) after depreciation and Interest	6,584	7,562	6,498	7,495
Share of Profit from Joint Venture/Associates	-76	-49	-	-
Exceptional Item		7,406	-	7,479
Less: Current Income Tax	1,925	2,489	1,916	2,609
Less: Previous year adjustment of Income Tax		-		-131
Less: Deferred Tax	-507	-215	-506	-214
Net Profit after Tax of continuing operations	4,890	12,645	4,888	12,711

Directors Report

(₹ in lakhs)

Particulars	Consolidated		Standalone	
	FY 2026	FY 2025	FY 2026	FY 2025
Net Profit after Tax of discontinuing operations	-	380.00	-	-
Net Profit after Tax of continuing & discontinuing operations	4,890.00	13,025.00	4,888.00	12,711.00
Remeasurement of Benefit liabilities/(Assets)	83.00	-3.00	83.00	62.00
Income Tax relating to items that will not be reclassified to profit & loss account	-21.00	-	-21.00	-16.00
Total Comprehensive Income	4,952.00	13,028.00	4,950.00	12,757.00
Less: Minority share of profits / losses	-	38.00	-	-
Dividend	-	-	-	-
Net Profit after Dividend and Tax	4,890.00	13,025.00	4,888.00	12,711.00
Earnings per share (Basic)	2.15	5.81	2.15	5.81
Earnings per Share (Diluted)	2.15	5.81	2.15	5.81

***Notes:** FY 2026 represents fiscal year 2025-26, from 1 April 2025 to 31 March 2026, and analogously for FY2026 and other such labeled years. Previous year figures have been regrouped/re-arranged wherever necessary.*

2. Business Performance:

The total standalone sales for Financial Year 2026 are ₹94,853 lakh as compared to ₹1,07,524 Lakh for Financial Year 2025. The Company made a Profit after Tax of ₹4,888 lakh in Financial Year 2026 compared to 12,711 Lakh in Financial Year 2025.

The Company's performance has been discussed in detail in the "Management Discussion and Analysis Report" which forms a part of this report.

3. Consolidated Results:

The turnover of the Company was ₹94,929 Lakhs in Financial Year 2026 against ₹1,07,790 Lakhs in Financial Year 2025. Profit after tax before Minority Interest for Financial Year 2026 was ₹4,890 lakh as compared to ₹13,025 lakhs in Financial Year 2025.

4. State Of Affairs, Business Operations & Future Outlook

Vascon Engineers Ltd celebrates 40 year's milestone Over these 40 years, Vascon has showcased versatility for delivering complex and large-scale projects with quality, precision, and timeliness and engineering excellence.

During FY 2025-26, the company divested its entire stake in Ascent Hotels Private Limited and acquired a 100% stake in Kanchi Properties Private Limited, making the latter a wholly-owned subsidiary.

During the year, the Company entered into an MoU with Adani Infra (India) Limited to act as an EPC execution partner for upcoming real estate projects of the Adani Group. The project scope and value are under finalization, subject to receipt of the necessary statutory approvals and regulatory clearances.

EPC Segment

The EPC segment reported the revenues of ₹916 crore in FY 2025–26. At year-end, the EPC order book stood at ₹2,717 crore, equivalent to 2.9 times annual revenues, providing robust visibility for the coming years. A diversified client base across government, institutional, and private sectors further strengthens resilience. Going forward, the Company will focus on expanding into high-potential verticals such as healthcare, institutional infrastructure, and residential complexes while leveraging digital tools and automation to enhance efficiency.

Real Estate Segment

The Real Estate segment recorded revenues of ₹33 crore in FY 2025–26, supported by healthy sales momentum and disciplined collections. New sales bookings stood at 96735 sq. ft. worth ₹113 crore, with collections of ₹119 crore during the year.

Ongoing projects continued to demonstrate strong traction, reflecting Vascon's brand strength and focus on the mid-to-premium housing category. Real estate business is supported by a robust upcoming project pipeline, providing strong medium-term growth visibility. Near-term launches comprise four projects across key micro-markets such as Mumbai and Pune, with a total saleable area of approximately 1.94 million sq. ft. and an estimated gross development value (GDV) of ₹2,360 crore, of which around ₹1,110 crore is attributable to Vascon. Key upcoming launches include projects in Powai, Prakash Housing Society.

5. Credit Rating:

The Company continues to be rated by CRISIL Ratings Limited (CRISIL). During the year under review, the Company's credit ratings remained unchanged, reflecting its strong financial discipline, prudent financial management and robust business fundamentals the same is as under:

Instrument	Rating Agency	Rating	Outlook
Long Term Ratings (Fund Based Facilities)	CRISIL	A-	Stable
Short Term Ratings (Non-Fund Based Facilities)	CRISIL	A2+	Assigned

The outlook remains stable.

6. Transfer to Reserves:

The Company has not transferred any amount to the General Reserve.

7. Dividend:

In accordance with the requirements of Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Board has adopted the Dividend Distribution Policy and the same is available on the website of the Company at https://www.vascon.com/investors/services

The Board of Directors strongly believe that the current market scenario would offer attractive business development opportunities in the real estate sector and reinvesting the capital in such opportunities would create more wealth and value for the shareholders in the long term. Accordingly, with a view to creating long-term economic value, the Board of Directors has not recommended any dividend for the financial year ended March 31, 2026.

8. Share Capital

The current Authorised Capital of the Company is ₹2,69,13,00,000 divided into 26,41,30,000 Equity Shares of ₹10/- each and 50,00,000 Preference Shares of ₹10/- each.

During the year under review 54,10,000 Equity Shares of face value ₹10/- each of the Company were allotted to eligible employees on exercise of options granted under Company's Employee Stock Option Scheme 2020 ("ESOS").

As on March 31, 2026, the total issued, subscribed and paid-up share Capital of the Company is ₹231,69,71,110/- consisting of 23,16,97,111 Equity Shares of ₹10/- each fully paid-up.

The Company has neither issued shares with differential rights as to dividend, voting or otherwise nor issued shares (including sweat equity shares) to the employees or Directors of the Company under any Scheme, other than ESOS. Your Company has not resorted to any buy back of the equity shares during the financial year under review.

9. Public Deposits:

The Company has not accepted or renewed any deposit as covered under Section 73 of the Companies Act, 2013, from its members or the public, during the financial year under review.

10. Material Changes and Commitments affecting the Financial Position of the Company:

There are no material changes and commitments affecting the financial position of the Company which had occurred between the end of the financial year and the date of this report.

Directors Report

11. Adequacy of Internal Financial Controls with Reference to the Financial Statements:

The Board has adopted systems, policies and procedures for efficient conduct of business, operations, safeguarding its assets and prevention of frauds. This ensures accuracy and completeness of accounting records and its timely preparation.

12. Subsidiaries, Associates and Joint Ventures:

The status of the Subsidiaries, Associates & Joint Ventures of the Company, during FY 2025-26 were as under:

a. Vascon Value Homes Private Limited and Marvel Housing Private Limited Continued to be as Wholly owned Subsidiaries of Vascon Engineers Limited

b. During the year, the Company acquired 100% stake of Kanchi Properties Private Limited and thereby becomes a wholly owned subsidiary of the Company w.e.f. 31st March, 2026.

As on the date of dispatch of this Annual report the Share Transfer Agreement of Almet Corporation Limited is kept is abeyance and same has been intimated to the stock exchanges already.

Details of the above-mentioned wholly owned subsidiaries and associate entities of the Company as at 31 March 2026 are provided in the Notes to the Consolidated Financial Statements. The same information also forms part of the Company's Annual Return (Form MGT-7), the draft of which is available on the Company's website at https://www.vascon.com/investors/services.

Pursuant to the provisions of Section 129, 134 and 136 of the Act read with rules made thereunder and Regulation 33 of the SEBI Listing Regulations, where the Company has one or more Subsidiaries, it shall, in addition to its financial statements, prepare a consolidated financial statement of the Company and of all subsidiaries in the same form and manner as that of its own and also attach along with its financial statement, a separate statement containing the salient features of the financial statement of its subsidiaries.

In accordance with the above, the consolidated financial statements of the Company and all its subsidiaries and joint ventures are prepared in accordance with the provisions as specified in the Companies (Accounts) Rules, 2014, form part of the Annual Report. Further, a statement containing the salient features of the financial statement of our Subsidiaries and Joint Ventures in the prescribed form AOC-1 is attached as "Annexure-I" to the Board's Report. This statement also provides the details of the performance and financial position of each Subsidiary/ Joint Ventures and Associates.

In accordance with Section 136 of the Companies Act, 2013, the Audited Financial Statements and related information of the subsidiaries, where applicable, will be available for inspection on demand in electronic form. These will also be available on our website at https://www.vascon.com/investors/balancesheet

13. Particulars of Loans, Guarantees or Investments:

The Company has disclosed the particulars of the loans given, investments made or guarantees given or security provided during the year, as required under Section 186 of the Companies Act, 2013, Regulation 34(3) and Schedule V of the SEBI Listing Regulations in Notes forming part of the financial statements.

14. Employee stock option scheme:

The Company offers stock options to selected employees of the Company, in accordance with the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (the 'SBEBSE Regulations'). Stock options are granted to employees in managerial and leadership positions upon achieving defined thresholds of performance and leadership behaviour. This has contributed to the active involvement of the leadership and senior team who are motivated to ensure long-term success of the Company.

Grant of stock options also allows the Company to maintain the right balance between fixed pay, short-term incentives and long-term incentives to effectively align with the risk considerations and build the focus on consistent long-term results.

Employee Stock Option Scheme-2020 ('ESOS') is in compliance with the SBEB Regulations and there were no material changes in the scheme during the year. The same can be accessed at https://www.vascon.com/investors/services

A statement giving complete details as at the year ended 31st March 2026, in terms of regulation 14 of SBEBSE Regulations is available on the Company's website and can be accessed at https://www.vascon.com/investors/services

Grant wise details of options vested, exercised and cancelled are provided in the notes to the Standalone and Consolidate Financial Statements.

15. Corporate Governance and Additional Shareholders' Information:

Your company practices a culture that is built on core and ethical values. The Company is committed to maintaining the highest standards of Corporate Governance and adhering to the Corporate Governance requirements as set out by the Securities and Exchange Board of India ("SEBI"). The Report on Corporate Governance as stipulated under SEBI Listing Regulations forms part of the Annual Report.

A certificate from the Secretarial Auditor of the Company confirming compliance with the conditions of corporate governance is attached to the report on corporate governance.

16. Awards and Recognitions:

The Company has been recognised / awarded with the following titles during the FY 2025-26

i. ISDA Infracon National Awards 2025 – Vascon Engineers ltd – Best Practices in Health, Safety and Environment. – June 2025

ii. The Maharashtra State Best Employer Brand Awards 2025 – Vascon Engineers ltd – July 2025

iii. CWAB Award 2025 – Vascon Engineers ltd – Fastest Growing Construction Company.

iv. Real Estate Icon of Pune Awards by the Times of India – Siddharth Vasudevan

v. Builders' Association of India Awards – Well Built Structure Competition 2025 – Vascon Engineers ltd

vi. 17th CIDC Vishwakarma Awards 2026 – Vascon Engineers Ltd – Proposed 700 Bed- General Hospital at PCMC Pune

vii. 17th CIDC Vishwakarma Awards 2026 – Vascon Engineers Ltd – MMRCL- K3 Building Kalbadevi - Mumbai

viii. 17th CIDC Vishwakarma Awards 2026 – Vascon Engineers Ltd – Construction of REP Chennai Sipcot Base Build Construction project Phase 2 at Chennai.

ix. World Happiness Congress Awards – Happy Companies to Work for – Vascon Engineers Ltd – Feb 2026

17. Management Discussion and Analysis:

A detailed report on the Management Discussion and Analysis in terms of the provisions of Regulation 34 of the SEBI Listing Regulations is provided as a separate chapter in the Annual Report.

18. Board of Directors and Key Management Personnel:

a. Retire by Rotation of Dr. Santosh Sundararajan (DIN: 00015229), Whole Time Director

As per Section 152 of the Companies Act, 2013, Dr. Santosh Sundararajan (DIN: 00015229) Whole Time Director of the Company shall retire by rotation at the ensuing 41st Annual General Meeting of the Company.

A brief resume, nature of expertise, details of directorships held in other companies along with his shareholding in the Company as stipulated under the Secretarial Standards and SEBI Listing Regulations is appended as an Annexure to the Notice of the ensuing AGM.

Dr. Santosh Sundararajan is not debarred or disqualified from holding the office of Director by virtue of SEBI Order or any other authority pursuant to BSE and NSE Circular pertaining to enforcement of SEBI Orders regarding appointment of Directors by Listed Companies.

Directors Report

b. **Key Management Personnel (KMPs)**

The following persons have continued as the Key Managerial Personnel during the FY 2025-26:

- Mr. Siddharth Vasudevan Moorthy, Managing Director
- Dr. Santosh Sundararajan, Whole time Director and Group Chief Executive Officer
- Mr. Somnath Biswas, Chief Financial Officer
- Ms. Neelam Piyush Pipada, Company Secretary and Compliance Officer

Save and except the above, there were no changes in the Key Managerial Personnel of the Company during the year under review.

C. **Change in Directorship**

- Mr. Mukesh Satpal Malhotra, Chairman and Independent Director shall complete his second term of appointment as an Independent Director on May 16, 2026.
- Mr. Divya Maneklal Shah (DIN:11707687) shall be appointed as an Additional Director (Non – Executive Independent Director) with effect from May 15, 2026 In accordance with the provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, he holds office up to the date of the ensuing Annual General Meeting and is eligible for appointment as an Independent Director, subject to the approval of the shareholders. A resolution seeking approval of the Shareholders is provided in the Notice of the ensuing AGM.

19. Declaration by Independent Directors:

The Independent Directors of the Company have submitted the declaration of independence as required under Section 149(7) of the Companies Act, confirming that they meet the criteria of independence under Section 149(6) of the Companies Act and Regulation 16 of SEBI Listing Regulations. In the opinion of the Board, the Independent Directors fulfil the conditions specified in these regulations and are Independent of the Management. There has been no change in the circumstances affecting their status as Independent Directors of the Company.

The Board is also of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise in the field of finance, strategy, auditing, tax, risk advisory, financial services and infrastructure and real estate industry and they hold the highest standards of integrity.

In compliance with rule 6(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014, all the Independent Directors have included their names in the databank of Independent Directors maintained by the Indian Institute of Corporate Affairs. Since all the Independent Directors of the Company have served as Directors in listed Companies for a period not less than three years, they are not required to undertake the proficiency test as per Rule 6(4) of the Companies (Appointment and Qualification of Directors) Rules, 2014.

20. Meetings:

The Company Secretary, in consultation with the Chairman of the Company and Chairman of the respective Board Committees, prepares the agenda and supporting documents for discussion at each Board meeting and Committee meetings, respectively. The Board and the Audit Committee meet in executive session, at least four times during a Financial Year, mostly at quarterly intervals inter-alia to review quarterly financial statements and other items on the agenda. Additional meetings are held, if deemed necessary, to conduct the business. During the Financial Year 2025-26, 5 meetings of Board of Directors were held. The maximum gap between two board meetings did not exceed 120 days.

Details of board meetings are laid down in Corporate Governance Report which forms a part of this Annual Report.

21. Performance Evaluation:

As per provisions of the Companies Act, 2013 and Regulation 17(10) of the SEBI Listing Regulations, an evaluation of the performance of the Board of Directors and Members of the Committees was undertaken. Schedule IV of the Companies Act states that the performance evaluation of Independent Directors shall be done by the entire Board of Directors, excluding the Director being evaluated.

Accordingly, the evaluation of all the Directors individually and the Board as a whole including members of Committees was conducted based on the criteria and framework adopted by the Board. The contribution and impact of individual Directors and Committee Members was reviewed through a peer evaluation, on parameters such as level of engagement and participation, flow of information, independence of judgment, conflicts resolution and their contribution in enhancing the Board's overall effectiveness.

During the year under review, a separates meeting of Independent Directors was held on 9th february 2026 inter alia for:

i. Evaluation of performance of Non-Independent Directors and the Board of Directors of the Company as a whole.

ii. Evaluation of performance of the Chairman of the Company, taking into views of Executive and Non-Executive Directors.

iii. 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.

The Meetings were conducted in an informal manner without the presence of the Whole-time Director(s), the Non-Executive Non-Independent Directors.

22. Board Committees:

In compliance with the Statutory requirements, the company has constituted four mandatory committees namely Audit Committee, Nomination and Remuneration Committee, Stakeholders Relationship Committee and Corporate Social Responsibility Committee.

A detailed update on the Board, its composition, governance of committees, terms and reference of various committees, no of committee meeting held during the year is provided in the Corporate Governance Report, which forms a part of this report.

a. **Audit Committee**

The composition of Audit Committee is in alignment with provisions of Section 177 of the Companies Act, 2013 read with rules issued thereunder and Regulation 18 of SEBI Listing Regulations. The Audit Committee of the Board of Directors consists of three Independent Directors and one Executive-Director. The members of Audit Committee are financially literate and have experience in financial management. As on the date of signing of the Report, the Committee comprises of:

- Mr. Mukesh Satpal Malhotra, Chairperson and Independent Director
- Ms. Tara Subramaniam, Woman Independent Director and Member
- Mr. S. Balasubramanian, Independent Director and Member
- Mr. Siddharth Vasudevan Moorthy, Managing Director and Member.

Company Secretary of the Company acted as Secretary of the Committee.

The Board has accepted all recommendations made by the Audit Committee during the year.

b. **Nomination and Remuneration Committee (NRC):**

The composition of Nomination & Remuneration Committee is in alignment with provisions of Section 178 of the Companies Act, 2013 read with rules issued there under and Regulation 19 of SEBI Listing Regulations. As on the date of signing of the Report, the Committee comprises of:

- Mrs. Tara Subramaniam - Chairperson and Independent Director
- Mr. Mukesh Satpal Malhotra - Independent Director and Member
- Ms. Sowmya Aditya Iyer - Non-Executive Director and Member

The Board has accepted all recommendations made by the Nomination and Remuneration Committee during the year.

Company's' Policy on Directors' Appointment and Remuneration:

Policy on Directors' appointment and remuneration including criteria for determining qualifications, positive attributes and independence of a director: Based on the

Directors Report

recommendation of NRC, the Board has adopted the Remuneration Policy for Directors, KMP and other Employees. NRC has also formulated the criteria for determining qualifications, positive attributes and independence of director as well as criteria for evaluation of individual Directors and the Board.

The Remuneration Policy of the Company is hosted on the Company's website at the weblink: https://www.vascon.com/investors/services.

c. Stakeholders Relationship Committee

The composition of Stakeholders Relationship Committee is in alignment with provisions of Section 178 of the Companies Act, 2013 read with rules issued thereunder and Regulation 20 of SEBI Listing Regulations. As on the date of Signing of the report, the Committee comprises of

- Mr. Mukesh Satpal Malhotra, Chairperson and Independent Director;
- Mr. S. Balasubramanian Independent Director and Member;
- Mr. Siddharth Vasudevan Moorthy, Managing Director and Member.

Company Secretary of the Company acted as Company Secretary of the Committee.

The Board has accepted all recommendations made by the Stakeholders Relationship Committee during the year.

d. Corporate Social Responsibility Initiatives:

Vascon has been an early adopter of Corporate Social Responsibility initiatives. The Company works with Vascon Moorthy Foundation ('VMF') towards improving healthcare, supporting child education and many such activities for the welfare of the Society.

As per Section 135 of the Companies Act, 2013, the Company has a Corporate Social Responsibility (CSR) Committee of its Board of Directors.

Corporate Social Responsibility Committee comprises

- Mr. Siddharth Vasudevan Moorthy, Chairman of the Committee;
- Mr. Mukesh Satpal Malhotra, Member;
- Ms. Sowmya Aditya Iyer, Member.

During the year, the Committee monitored the implementation and adherence to the CSR policy. Our CSR policy provides a constructive framework to review and organise our social outreach programmes in the areas of health, livelihood and education. The policy enables a deeper understanding of outcome focused social development through diverse collaborations.

The Report on CSR activities of the Company is attached as "Annexure-III"

The CSR Policy of the Company is hosted on the Company's website at the weblink: https://www.vascon.com/investors/services

23. Business Risk Management:

The Company has established a well-documented and robust risk management framework under the provisions of Companies Act, 2013. Under this framework, risks are identified across all business process of the Company on continuous basis. Once identified, they are managed systematically by categorising them. It has been identified as one of the Key enablers to achieve the Company's objectives. Increased competition, impact of recessionary trends on the award of jobs and man power attrition are some of the major risks faced in the industry. However, your company has adopted risk mitigation steps so as to protect the profitability of the business.

24. Secretarial Standards:

The Directors state that applicable Secretarial Standards i.e. SS-1 and SS-2, relating to 'Meeting of the Board of Directors' and 'General Meetings' respectively have been duly followed by the Company.

25. Related Party Transactions:

The Board attaches highest importance to governance and stakeholders' confidence and trust. In line with the same and to provide governance over transactions which could involve a potential conflict of interest, the Company has a defined Related Party Transactions Policy and guidelines and the Audit Committee of the Board periodically reviews and monitors the Related Party Transactions.

The updated Related Party Transactions Policy has been hosted on the Company's website at https://www.vascon.com/investors/services

All transactions with related parties are placed before the Audit Committee for its approval. An omnibus approval from Audit Committee is obtained for the related party transactions which are repetitive in nature.

All transactions entered into with Related Parties as defined under Section 2(76) of the Companies Act, 2013 and Regulation 23 of SEBI Listing Regulations during the financial year were in the ordinary course of business and at an arm's length pricing basis and do not attract the provisions of Section 188 of the Companies Act, 2013. There were no Related Party Transactions that have any conflict of interest.

No material Related Party Transactions i.e. transactions exceeding 10% of the Annual consolidated turnover as per the last Audited Financial Statement, were entered during the year by your Company. There were no transactions with related parties which require compliance under Regulation 23 of SEBI Listing Regulations. Suitable disclosure as required by Indian Accounting Standards (IND AS 24) has been made in the notes forming part of Financial Statements. The related party transactions disclosed above are presented on a net basis for each related party, considering the nature and frequency of the transactions during the year. This presentation is for disclosure purposes only and does not affect the accounting treatment in the financial statements.

Pursuant to Regulation 23(9) of SEBI Listing Regulations, your Company has filed half yearly report on Related Party Transactions with the Stock Exchanges on September 30, 2025 and for the year ended March 31, 2026.

26. Vigil Mechanism / Whistle Blower Policy:

The Company has Whistle-Blower policy (Whistle-Blower/ Vigil Mechanism) to report concerns and aligns with the requirement of vigil mechanism and Regulation 22 of SEBI Listing Regulations. Under this policy, provisions have been made to safeguard persons who use this mechanism from victimisation. An Independent member of Audit Committee is the Chief of Vigil Mechanism. The Policy also provides access to the Chairperson of the Audit Committee under certain circumstances. The details of the procedure are also available on the Company's website https://www.vascon.com/investors/services

27. Auditors:

a) Statutory Auditors:

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and rules made thereunder, M/s Sharp and Tannan Associates, Chartered Accountants (FRN - 109983W) have been reappointed as the Statutory Auditors of the Company for a further period of 5 years from the conclusion of 39th Annual General Meeting, held in 2024 till the conclusion of 44th Annual General Meeting of the Company to be held in 2029. During the FY 2025-26, they continued to be as the Statutory Auditor of the Company. The Statutory Auditors have confirmed that they are eligible to continue as the Statutory Auditors of the Company and are not disqualified from acting as such under the provisions of the Companies Act, 2013.

b) Secretarial Auditor:

In accordance with the provisions of Section 204 of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and Regulation 24A of the SEBI Listing Regulations, Mr. Amit Jaste of M/s Amit Jaste and Associates, Practicing Company Secretaries (Membership No.:7289, Certificate of Practice:12234) were appointed as the Secretarial Auditor of the Company for a term of 5 (five) consecutive financial years, commencing from the financial year 2025-26 to the financial year 2029-30 to conduct Secretarial Audit of the Company, at the Annual General Meeting held on September 24, 2025. They have confirmed their eligibility and qualification required under the Act and the Listing Regulations for holding office, as the Secretarial Auditor of the Company.

The Secretarial Audit Report for FY 2026 is attached as "Annexure-II". The Secretarial Audit Report does not contain any qualification, reservation, adverse remark or disclaimer.

Directors Report

c) **Cost Auditor:**

Pursuant to Section 148 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Amendment Rules, 2014, the Company maintains the Cost Audit records as specified by the Central Government. Such records are subject to audit by Mrs. Varsha S. Limaye, Cost Accountants for Financial Year 2025-26.

Your Board has, on the recommendation of the Audit Committee, appointed Mrs. Varsha S. Limaye, Cost Accountants (Membership No:12358) as Cost Auditors of the Company for the FY 2026-2027 at a remuneration of ₹2,50,000/- (Rupees Two Lakhs and Fifty Thousand only) plus taxes as may be applicable. A resolution seeking approval of the Shareholders for ratifying the remuneration payable to the Cost Auditors for FY 2026-27 is provided in the Notice of the ensuing AGM. The cost accounts and records as required to be maintained under section 148(1) of the Act are duly made and maintained by your Company.

28. Board's Response on Auditors Qualification, Reservation or Adverse Remark:

There are no qualifications, reservations or adverse remarks made by the Statutory Auditors, Secretarial Auditor and Cost Auditor in their respective reports for the FY ended March 31, 2026

However Statutory Auditor and the Secretarial Auditor have raised an observation regarding the Company's Corporate Social Responsibility (CSR) expenditure. Specifically, they noted that the Company did not incur the required CSR expenditure for FY 2025-26, and instead transferred the funds to the unspent CSR Account for ongoing projects.

The detailed reason for the unspent amount is outlined in Annexure III of the Board's Report. Additionally, as of the dispatch date of this report, the pending liability of 18.51 Lakh from FY 2024-25 has been fully spent towards ongoing projects.

29. Reporting of Frauds:

Pursuant to provisions of the Section 143(12) of the Companies Act, 2013, neither the Statutory Auditors nor the Secretarial Auditor has reported any incident of fraud during the year under review.

30. Significant and Material Orders Passed by the Courts/Regulators:

During the Financial Year ended 31st March, 2026, there were no significant and/or material orders, passed by any Court or Regulatory Authority or Tribunal, which may impact the going concern status or the Company's operations in future.

31. Information Required Under Sexual Harassment of Women At Workplace (Prevention, Prohibition & Redressal) Act, 2013:

The Company has zero tolerance for sexual harassment at workplace and has adopted a Policy on prevention, prohibition and redressal of sexual harassment at workplace in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules there under for prevention and redressal of complaints of sexual harassment at workplace. The Company is committed to providing equal opportunities without regard to their race, caste, sex, religion, color, nationality, disability, etc. All women associates (permanent, temporary, contractual and trainees) as well as any women visiting the Company's office premises or women service providers are covered under this Policy.

All employees are treated with dignity with a view to maintain a work environment free of sexual harassment whether physical, verbal or psychological.

The Company has complied with the provisions relating to the constitution of Internal Complaints Committee (ICC) under the Prevention of Sexual Harassment Act to redress complaints received regarding sexual harassment.

The necessary disclosure in terms of requirements of SEBI Listing Regulations in this regard is given below:

a. No. of complaints of sexual harassment received during the year: Nil

b. No. of complaints disposed off during the year: Nil

c. No. of complaints pending for more than ninety days: Nil

32. Maternity Benefit Act

Your Company is committed to ensuring a safe, supportive, and inclusive workplace for all women employees. All eligible women employees have been extended the benefits under the said Act, including maternity leave, nursing breaks, and other statutory entitlements as prescribed. Your Company has duly complied with the provisions of the Maternity Benefits Act, 1961, as amended from time to time. Your Company continuously strives to maintain a work environment that upholds the rights and well-being of its women workforce in accordance with applicable laws.

33. Transfer of unpaid and unclaimed amounts to Investor Education and Protection Fund ('IEPF')

The Company had declared the Dividend during FY 2023-24 and the list of Unpaid / Unclaimed Dividend has been placed on the Website www.vascon.com/investorservices

Adhering to the various requirements set out in the Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended, the Company has during Financial Year 2018-19, transferred to the IEPF Authority all shares in respect of which dividend had remained unpaid or unclaimed for seven consecutive years or more as on the due date of transfer i.e. November 15, 2018. Details of shares transferred to the IEPF Authority are available on the website of the Company and the same can be accessed through the link https://www.vascon.com/investors/services. The said details have also been uploaded on the website of IEPF Authority and the same can be accessed through the link: www.iepf.gov.in.

Members may note that shares as well as dividend transferred to IEPF Authority can be claimed back from them. Concerned members/investors are advised to visit the weblink: http://iepf.gov.in/IEPFA/refund.html or contact Kfintech for lodging claim for refund of shares and/or dividend from the IEPF Authority.

34. Disclosures:

Your Directors state that for the Financial Year 2025-26, no disclosures are required in respect of the following items and accordingly affirm as under:

- The Company has neither revised the Financial Statements nor the report of the Board of Directors.
- Your Company has not issued shares with differential voting rights and sweat equity shares during the year under review.
- There was no change in the nature of the business of the Company.
- There were no instances where your Company required the valuation for one time settlement or while taking the loan from the Banks or Financial Institutions.
- No petition/application has been admitted under Insolvency and Bankruptcy Code, 2016, by the National Company Law Tribunal.
- Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries except sitting fees.
- The company has software for maintaining its books of account and has a feature of recording audit trail for each transaction with audit log.

35. Particulars of Employees:

Your Company has 751 employees on Standalone basis as on March 31, 2026.

Information containing particulars of employees as required under Section 197(12) of the Companies Act, 2013, read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is provided in "Annexure-IV" forming part of this Report. As per the first proviso to Section 136(1) of the Act, the Annual Report is being sent to the members excluding the aforesaid annexure. The said information is available for inspection at

Directors Report

the registered office of the Company during working hours. Any member interested in obtaining such information may write to the Company Secretary and the same will be furnished on request. Any Member interested in obtaining a copy thereof may send an e-mail to compliance.officer@vascon.com

The ratio of the remuneration of each Director to the median employee's remuneration and other details prescribed in Section 197(12) of the Companies Act, 2013, read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, are attached to this Report as "Annexure-IV" Statement of Disclosure of Remuneration.

36. Conservation of Energy, Research and Development, Technology Absorption, Foreign Exchange Earnings and Outgo:

Our Company remains committed to sustainable development, energy conservation, and eco-friendly practices across all operations. Environmental preservation is integrated into our core design philosophy, ensuring the protection of natural resources—including local trees, and ecosystems—during the planning and execution phases of our projects.

We continue to benchmark our projects against elite green building standards. Below is the status of our key green-certified and registered projects:

Project Name / Client	Certification Body	Status / Target Rating
Honorable Governer & Chief minister house at Naya Raipur, Chattisgardh	GRIHA	5 STAR Rating (Achieved)
Windermere	Indian Green Building Council (IGBC)	Pre-certified
Sindhudurg Hospital project	GRIHA	Targeting 3 STAR
Goa Airport	GRIHA	Registered (Targeting 4 STAR)
Lotus Park, Shela, Ahmadabad	GRIHA	Targeting 5 STAR
Medical College Campus & Hospital Campus (Bijnor)	GRIHA	Registered (Targeting 3 STAR)
Medical College Campus & Hospital campus (Kaushambi)	GRIHA	Registered (Targeting 3 STAR)
Barmer Residential Development	IGBC	Targeting GOLD Rating

We focus on preserving natural resources like trees, canals and other resources while designing the projects. Our Company has not imported any technology or other items, or carried on the business of export or import. Therefore, the disclosure requirements against technology absorption are not applicable to the Company.

During the year under review, no Foreign Exchange Earnings and Outgo were reported.

37. Extract of the Annual Return

In compliance with section 134(3)(a) of the Act, a copy of the annual return as provided under section 92(3) of the Act in the prescribed form, which will be filed with the Registrar of Companies/Ministry of Corporate Affairs ('MCA'), is available on the website of Company and can be accessed at https://www.vascon.com/investors/services

38. Directors' Responsibility Statement:

The financial statements are prepared in accordance with the Indian Accounting Standards (Ind AS) under historical cost convention on accrual basis except for certain financial instruments which are measured at fair value pursuant to the provisions of the Act and guidelines issued by SEBI. Accounting policies have been consistently applied except where revision to an existing Accounting Standard requires a change in the accounting policy.

In terms of Section 134(5) of the Companies Act, 2013, your Directors state 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 have 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 for the financial year ended March 31, 2026 and of the profits and 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 have prepared the annual accounts on a going concern basis;

e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively; and

f) the directors, had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively;

39. Acknowledgement:

We thank our clients, vendors, investors, bankers, employees, for their continued support during the year. We place on record our appreciation for the contribution made by our employees at all levels. Our growth was made possible by their hard work, co-operation and support. We further place on record their sincere appreciation for the assistance and co-operation received from Financial Institutions, Banks, Government Authorities and Business Partners.

For and on behalf of the Board of Directors

Sd/-
Mukesh Satpal Malhotra
Chairman

Sd/-
Siddharth Vasudevan Moorthy
Managing Director

Place: Pune
Date: May 11, 2026

Annexure I – Form AOC-1

Statement Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014 in prescribed FORM AOC-1 relating to Subsidiary, Associate and Jointly Controlled Companies

Part-A Subsidiary

Name of the subsidiary	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries	Share capital	Reserves & surplus	Total assets	Total Liabilities	Investments	Turnover	Profit before taxation	Provision for taxation	Profit after taxation	Proposed Dividend	% of shareholding
Marvel Housing Private Limited	No	NA	1.00	43.39	639.03	594.64	-	1,440.13	17.29	10.35	6.94	-	100%
Vascon Value Homes Private Limited	No	NA	1.00	(3.54)	6.97	9.51	-	-	(1.03)	-	(1.03)	-	100%
Kanchi Properties Private Limited	No	NA	1.02	33.44	2,238.97	2,204.50	-	85.49	45.43	14.53	30.90	-	100%

PART-B Associates and Joint Ventures

(₹ in Lakh)

Name of associates/Joint Ventures	Latest audited Balance Sheet Date	Shares of Associate/Joint Ventures held by the company on the year end			Description of how there is significant influence	Reason why the associate/joint venture is not consolidated	Net worth attributable to shareholding as per latest audited Balance Sheet	Profit/Loss for the year Considered in Consolidation	Profit/Loss for the year Not Considered in Consolidation
		No.	Amount of Investment in Associates/Joint Venture	Extend of Holding%					
Associates									
Mumbai Estate Private Limited	31.03.2019	99,999	10	44.44%	Significant influence due to % of Share Capital	Value of Investment Nil as per Equity Method of Accounting for Investments in Associates.	-	-	-
Jointly Controlled Entities									
Phoenix Ventures	31.03.2026	Not Applicable	200.00	50%	Joint Control over economic activity of the entity	-	617.13	(0.14)	-
Ajanta Enterprise	31.03.2026	Not Applicable	4,272.94	50%	Joint Control over economic activity of the entity		4,298.92	(73.28)	
Vascon Construction Saga LLP	Unaudited	Not Applicable	1.52	76.00%	Joint Control over economic activity of the entity		1.52	-	
Vascon Developers LLP	31.03.2026	Not Applicable	700.00	35.00%	Joint Control over economic activity of the entity		7,544.76	(1.57)	

For and on behalf of the Board of Directors

Sd/-
Mukesh Satpal Malhotra
Chairman

Sd/-
Siddharth Vasudevan Moorthy
Managing Director

Place: Pune
Date: May 11, 2026

Annexure II - Secretarial Audit Report

Secretarial Audit Report for the Financial Year Ended 31st March, 2026

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

To,
The Members,
Vascon Engineers Limited
Vascon Weikfield Chambers,
Behind Hotel Novatel, Opposite Hyatt Hotel,
Pune Nagar Road, Pune – 411014.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Vascon Engineers Limited** (hereinafter called **'the Company'**). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company'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 authorised representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2026 (Audit Period) 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 31st March, 2026 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) 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, if any;

(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 **(Not applicable to the Company during the Audit Period);**

d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; and the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 **(Not applicable to the Company during the Audit Period);**

f) 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; **(Not applicable to the Company during the Audit Period);**

g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 **(Not applicable to the Company during the Audit Period);**

h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **(Not applicable to the Company during the Audit Period);**

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

(i) Secretarial Standards (SS.1 relating to meetings of Board of Directors & SS.2 relating to General Meetings) issued by the Institute of Company Secretaries of India.

(ii) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

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

The Company was required to spend an amount of ₹2,02,81,553.33 towards its CSR Obligations. The CSR Committee at its meeting held on March 31, 2026 has passed a resolution for allocating an amount of 2,02,81,553.33 towards ongoing projects. The Company has not spent any amount towards the ongoing project during the FY 25-26. However, the unspent amount has been transferred to an existing separate bank account, towards ongoing project on 30th April 2026.

Further, the Company was required to spend an unspent CSR Contribution of ₹36,86,536 in respect of FY 2024-25, out of which an amount of ₹18,35,440 was spent by the Company during FY 2025-26 and an amount for ₹18,51,096 still remained pending to be spent.

I further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof on test-check basis and as represented by the management, the Company has substantially complied with the following laws applicable specifically to the Company:

(a) Real Estate (Regulation and Development) Act, 2016;

(b) Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Websites) Rules, 2017; and

(c) Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

I further report that the Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive 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.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, except when meetings were called at shorter notice as permitted u/s. 173(3) of the Act 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.

All decisions at Board Meetings and Committee Meetings were carried out unanimously as recorded in the minutes of the meetings of Board of Directors or Committee of Board as the case maybe.

I further report that there are adequate systems and processes 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 there were no specific events having bearing on the affairs of the Company.

For **Amit Jaste & Associates**
Practising Company Secretaries

Amit Jaste
FCS No.:7289
Proprietor
CP No.:12234

Date: May 11, 2026
Place: Mumbai

UDIN: F007289H000329325

This report is to be read with our letter of even date which is annexed as Annexure-A and forms an integral part of this report

Annexure A

To,
The Members,
Vascon Engineers Limited
Vascon Weikfield Chambers,
Behind Hotel Novatel, Opposite Hyatt Hotel,
Pune Nagar Road, Pune MH 411014

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

1) Maintenance of secretarial records is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2) We have followed the audit practices and processes 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. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3) We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
4) Wherever required, we 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. Our examination was limited to the verification of procedures 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 **Amit Jaste & Associates**
Practising Company Secretaries

Amit Jaste
FCS No.:7289
Proprietor
CP No.:12234

Date: May 11, 2026
Place: Mumbai

UDIN: F007289H000329325

Annexure III: Annual Report on Corporate Social Responsibility (CSR)

1. Brief outline on CSR policy of the Company:

The Board of Directors (Board) have adopted the CSR Policy (Policy). The focus areas of the Company's CSR Policy are to support various bodies in carrying CSR activities in the areas prescribed in Schedule VII of the Companies Act 2013

2. Composition of CSR Committee:

Composition of CSR Committee as on 31st March 2026 is as under:

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	Mr. Siddharth Vasudevan Moorthy	Managing Director and Chairperson of the Committee	02	02
2	Mr. Mukesh Satpal Malhotra	Independent Director & Member	02	02
3	Ms. Sowmya Aditya Iyer	Non-Executive Director & Member	02	01

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.

The CSR policy is displayed on Company's website www.vascon.com

4. Provide the executive summary along with the web link(s) 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. (a) Average net profit of the company for last three financial years: ₹ **10140.78 lakhs**
(b) Two percent of average net profit of the company as per section 135(5): ₹ **202.82 lakhs**
(c) Surplus arising out of the CSR projects or programmes or activities of the previous financial years. **Nil**
(d) Amount required to be set off for the financial year, if any **Nil**
(e) Total CSR obligation for the financial year (7a+7b-7c). (₹ In Lakh): ₹ **202.82 lakhs**

Annexure III: Annual Report on Corporate Social Responsibility (CSR)

6. (a) Amount spent on CSR Projects

Details of CSR amount spent against ongoing projects for the financial year (Expenditure towards Ongoing Project belonging to FY 2024-25):

(1) Sl. No.	(2) Name of the Project	(3) Item from the list of activities in Schedule VII to the Act	(4) Local area (Yes/No)	(5) Location of the project: State	(5) Location of the project: District	(6) Project duration	(7) Amount allocated for the project (in lakh)	(8) Amount spent in the current financial Year (in lakh)	(9) Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in lakh)	(10) Mode of Implementation - Direct (Yes/No)	(11) Mode of Implementation - Through Implementing Agency: Name	(11) CSR Registration number
1.	SVP PHILANTHROPY FOUNDATION	Promoting Education including special education and employment enhancing Vocation skills	No	Bengaluru, Karnataka			3.00	3.00	Nil	No	SVP PHILANTHROPY FOUNDATION	CSR00001672
2.	Konkan Mitra Mandal Medical Trust	Ventilator, Syringe Pump has been donated to Kokan Mitra Mandal Medical Trust, equipment was donated for public healthcare benefit	Yes	Pune, Maharashtra			13.15	13.15	Nil	No	Konkan Mitra Mandal Medical Trust	CSR00003948
3.	Vasudevan Moorthy Foundation	Promotion and preservation of cultural and traditional art activities undertaken through Vascon Moorthy Foundation	Yes	Pune, Maharashtra			1.00	1.00	Nil	No	Vasudevan Moorthy Foundation	CSR00050496
4.	Sports Training to the Athelet	Training to promote rural sports, nationally recognised sports, Paralympic sports and Olympics sports;	No	Tamilnadu			1.20	1.20	Nil	Yes	-	-

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

(1) Sl. No.	(2) Name of the Project	(3) Item from the list of activities in schedule VII to the Act	(4) Local area (Yes/No)	(5) Location of the project: State	(5) Location of the project: District	(6) Amount spent for the project (in lakh)	(7) Mode of implementation - Direct (Yes/No)	(8) Mode of implementation - Through implementing agency: Name	(8) CSR registration number
1	Not Applicable								

(b) Amount spent in Administrative Overheads: **Nil**

(c) Amount spent on Impact Assessment, if applicable: **Nil**

(d) Total amount spent for the Financial Year (a+b+c) **(₹ 18.36 Lakh belonging to Ongoing project of 2024-25).**

(e) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year (₹ in Lakh)	Amount Unspent (in ₹): 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
0.00	202.82	30.04.2026	NA	NA	NA

(f) Excess amount for set off, if any: **Nil**

Sl. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the company as per section 135(5)	
(ii)	Total amount spent for the Financial Year	
(iii)	Excess amount spent for the financial year [(ii)-(i)]	
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	

7. 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 ₹)	Amount spent in the reporting Financial Year (in ₹)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any: Name of the Fund	Amount (₹ in Lakh)	Date of transfer.	Amount remaining to be spent in succeeding financial years (in ₹)
1.	2022-23	NIL	NIL	NIL	NIL	NIL	NIL
2.	2023-24	NIL	NIL	PM CARES	14.90	12.09.2024	NIL
3.	2024-25	38.87	18.36	NIL	NIL	NIL	NIL
	Total	**38.87**	**18.36**				

8. 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

(asset-wise details).

(a) Date of creation or acquisition of the capital asset(s). Nil

(b) Amount of CSR spent for creation or acquisition of capital asset. Nil

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc. Nil

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset). Nil

Annexure III: Annual Report on Corporate Social Responsibility (CSR)

9. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5).
– During the year, the Company was in the process of identifying suitable projects, implementation partners and execution plans for the proposed CSR initiatives. Considering that the CSR amount to be utilised is substantial in nature, the Company believed that proper planning and effective utilisation of the funds would create meaningful and long-term impact in society and would help achieve the true objective of CSR activities.

Accordingly, since the proposed activities involve structured planning and phased implementation, the CSR amount could not be utilised during the financial year. The unspent amount ₹202.82 Lakh has been therefore transferred to the Unspent CSR Account as ongoing project within the prescribed timelines and shall be utilised towards approved CSR projects in accordance with applicable provisions.

For and on behalf of the Board of Directors

Sd/-
Mukesh Satpal Malhotra
Chairman

Sd/-
Siddharth Vasudevan Moorthy
Managing Director

Place: Pune
Date: May 11, 2026

Annexure–IV: Remuneration of Managerial Personnel

Information in terms 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

a. Remuneration disclosures for Executive Directors and Key Managerial Personnel (KMP) for the financial year ended March 31, 2026

Name	Designation	Ratio of Remuneration to the Median Remuneration of Employees	% Increase / (Decrease) in Remuneration during FY 2026
Siddharth Vasudevan Moorthy	Managing Director	153.66	22.92%
Santosh Sundararajan	Whole Time Director and Group CEO	201.86	-42.42%*
Somnath Biswas	CFO	63.17	-37.92%*
Neelam Pipada	CS	5.32	14.56%

*degrowth in remuneration is due to a change in the valuation of the ESOS

b. Remuneration disclosures for Non-Executive and Independent Director for the financial year ended March 31, 2026

Name	Designation	Sitting Fees
Mukesh Satpal Malhotra	Chairman and Independent Director	5,00,000
Sowmya Aditya Iyer	Non-Executive, Non-Independent Director	4,00,000
S. Balasubramanian	Independent Director	5,00,000
Tara Subramaniam	Independent Director	5,00,000

Notes:

1) The aforesaid details are calculated on the basis of monthly cost to company paid during the financial year 2025-26.

2) Remuneration paid/payable to Non-Executive Directors is based on the number of Board meetings attended by them.

3) A permanent employee does not include contract employees, retainers and laborers.

4) The number of permanent employees on the rolls of the Company: 751 employees

5) The percentage increase in median remuneration of employees in the financial year. 15.54%

6) 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 managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration. During the Financial Year 2025-26, head count of employees had decreased by -2.72% as compared to last year alongwith increase in remuneration of employees other than KMP by 14.97% and remuneration includes ESOS allotment wherever applicable.

7) Affirmation that the remuneration is as per the Remuneration Policy of the Company: It is hereby affirm that the remuneration paid is as per the Remuneration Policy of the Company.

Corporate Governance Report

The Company's Corporate Governance policy is based on the pillars of transparency, fairness, disclosure and accountability which guide its governance framework and decision-making process. These elements are embedded in the way we operate and manage the business and operations of the Company. We value, practice and implement ethical and transparent business practices aimed at building trust amongst various stakeholders. We believe that corporate governance is a key element in improving efficiency and growth as well as enhancing investor confidence.

The Corporate Governance Report has been prepared in compliance with the requirements of Regulation 17 to 27 read with Schedule V and Clause (b) to (i) and (t) of Regulation 46(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("SEBI Listing Regulations") as amended.

A. Company's Governance Philosophy:

Corporate Governance seeks to build a strong foundation for a Company's success by promoting ethical behavior, responsible decision-making, and stakeholder trust. At Vascon Engineers Limited, Good Corporate Governance is vital component of a healthy and thriving business environment. Corporate governance is not just a set of rules, but a philosophy that guides the operations of the Company which can be summarised as under

- Responsible and ethical decision making;
- Transparency in all business dealings and transactions;
- Timely and accurate disclosures of information;
- Integrity of reporting;
- The protection of the rights and interests of all stakeholders;
- Effective internal control to manage elements of uncertainty and potential risks inherent in every business decision;

The Company, from time to time, positions itself to be at par with any other company with best in-class operating practices.

The Company is committed to sound corporate practices based on conscience, openness, fairness, professionalism and accountability in building confidence of its various stakeholders in it thereby paving the way for its long-term success. The Company exercises its fiduciary responsibilities in the widest sense of the term. In the same spirit, timely, transparent and accurate disclosure of information regarding the financial position, performance, ownership and governance of the Company is an important part of the Company's Corporate Governance process.

The Board of Directors, guided by the above philosophy, formulate strategies and policies having focus on optimising value for various stakeholders like consumers, shareholders and the society at large. Your Company's Corporate Governance framework also ensures correct and timely intimation of disclosures and information as required to be disclosed under the applicable regulations.

Your Company confirms the compliance of Corporate Governance as contained in Chapter IV of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") as amended from time to time.

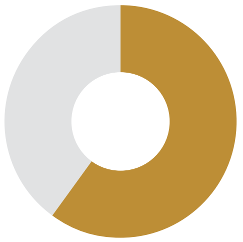
Board of Directors:

The Board of Directors ('Board') bears the legal responsibility to govern the organisation. The Board of Directors responsible for shareholders' interests and overseeing the management of a company. They establish the company's overall strategy, monitor performance, and ensure ethical and legal compliance. In essence, they act as a bridge between the owners (shareholders) and the day-to-day operations of the business.

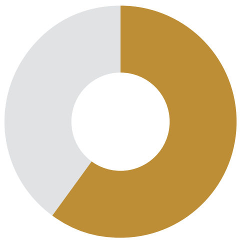
They play significant role in upholding and furthering the principles of good governance and delivering corporate performance in accordance with the organisation's goals and objectives.

In keeping with the commitment of the Management to the principle of integrity and transparency in business operations for good corporate governance, the Company has a balanced and diverse mix of Executive and Non-Executive Directors. The Board executes it's function effectively by constituting the required sub-committees i.e. Audit Committee, Nomination & Remuneration Committee, Stakeholders Relationship Committee, Corporate Social Responsibility Committee and the composition of the Board is in conformity with the requirements of the Companies Act, 2013 ("the Act") and the Listing Regulations amended from time to time.

Board's Age Profile



Board's Experience Profile



The Board of your Company comprised 6 (Six) Directors as on March 31, 2026 and as on date of report, the Company has 3 Independent Directors (including 1 Woman Independent Director), 1 Non-Executive Woman Director and 2 Executive Directors. We, further confirm that none of our directors have attained the age of 75 years. All Independent Directors serving in other Companies are complying with the criteria of limit as specified in the provisions of the Act and the Listing Regulations. The Managing Director and the whole-time Director do not serve in any other listed company. The experience and profile is depicted through pie chart.

The Company has a Non-Executive Chairman (who is not a promoter of the Company or is not related to any promoter or person occupying management positions at the level of Board of Director or at one level below the Board of Directors of the Company) and the number of Non-Executive and Independent Directors are Four Directors which is more than one third of the total number of Directors.

All the Directors have strong academic background and possess requisite Qualifications and experience in corporate management, compliance, finance, strategy, design, construction and other allied fields that allow them to contribute effectively by participating in the Board and Committee Meetings, providing valuable guidance and advice to the Management. Detailed profile of the Directors is available on the website of the Company at https://www.vascon.com/team. The brief details are as under:

B. Profile of Directors

A brief profile of each of the Directors is as below:

Mr. Mukesh Satpal Malhotra,
Independent Director and Chairman of the Board

Mr. Mukesh Satpal Malhotra, aged 74 years, is Non-Executive Independent Director-Chairman of the Company. Mr. Mukesh Satpal Malhotra is a distinguished industrialist and business leader with over four decades of experience in manufacturing, infrastructure, and corporate governance. He serves as the Chairman and Independent Director of Vascon Engineers Limited, where he plays a key role in guiding the company's strategic direction with his independent insights and leadership acumen.

He is also the Managing Director of Weikfield Products Co. (I) Pvt. Ltd., a leading name in the Indian food processing industry, known for its innovative product range and strong market presence. Under his stewardship, Weikfield has expanded its footprint both in India and internationally.

Mr. Malhotra is actively involved in various industry associations and social development initiatives. His deep commitment to ethical business practices, combined with his visionary leadership, continues to drive growth and excellence across the organisations he is associated with.

Mr. Siddharth Vasudevan Moorthy,
Managing Director (Executive)

Mr. Siddharth Moorthy, aged 40 years, is Managing Director of the Company. Mr. Siddharth Diploma Holder from Pune University. He has completed his Graduation in Bachelor of Applied Science in Construction Management with Honors from Singapore Institute of Management and Royal Melbourne Institute of Technology. He has also completed his certificate course in Negotiations and Disruptive innovation from Harvard University. He

Corporate Governance Report

has also completed his Executive Master of Business Administration (MBA) from Washington University and IIT-Bombay.

Siddharth Vasudevan Moorthy serves as the Managing Director of Vascon Engineers Limited, providing strategic leadership and a progressive vision for the Company's growth. With over 15 years of experience, he has been instrumental in strengthening the Company's position in the Engineering, Procurement, and Construction (EPC) sector while driving the expansion of its real estate (RE) development business. Under his leadership, the Company has continued to focus on operational excellence, innovation, and sustainable growth. His emphasis on prudent business practices, customer-centricity, and effective execution has contributed to enhancing the Company's operational capabilities and reinforcing its market position. With a clear strategic direction and commitment to long-term value creation, the Company continues to achieve important milestones and is well-positioned to capitalise on emerging opportunities, thereby creating sustainable value for all stakeholders.

Ms. Tara Subramaniam,
Independent Director

Ms. Tara Subramaniam, aged 73 years, serves as a Non-Executive Independent Director of the Company. She pursued a Bachelor's Degree in Law from the University of Bombay and brings over 42 years of diverse professional experience across the banking, real estate, project financing, and business development sectors.

She is a MahaRERA Conciliator and is actively associated with the National Real Estate Development Council (NAREDCO) as a member of its Governing Council. She has also served as the Founder President of MAHI, the women's wing of NAREDCO, reflecting her commitment to promoting leadership and greater participation of women in the real estate sector. Her extensive industry knowledge, strategic insights, and rich professional experience provide valuable guidance to the Board and contribute meaningfully to the Company's governance and long-term growth.

Mr. S Balasubramanian
Independent Director

Mr. S Balasubramanian, aged 60 years, is a Non-Executive Independent Director of the Company. Mr. Balasubramanian holds a Postgraduate Diploma in Management from Indian Institute of Management, Bengaluru and a Bachelor of Engineering (Electronics & Communication) from Government College of Technology, Coimbatore. He brings over three decades of extensive experience in the banking and financial services sector, with significant expertise in project finance, corporate banking, and infrastructure financing. His diverse sectoral exposure spans power (including generation, transmission, distribution, and renewable energy), oil and gas, transportation, metals and mining, telecommunications, financial services, insurance, and other core industries. His broad industry knowledge, strategic perspective, and financial acumen contribute significantly to the Board's deliberations and the Company's governance framework.

Dr. Santosh Sundararajan,
Whole Time Director and Group CEO
(Executive)

Dr. Santosh Sundararajan, aged 49 years, is Whole Time (Executive) Director of the Company. Dr. Santosh Sundararajan is a Civil Engineer with a Ph. D in Structural Engineering from the National University of Singapore. He also holds a Master's degree in Financial Management from London University.

With over 23 years of professional experience, Dr. Sundararajan brings extensive expertise in civil and structural engineering, building construction, and allied engineering disciplines. Having worked across Singapore and India, he possesses significant international and domestic experience in the planning, design, and execution of complex engineering projects. His strong technical knowledge, strategic leadership, and focus on engineering excellence contribute significantly to the Company's operational capabilities, project execution, and sustainable growth initiatives.

Ms. Sowmya Aditya Iyer
(Non-Executive)

Ms. Sowmya Aditya Iyer, aged 36 years, is Non-Executive Director of the Company. Ms. Iyer holds a bachelor's degree in Business Administration from Symbiosis International University, Pune and an advance diploma in Interior Design from Raffles College of Higher Education.

With over 11 years of professional experience in the interior design industry, Ms. Iyer brings valuable expertise in design, aesthetics, and project execution. Her blend of business acumen and design knowledge enables her to provide meaningful insights to the Board, contributing to the Company's strategic initiatives and governance framework.

**Mr. Mukesh Satpal Malhotra, Chairman and Independent Director has completed his second term of appointment as an Independent Director w.e.f. May 16, 2026.*

C. Meetings of the Board and Committees:

I. Scheduling of the Meetings

The meetings are held at regular intervals to discuss and decide on Company / Business Policy and Strategy apart from other business. The meetings are scheduled in advance to facilitate the Directors to plan their schedule and to ensure meaningful participation in the meetings.

However, in case of a special and urgent business need, the approval of the Board/Committee is taken by passing resolution(s) by circulation, as permitted by law, which is noted in the subsequent Board / Committee meetings.

II. Notice and Agenda for the Meetings:

Notices of the Board and Committee Meetings are sent to the Directors within the stipulated time.

The detailed agenda as approved with the relevant attachments are circulated amongst the Directors in advance. All major agenda items are backed by comprehensive background information to enable the Board/Committee to take informed decisions. Where it is not practicable to circulate any document in advance or if the agenda is of confidential nature, the same is tabled at the meeting. In special and exceptional circumstances, consideration of additional or supplementary items is taken up in compliance with the requirements of the Secretarial Standard on Meeting of the Board of Directors. Senior Management Personnel are invited to the Board/Committee Meeting(s) to provide additional inputs for the items being discussed by the Board/Committees thereof as and when necessary.

Further, presentations are made on business operations as well as on various matters which the Board/Committee wants to be apprised of.

III. Recording of the Minutes of the Meetings:

The draft Minutes of the proceedings of the Meetings of the Board/Committee(s) are circulated to all the members of the Board/Committee for their perusal within the stipulated time prescribed by Secretarial Standard on Meeting of the Board of Directors. Comments, if any, received from the Directors are incorporated in the Minutes in consultation with the Chairperson.

IV. Post Meeting Follow-up:

The important decisions taken at the Board/Committee Meetings are communicated to the departments concerned promptly. Minutes of the previous meeting(s) are placed at the succeeding meeting of the Board/Board Committee for noting.

V. Compliance:

The Company Secretary is responsible for convening of the Board and Committee Meetings and preparation of respective Agenda and recording of minutes of the meetings in compliance with all applicable laws and regulations.

D. Meeting of the Board:

During the Financial Year the Board Met 5 (five) times viz. 14th May, 2025, 04th August, 2025, 10th November 2025, 23rd January, 2026 and 09th February, 2026. The maximum time gap between any two Board Meetings was not more than 120 days as required under Regulation 17 of the Listing Regulations, Section 173 of the Act and Secretarial Standard on Meetings of the Board of Directors. The attendance of Directors in the meetings held during Financial Year 2025-26 is as under:

Corporate Governance Report

Name of the Director	Board Meetings held on					Attendance at AGM held on 24.09.2025	No of Shares held
	14th May 2025	04th Aug 2025	10th Nov 2025	23rd Jan 2026	09th February 2026		
Chairman, Non-Executive Director							
Mr. Mukesh Satpal Malhotra	Attended	Attended	Attended	Attended	Attended	Attended	5525
Independent Directors							
Ms. Tara Subramaniam	Attended	Attended	Attended	Attended	Attended	Attended	NIL
Mr. Bala Subramanian	Attended	Attended	Attended	Attended	Attended	Absent	NIL
Managing Director							
Mr. Siddharth Vasudevan Moorthy	Attended	Attended	Attended	Attended	Attended	Attended	4574278
Whole Time Director & Group CEO							
Dr. Santosh Sundararajan	Attended	Attended	Attended	Attended	Attended	Attended	13048924
Non Executive Director							
Ms. Sowmya Aditya Iyer	Absent	Attended	Attended	Attended	Attended	Attended	700294

Attended ✕ Absent

Other Directorships and Committee Membership(S) / Chairmanship(S) of each Director in Various Companies.

As on March 31, 2026, the number of other directorships and the number of positions held as Member / Chairperson of Committees of the Board of Directors along with the names of the listed entities (whose equity shares are listed) wherein the Director holds directorships are as follows:

Name of Director	No. of other company Directorships(a)	No. of Committee Membership	No. of Committee Chairpersonships	Names of the other listed Entities where the person is a director	Category of Directorship in Listed Company
Mr. Mukesh Satpal Malhotra	1	2	2	NA	-
Ms. Tara Subramaniam	6	8	2	Delta Corp Limited	Non-Executive, Independent Director
				Nisus Finance Services Co Limited	Non-Executive, Independent Director
				Punjab Chemicals and Crop Protection Limited	Non-Executive, Independent Director
				Tips Music Limited	Non-Executive, Independent Director
				Restaurant Brands Asia Limited	Non-Executive, Independent Director
Mr. S Bala Subramanian	1	1	0	NA	-
Mr. Siddharth Vasudevan Moorthy	0	2	0	NA	-
Dr. Santosh Sundararajan	0	0	0	NA	-
Ms. Sowmya Aditya Iyer	0	0	0	NA	-

a. Directorship in other Companies excludes Private Limited Companies, Foreign Companies and Section 8 Companies under the Act. None of the Directors holds Directorships in more than 20 companies as stipulated in Section 165 of the Companies Act 2013

b. The Committees considered for the purpose of reckoning the Chairmanship(s)/ Membership(s) are those prescribed under Regulation 26 of the Listing Regulations.

c. All the Directors of the Company are in compliance with the provisions of the Act and Listing Regulations regarding their Directorships and Committee Membership(s) /Chairmanship(s).

d. All the Directors have made necessary disclosures regarding their directorships and the Committee positions as required under the provisions of the Act and the Listing Regulations.

e. All the Directors of the Company except Independent Directors are liable to retire by rotation.

E. Independent Directors:

I. Confirmation by Independent Directors:

All the Independent Directors have confirmed to the Board that they meet the criteria for Independence in terms of the definition of 'Independent Director' stipulated under Regulation 16(1)(b) of the Listing Regulations and Section 149 of the Act. Further, all the Independent Directors have confirmed that their names are included in the databank of Independent Directors maintained by Indian Institute of Corporate Affairs ("IICA") and have passed / are exempted from the online proficiency self-assessment test. These confirmations have been placed before the Board. None of the Independent Directors hold office as an Independent Director in more than seven listed companies as stipulated under Regulation 17A of the Listing Regulations.

II. Confirmation by the Board:

In the opinion of the Board, Independent Directors of the Company, fulfil the conditions specified in the Listing Regulations and are independent of the Management.

III. Separate Meeting of Independent Directors:

As stipulated by Section 149(8) read with Schedule IV of the Companies Act 2013 and Regulation 25 of the Listing Regulations, a separate meeting of the Independent Directors of the Company was held during the year under review on 09th February 2026, without the attendance of Non-Independent Directors and members of the Management, to review the performance of the Chairman, Non-Independent Directors, various Committees of the Board and the Board as a whole. The Independent Directors also review the quality, content and timeliness of the flow of information from the Management to the Board and its Committees which is necessary to perform reasonably and discharge their duties. Such meetings are conducted to enable Independent Directors to discuss matters pertaining to the Company's affairs and put forth their views to the other Independent Directors. Independent Directors take appropriate steps to present their views to the Board.

IV. Familiarisation Programme for Independent Directors:

As stipulated under Regulation 25 of the Listing Regulations, the Company familiarises its Independent Directors on their roles, rights, responsibilities, nature of the industry in which the Company operates, business model of the Company, etc. The Independent Directors are provided with necessary documents / brochures, reports and internal policies to enable them to familiarise with the Company's procedures and practices. Periodic presentations are made at the Board and Committee meetings on business and performance updates of the Company. Details of such familiarisation programmes for the Independent Directors are available on the Company's website and can be accessed through the link: https://www.vascon.com/investors/services

F. Succession Planning:

Succession planning ensures that key functions and leadership roles at all levels are filled without interruption thereby preventing operational setbacks. The Company places significant emphasis on the continuous growth of its workforce. It is committed to developing internal talent and capable leaders which mitigate the risks associated with unexpected departures or leadership transitions.To achieve this, Company do assess current employees, identifying high-potential individuals, and providing them with the necessary training, mentorship, and development opportunities to prepare them for advancement, apart from the making available of all the essential for the growth of the talented people, the Nomination & Remuneration Committee of the Company also discuss the training and succession plan and provide us timely inputs on the same

Corporate Governance Report

G. Core Skills / Expertise / Competencies Available With The Board:

The Board comprises of qualified members who possess required skills, expertise and competencies that allow them to make effective contributions to the Board and its Committees.

The following skills / expertise / competencies have been identified for the effective functioning of the Company and are currently available with the Board:

- Industry Knowledge
- Construction of Civil Structures and Modular Structures
- Managing of Manpower and other resources
- Understanding market dynamics of Core Business
- Leadership & Strategic Planning
- Financial, Regulatory / Legal & Risk Management
- Financial Restructuring and Turn around
- Corporate Governance
- While all the Board members possess the skills identified, their area of core expertise is given below:

Skills/Expertise/Competencies

Name of the Directors	Industry Knowledge	Construction of Civil Structures and Modular Structures	Managing of Manpower and other resources	Understanding market dynamics of Core Business	Leadership & Strategic Planning	Financial, Regulatory / Legal & Risk Management	Financial Restructuring and Turn around	Corporate Governance
Mukesh Satpal Malhotra	✓	✓	✓	✓	✓	✓	✓	✓
Tara Subramaniam	✓	-	✓	✓	✓	✓	✓	✓
S. Balasubramanian	-	-	✓	✓	✓	✓	✓	✓
Siddharth Vasudevan Moorthy	✓	✓	✓	✓	✓	✓	✓	✓
Dr. Santosh Sundararajan	✓	✓	✓	✓	✓	✓	✓	✓
Sowmya Aditya Iyer	✓	✓	✓	✓	✓	-	-	✓

Board Committees:

Establishing Committees is one way of managing the work of the Board, thereby strengthening the Board's governance role. These Committees play a crucial role in the governance structure of the Company and have been constituted to deal with specific areas / activities. The Board has constituted a set of Committees with specific terms of reference/scope, to focus effectively on the issues and ensure expedient resolution of diverse matters. These Committees are set up under the formal approval of the Board to carry out clearly defined roles which are considered to be performed by members of the Board. The Board supervises the execution of its responsibilities by the Committees and is responsible for their action. The Chairperson of the respective Committee informs the Board about the summary of the discussions held in the Committee Meetings. The minutes of the Meetings of all Committees are placed before the Board for noting. The Board Committees can request special invitees to join the meeting, as appropriate.

As at 31st March 2026, the Company has the following Committees of the Board:

a. Audit Committee

b. Nomination and Remuneration Committee

c. Stakeholders Relationship Committee

d. Corporate Social Responsibility Committee

a. Audit Committee:

Composition

The Audit Committee as on 31st March, 2026 comprises of Mr. Mukesh Satpal Malhotra (Chairman of the Committee), Ms. Tara Subramaniam, Mr. S Balasubramanian and Mr. Siddharth Vasudevan Moorthy as members of the Committee. As on 31st March, 2026, the composition of the Audit Committee conforms to the requirements of Section 177 of the Companies Act 2013 and Regulation 18 of the Listing Regulations. The Company Secretary acts as the Secretary to the Committee.

Meetings and Attendance

The Audit Committee met 4 (four) times during the year under review on 14th May, 2025, 04th August, 2025, 10th November 2025 and 9th February 2026. The maximum gap between any two meetings of the Audit Committee of the Company was not more than 120 days as specified under Regulation 18 of the Listing Regulations.

Name of the Director	Number of meetings during the Financial Year 2025-26	
	Held	Attended
Mr. Mukesh Satpal Malhotra	04	03
Ms. Tara Subramaniam	04	04
Mr. Siddharth Vasudevan Moorthy	04	04
Mr. S Balasubramanian	04	04

The representatives of Statutory Auditors are permanent invitees to the Audit Committee meetings held quarterly, to approve financial statement. The Statutory Auditors also make their presentations at the Committee Meetings. Further, Chief Executive Officer and Chief Financial Officer the permanent invitees to the Audit Committee Meetings. In addition, representatives of Internal Auditors & Cost Auditors and other Executives of the Company, as are considered necessary, attend these Meetings. The Chairman of the Audit Committee was present at the 40th AGM of the Company held on 24th September, 2025.

Terms of Reference

The terms of reference of the Audit Committee are wide enough to cover the role specified for the said Committee under Section 177 of the Act and Regulation 18 of the Listing Regulations. The same are constantly reviewed and appropriate changes are made from time to time for greater effectiveness of the Committee. The terms of reference of the Committee are as follows:

- Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible.
- Recommend appointment, remuneration and terms of appointment of auditors, including cost auditors, of the Company.
- Approval of payment to statutory auditors, including cost auditors, for any other services rendered by them.
- Review with the management, the annual financial statements and auditor's report thereon before submission to the Board for its approval, with particular reference to:
  a. matters required to be included in the Directors' responsibility statement to be included in the Board's report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;
  b. changes, if any, in accounting policies and practices and reasons for the same;
  c. major accounting entries involving estimates based on the exercise of judgement by management;
  d. significant adjustments made in the financial statements arising out of audit findings;
  e. compliance with listing and other legal requirements relating to financial statements;
  f. disclosure of any related party transactions;
  g. modified opinion(s) in the draft audit report.
- Review with the management, the quarterly financial statements before submission to the Board for approval.
- Review with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential

Corporate Governance Report

issue, etc.), the statement of funds utilised for the purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, or preferential issue or qualified institutional placement, 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 with related parties of the Company.
- 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.
    - a) Review with the management, performance of statutory and internal auditors.
    - b) Review with the management adequacy of the internal control systems.
- Review the adequacy of internal audit function, if any, including the structure of internal audit department, staffing and seniority of the official heading the department, reporting structure, coverage and frequency of internal audit.
- Discuss with internal auditors of any significant findings and follow up there-on.
- Review 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.
- Discuss 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.
- Look into the reasons for substantial defaults, in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividend) and creditors.
- Review the functioning of the Whistle Blower mechanism / oversee the Vigil mechanism.
- Approval of appointment of Chief Financial Officer after assessing qualifications, experience and background etc. of the candidate.
- Mandatorily review the following:
    - a. Management Discussion and Analysis of financial condition and results of operations;
    - b. Management letters / letters of internal control weaknesses issued by the statutory auditors;
    - c. Internal audit reports relating to internal control weaknesses;
    - d. Appointment, removal and terms of remuneration of the chief internal auditor;
    - e. Statement of deviations:
        - (a) quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1) of the Listing Regulations.
        - (b) annual statement of funds utilised for purpose other than those stated in the offer document / prospectus in terms of Regulation 32(7) of the Listing Regulations.
- Review financial statements, in particular the investments made by the Company's unlisted subsidiaries
- Note report of compliance officer as per SEBI (Prohibition of Insider Trading) Regulations, 2015.
- Formulate the scope, functioning, periodicity of and methodology for conducting the internal audit.
- Review show cause, demand, prosecution notices and penalty notices, which are materially important.
- In accordance with the circular dated January 7, 2026 issued by the National Financial Reporting Authority and upon recommendation of the Audit Committee of Directors in consultation with the Statutory Auditors, the Board adopted a framework to ensure effective twoway communication between 'Those Charged with Governance' (TCWG) and the Statutory Auditors.
- Review any material default in financial obligations to and by the Company, or substantial non-payment for goods sold by the Company.
- Review any issue, which involves possible public or product liability claims of substantial nature, including any judgement or order which, may have passed strictures on the conduct of the Company or taken an adverse view regarding another enterprise that may have negative implications on the Company.
- Details of any joint venture or collaboration agreement.
- Sale of investments, subsidiaries, assets which are material in nature and not in normal course of business.
- Quarterly details of foreign exchange exposures and the steps taken by management to limit the risks of adverse exchange rate movement, if material.
- Review the utilisation of loans and / or advances from / investment by the holding company in the subsidiary exceeding ₹100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments.
- Consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its shareholder.
- Borrow monies for the purpose of business of the Company subject to such terms and conditions including limits as set by the Board from time to time.
- Carry out any other function as is mandated by the Board from time to time and/or enforced by any statutory notification, amendment or modification as may be applicable.

b. Nomination and Remuneration Committee:

Composition

The Nomination and Remuneration Committee ("NRC") as on 31st March, 2026 comprises of Ms. Tara Subramaniam (Chairman of the Committee), Mr. Mukesh Malhotra and Mr. Sowmya Iyer. As on 31st March, 2026, the composition of the Nomination and Remuneration Committee conforms to the requirements of Section 178 of the Act and Regulation 19 of the Listing Regulations. The Chairperson of the Nomination and Remuneration Committee was present at the 40th AGM of the Company held on 24th September, 2025. The Company Secretary acts as the Secretary to the Committee.

Meetings and Attendance

The Nomination and Remuneration Committee met 1 (one) time on 04th August, 2025. The attendance of each Committee member is as follows:

Name of the Director	Number of meetings during the Financial Year 2025-26	
	Held	Attended
Ms. Tara Subramaniam	01	01
Mr. Mukesh Satpal Malhotra	01	01
Ms. Sowmya Aditya Iyer	01	01

Terms of Reference

The terms of reference of the Nomination and Remuneration Committee are wide enough to cover the role specified for the said Committee under Section 178 of the Act and Regulation 19 of the Listing Regulations. The same are constantly reviewed and appropriate changes are made from time to time for greater effectiveness of the Committee. The terms of reference of the Committee are as follows:

- Formulate the criteria for determining qualifications, positive attributes and independence of a Director, and recommend to the Board a Policy, relating to the remuneration of the Directors, Key Managerial Personnel and other employees.
- Formulate the criteria for evaluation of performance of Independent Directors and the Board of Directors.

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- Devise a Policy on Board Diversity.
- Identify persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down and to recommend to the Board their appointment and / or removal.
- Consider extension or continue the term of appointment of the Independent Directors on the basis of the report of performance evaluation of Independent Directors.
- Specify the manner for effective evaluation of performance of Board, its Committees and Individual Directors to be carried out either by the Board, by the Nomination and Remuneration Committee or by an independent external agency and review its implementation and compliance.
- Review Human Resource policies of the Company.
- Recommend/ review remuneration of the Managing Director(s) and Whole-time Director(s) based on their performance and defined assessment criteria.
- Administer, monitor and formulate detailed terms and conditions of the Employees' Stock Option Schemes.
- Review information on recruitment and remuneration of senior officers just below the level of Board of Directors, including appointment or removal of Chief Financial Officer and the Company Secretary.
- Review significant labour problems and their proposed solutions.
- Review significant development in Human Resources/ Industrial Relations front like signing of wage agreement, implementation of Voluntary Retirement Scheme etc.
- Recommend to the Board, all remuneration, in whatever form, payable to senior management.
- Carry out any other function as is mandated by the Board from time to time and / or enforced by any statutory notification, amendment or modification as may be applicable.

Performance evaluation criteria of Independent Directors

The Nomination and Remuneration Committee has laid down the criteria for evaluation of the performance of the Directors including the Independent Directors.

Based on the specified criteria, the Independent Directors are evaluated on parameters like knowledge and acquaintance with business of the Company; attendance, participation and effective contributions at the Meetings; ability to identify areas of concern; communication inter se between board members and with Key Managerial Personnel & senior management; compliance with code of conduct, etc.

Remuneration to Directors

(i) Pecuniary relationship and transactions of Non-Executive Directors with the Company

Non-Executive Independent Directors are paid sitting fees for attending Board meeting only. The Company has not entered into any pecuniary relationship with any Non - Executive Director.

(ii) Criteria of making payment to Non-Executive Directors

Non-executive directors of the Company play a crucial role in the independent functioning of the Board. They bring in an external perspective to decision-making; provide leadership and strategic guidance while maintaining objective judgment. They also oversee the corporate governance framework of the Company. They are not paid anything apart sitting fees for the Board meetings attended by them

(iii) Remuneration of Non-Executive Independent Directors

Non-Executive, Independent Directors were paid sitting fee of ₹100,000/- per meeting for attending Board Meetings. The Company has not paid any commission to Non-Executive, Independent Directors for the year under review.

The details of remuneration and sitting fees paid to the Non-Executive Independent Directors of the Company during the year under review are as follows:

(Amount in Lakhs except shareholding)

Name of Directors	Salary & Allowance	Sitting fees	Shareholding in the Company
Mr. Mukesh Satpal Malhotra	-	5.00	5525
Ms. Tara Subramaniam	-	5.00	0
Mr. S Balasubramanian	-	5.00	0
Ms. Sowmya Aditya Iyer	-	4.00	700294

(iv) Remuneration of Executive Directors

As on 31st March, 2026, the Company have two Executive Directors (Managing Director and Whole Time Director). The Company has Employees Stock Option Scheme and such instrument is forming part of the remuneration package payable to Whole Time Director only. The Company has not advanced any loans to any of the Directors during the year under review.

The details of remuneration paid to Executive Directors of the Company during the year under review are as follows:

(Amount in Lakh)

Name of Directors	Salary	Retirement Benefits	Performance Incentive / Commission	Total
Mr. Siddharth Vasudevan Moorthy	528.00	19.83	278.82	826.65
Dr. Santosh Sundararajan	291.62	18.95	775.32	1085.89

c. Stakeholders Relationship Committee

Composition

The Stakeholders Relationship Committee as on 31st March, 2026 comprises of Mr. Mukesh Satpal Malhotra (Chairman of the Committee), Mr. Siddharth Vasudevan Moorthy and Ms. Tara Subramaniam. As on 31st March, 2026, the composition of the Stakeholders Relationship Committee conforms to the requirements of Section 178 of the Act and Regulation 20 of the Listing Regulations. The Chairman of the Stakeholders Relationship Committee was present at the 40th AGM of the Company held on 24th September, 2025.

Ms. Neelam Pipada, Company Secretary, is designated as the Compliance Officer. The Company has a designated e-mail id: compliance.officer@vascon.com for the purpose of registering complaints by shareholders/ investors/ security holders electronically. This e-mail id is displayed on the Company's website at https://www.vascon.com/.

Meetings and Attendance

The Stakeholders Relationship Committee met once during the year under review on 14th May 2025. The attendance of each Committee member is as follows:

Name of the Director	Number of meetings during the Financial Year 2025-26	
	Held	Attended
Mr. Mukesh Satpal Malhotra	01	01
Mr. Siddharth Vasudevan Moorthy	01	01
Ms. Tara Subramaniam	01	01

Terms of Reference

The terms of reference of the Stakeholders Relationship Committee are wide enough to cover the role specified for the said Committee under Section 178 of the Act and Regulation 20 of the Listing Regulations. The Committee, inter alia, is primarily

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responsible for considering and resolving grievances of security holders of the Company. The additional terms of reference of the Committee are as follows:

- Oversee and review all matters connected with transfer of Company's securities.
- Approve issue of duplicate share / debenture certificates.
- Oversee the performance of the Company's Registrars and Transfer Agents.
- Monitor implementation and compliance with the Company's Code of Conduct for Prohibition of Insider Trading.
- Consider, resolve and monitor various aspects of interest of shareholders, debenture holders and other security holders including the redressal of investors' / shareholders' / security holders' grievances related to transfer / transmission of securities, non-receipt of annual reports, non-receipt of declared dividend, issue new / duplicate certificates, general meetings and so on.
- Review measures taken for effective exercise of voting rights by shareholders
- Review adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent and recommend methods to upgrade the service standards adopted by the Company.
- Review various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants / annual reports / statutory notices by the security shareholders of the Company.
- Carry out any other function as is mandated by the Board from time to time and / or enforced by any statutory notification, amendment or modification as may be applicable.

Details of Shareholders' Complaints

The number of complaints received and resolved to the satisfaction of investors during the Financial Year and their break-up is as under:

Complaints pending as on 1st April, 2025	0
Complaints received during the Financial Year	0
Complaints resolved during the Financial Year	0
Complaints pending as on 31st March, 2026	0

d. Corporate Social Responsibility Committee

Composition

The Corporate Social Responsibility Committee as on 31st March, 2026 comprises of Mr. Siddharth Vasudevan Moorthy (Chairperson of the Committee), Mr. Mukesh Satpal Malhotra, Member and Ms. Sowmya Aditya Iyer, Member. As on 31st March, 2026, the composition of the Corporate Social Responsibility Committee confirms to the requirements of Section 135 of the Act.

Meetings and Attendance

The Corporate Social Responsibility Committee met twice during the year under review on 14th May, 2025 and 31st March, 2026. The attendance of each Committee member is as follows:

Name of the Director	Number of meetings during the Financial Year 2025-26	
	Held	Attended
Mr. Siddharth Vasudevan Moorthy	02	02
Mr. Mukesh Satpal Malhotra	02	02
Mrs. Sowmya Aditya Iyer	02	02

Terms of Reference

The terms of reference of the Corporate Social Responsibility Committee are wide enough to cover the role specified for the said Committee under Section 135 of the Act read with the Rules made thereunder. The Committee's prime responsibility is to assist the Board in discharging its social responsibilities by way of formulating and monitoring implementation of the framework of Corporate Social Responsibility Policy.

- Formulate and recommend to the Board, a Corporate Social Responsibility (CSR) Policy indicating the activities to be undertaken by the Company as specified in Schedule VII to the Act.
- Recommend the amount of expenditure to be incurred on the CSR activities.
- Approve Corporate Sustainability Reports and oversee the implementation of sustainability activities.
- Monitor Company's compliance with the Corporate Governance Guidelines and applicable laws and regulations and make recommendations to the Board on all such matters and on any corrective action to be taken, as the Committee may deem appropriate.
- Monitor CSR Policy of the Company from time to time.
- Monitor the CSR activities undertaken by the Company.
- Ensure compliance with the corporate governance norms prescribed under the Listing Regulations, the Act and other statutes or any modification or re-enactment thereof.
- Advise the Board periodically with respect to significant developments in the law and practice of corporate governance and to make recommendations to the Board for appropriate revisions to the Company's Corporate Governance Guidelines.
- Observe practices of Corporate Governance at all levels and to suggest remedial measures wherever necessary.
- Review and assess the adequacy of the Company's Corporate Governance Manual, Code of Conduct for Directors and Senior Management, the Code of Ethics and other internal policies and guidelines and monitor that the principles described therein are being incorporated into the Company's culture and business practices.
- Formulate / approve codes and / or policies for better governance.
- Provide correct inputs to the media so as to preserve and protect the Company's image and standing.
- Disseminate factually correct information to investors, institutions and the public at large.
- Establish oversight on important corporate communication on behalf of the Company with the assistance of consultants / advisors, if necessary.
- Ensure institution of standardised channels of internal communications across the Company to facilitate a high level of disciplined participation.
- Carry out any other function as is mandated by the Board from time to time and/or enforced by any statutory notification, amendment or modification as may be applicable.

e. Disclosures:

Disclosure on materiality significant related party transactions that may have potential conflict with the Company's interest at large.

There were no materially significant related party transactions which could have potential conflict with interest of the Company at large.

All the contracts/ arrangements/ transactions entered by the Company during the year under review with related parties were in its ordinary course of business and on an arm's length basis. These have been approved by the Audit Committee. Certain transactions which were repetitive in nature were approved through omnibus route by the Audit Committee.

Disclosures relating to related party transactions are filed with the stock exchanges on a half-yearly basis. The related party transactions disclosed above are presented on a net basis for each related party, wherever applicable, considering the nature and frequency of the transactions during the year.

The Company's material related party transactions are with Promoters, group Companies and its subsidiaries. The related party transactions are entered into based on considerations of various business exigencies, such as synergy in operations, sectoral specifications and Company's long-term strategy for sectoral investments, profitability, legal requirements, liquidity and capital resources.

The Company has made full disclosure of transactions with the related parties as set out in Note No. 33 of Standalone Financial Statement, forming part of the Annual Report.

The weblink for the Policy on Materiality of Related Party Transactions and on dealing with Related Party Transactions is available on the Company's website

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and can be accessed through the link: https://www.vascon.com/investors/services

Details of Vigil Mechanism and Whistle-Blower Policy:

The Vigil Mechanism approved by the Board provides a formal mechanism for all Directors and employees of the Company to make protected disclosures regarding the unethical behaviours, actual or suspected fraud or violation of the Company's Code of Conduct. The Directors and employees may approach to Chairman of the Audit Committee, in exceptional cases. Under the Vigil Mechanism and Whistle-blower Policy, every Director and employee of the Company has assured access to Chairman of the Audit Committee. No Director or employee has been denied access to the Audit Committee. The said Policy provides a detailed functioning process of the mechanism and same is available on the Company's website and can be accessed through the link: https://www.vascon.com/investors/services

No-Disqualification Certificate from Company Secretary in Practice

Certificate from Mr. Amit Jaste of M/s Amit Jaste & Associates, Practicing Company Secretaries, confirming that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the SEBI, Ministry of Corporate Affairs, or any such other Statutory Authority, as stipulated under Regulation 34(3) of the Listing Regulations, forms a part of this Annual Report.

Recommendations from Board Committees

The Board of Directors confirm that during the year under review they have accepted all mandatory recommendations received from its Committees.

Fees paid to the Statutory Auditors

Total fees for all services paid by the Company and its subsidiaries, on a consolidated basis, to Statutory Auditors of the Company and other firms in the network entity of which the Statutory Auditors are a part, during the year ended 31st March, 2026, is ₹77.40 lakhs.

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

Vascon is committed to providing all employees a safe, respectful and inclusive workplace. The Prevention of Sexual Harassment (POSH) Policy aligns with the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013, ensuring a work environment free from harassment. The Policy for Protection of Women's Rights at Workplace has been formulated to guide the Company in redressing sexual harassment-related complaints. This policy is based on the laws of India and applicable to all its establishments located in India, encompassing all employees, and contract workers. This policy also protects anyone visiting the Company's establishments, including clients, customers, third-party contractors, vendors, suppliers, business representatives, and others. The key features are:

Zero Tolerance Policy: The Company strictly prohibits any form of sexual harassment,

Internal Complaints Committee (ICC): Committee has been constituted, to ensure implementation and compliance with the Act and to stop any form of harassment.

Multiple Reporting Channels: Employees can report incidents via email, call or verbally to ICC/HR/senior representative

Confidential and Impartial Investigation: Complaints are investigated with complete sensitivity, confidentiality and impartiality

Protection Against Retaliation: Employees raising concerns in good faith are safeguarded against any form of victimisation.

Awareness: POSH awareness sessions given to employees and workers from time to time.

Senior Management and Leadership: Plays a crucial role in fostering a harassment-free environment.

With all the initiatives taken from time to time, there were no complaints received by the Company during the year under review under the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and company strictly follows Zero Tolerance Policy.

Agreements relating to the Company

There are no agreements with any party which impact the management or control of the Company or impose any restriction or create any liability upon the Company.

Disclosure of Loans and Advances in the nature of loans to firms/ companies in which directors are interested

During the year under review, the Company and its subsidiaries have not given any Loans and advances in the nature of loans to firms/ companies in which directors are interested.

Details of non-compliance by the Company, penalties imposed on the Company by stock exchange or SEBI, or any statutory authority, on any matter related to capital markets, during the last three years except the following

There were no instances of non-compliance by the Company on any matter related to capital markets during last three years.

BSE Limited vide its email dated March 17, 2025, has levied a penalty of ₹1,40,000/- on the Company for Non-compliance with the constitution of nomination and remuneration committee under Regulation 19(1)/19(2) of the SEBI Listing Regulations. The Company has applied for waiver of the same based on the contention that the Company was compliant of the relevant regulation.

Details of compliance with mandatory requirements and adoption of non-mandatory (discretionary) requirements

During the year under review, the Company has complied with all mandatory requirements of Listing Regulations.

Part-E of Schedule-II of the SEBI Listing Regulations contains certain non-mandatory requirements that a company may implement at its discretion. The status of compliance with the non-mandatory requirements of the SEBI Listing Regulations, is provided below:

- **Modified opinion(s) in audit report**

  The Company is in the regime of unmodified opinions on the financial statements.

- **Separate posts of Chairperson and the Managing Director or the Chief Executive Officer**

  Chairman of the Board, Mr. Mukesh Satpal Malhotra, is a Non-Executive, Independent Director. The Company has appointed Mr. Siddharth Vasudevan Moorthy as Managing Director and Dr. Santosh Sundararajan as Chief Executive Officer and Key Managerial Persons in terms of Section 196 and 203 of the Act. Mr. Mukesh Satpal Malhotra, Mr. Siddharth Vasudevan Moorthy and Dr. Santosh Sundararajan are not related to each other as per the definition of the term "relative" under the Act.

- **Reporting of Internal Auditor**

  In accordance with the provisions of Section 138 of the Act, the Company has appointed Internal Auditors who report to the Audit Committee. Quarterly internal audit reports are submitted to the Audit Committee and the Committee reviews the same and suggests necessary actions, if any.

- **Independent Directors**

  A separate meeting of Independent Directors was held on 9th February 2026. All the Independent Directors were present in the meeting.

GENERAL SHAREHOLDER INFORMATION AND OTHER DISCLOSURES

Information on general body meetings

Date, Time and Venue of 41st Annual General Meetings (AGM)	Friday, August 07, 2026 at 1130 A.M. at Monarq Hall, Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park Kalyani Nagar Pune-411014 as set out in the Notice convening the Annual General Meeting.

The previous three AGM of the Company were held on the following day, date, time and venue.

AGM	Day, Date & Time	Venue
38th AGM	Tuesday, September 26, 2023 at 10:30 hours	Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar Pune-411014

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AGM	Day, Date & Time	Venue
39th AGM	Friday, September 20, 2024 at 11:30 am	Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar Pune-411014
40th AGM	Wednesday, September 24, 2025 at 11:30 am	Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar Pune-411014

The summary of Special Resolutions passed at the previous three Annual General Meetings are reported below:

AGM	Subject matter of the Resolutions
38th AGM	• Approval for payment of remuneration to Dr. Santosh Sundararajan, Whole Time Director and Group Chief Executive Officer • To approve payment of remuneration to non-executive directors by way of coverage in insurance scheme
39th AGM	• Variation of terms of Vascon Engineers Limited Employees Stock Option Scheme 2020 (ESOS 2020)-change in vesting schedule of outstanding stock options to be granted to employees who are entitled to participate in the scheme
40th AGM	• To re-appoint Dr. Santosh Sundararajan (DIN: 00015229) as a Whole-time Director and Group CEO of the Company and approve remuneration payable to him. • To approve revision in the terms of remuneration of Mr. Siddharth Vasudevan Moorthy (DIN:02504124) Managing Director of the Company

Resolutions passed through Postal Ballot

During the year under review, the Company has not passed any Resolutions through Postal Ballot.

Extraordinary General Meeting ("EGM")

No EGM was held during the year.

Day, Date and Time	Venue	Resolution passed
-	-	-

Financial Year

1st April, 2025 to 31st March, 2026.

Financial Calendar
(Tentative) Results for the quarter ending

June, 2026	–	Fourth week of July, 2026
September, 2026	–	Fourth week of October, 2026
December, 2026	–	Fourth week of January, 2026
March, 2027	–	Fourth week of April, 2027

Dividend Payment date

No Dividend is proposed during the year under review.

Outstanding GDRs/ ADRs/ Warrants or any convertible instruments, conversion date and likely impact on Equity

The Company does not have any outstanding GDRs/ ADRs/ Warrants as on 31st March, 2026.

Unclaimed dividend and shares transferred to Investor Education and Protection Fund

Pursuant to the provisions of Sections 124 and 125 of the Act and Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 ("IEPF Rules") dividends which remain unpaid or unclaimed for a period of seven years from the date of transfer to the Unpaid Dividend Account shall be transferred by the company to the Investor Education and Protection Fund ("IEPF") Authority. Further, the IEPF Rules also mandate companies to transfer all shares in respect of which dividend has not been paid or claimed for seven consecutive years or more.

The Members whose unclaimed dividend and/or shares are transferred by the Company to the IEPF Authority in compliance with the statutory requirements as aforesaid can claim their dividend/shares from the IEPF Authority following the procedure prescribed in the Rules.

The voting rights on these shares shall remain frozen until the rightful owner claims the shares.

The Company has appointed the Company Secretary as Nodal Officer under the provisions of IEPF.

Unclaimed shares lying in the Suspense Account

In terms of Regulation 39 of the SEBI Listing Regulation, Members of the Company are requested to note the following details in respect of equity shares lying in suspense account:

Sr. No.	Particulars	No. of Shareholders	No. of Equity Shares Outstanding*
I	Aggregate number of shareholders and the outstanding shares in the suspense account lying at the beginning of the Financial Year i.e. 1st April, 2025.	Nil	Nil
II	Number of shareholders who approached the Company for transfer of shares from suspense account during the year.	Nil	Nil
III	Number of shareholders to whom shares were transferred from suspense account during the year.	Nil	Nil
IV	Aggregate number of shareholders and the outstanding shares in the suspense account lying at the end of the Financial Year 31st March, 2026.	Nil	Nil

Means of Communication to Shareholders
Quarterly results

The Company has published its quarterly, half-yearly and annual financial results in the Newspapers viz. Business Standard (English) and Loksatta (vernacular). Quarterly results were sent to the Stock Exchanges immediately after the Board approved them. The financial results and other relevant information are regularly and promptly updated on the Company's website.

News releases, presentations to institutional investors/ analysts

The official press releases and presentation made to Institutional Investors/ Analysts, if any, are sent to the Stock Exchanges in terms of the requirement of Listing Regulations and are also available on the Company's website.

Website

The Company's website (www.vascon.com) contains a separate dedicated section 'Investor Relations' where shareholders' information is available.

Annual Report

The Annual Report containing, inter alia, Audited Standalone and Consolidated Financial Statement, Directors' Report, Auditors' Report and other important information is circulated to the Members and others entitled thereto. The Management Discussion and Analysis Report forms part of this Annual Report. The Annual Report is also available on the website of the Company.

NSE Electronic Application Processing System (NEAPS) Portal and BSE Listing Centre (Listing Centre)

NEAPS and Listing Centre are web-based applications designed for corporates by NSE and BSE, respectively. All periodical and other compliance filings are filed electronically on the NEAPS and Listing Centre portal.

SEBI Complaints Redress System (SCORES)

Investor complaints are processed at SEBI in a centralised web-based complaints redress system. The salient features of this system are centralised database of all complaints by concerned companies and online viewing by investors of actions taken on the complaints and their current status.

Online Dispute Resolution Portal (ODR)

In accordance with SEBI Circular dated 31st July, 2023, the Company has registered itself on the ODR Portal. The ODR Portal harnesses online conciliation and online arbitration for resolution of disputes arising in the Indian Securities Market and can be accessed through https://smartodr.in/.

Share Transfer System

Transfer of Shares

SEBI has mandated that all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialised form. In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialisation, Members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA, for assistance in this regard.

Transmission, Transposition, Issue of Duplicate Share Certificates, etc.

Members may please note that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated 25th January, 2022 has mandated the listed companies to issue securities in demat form only while processing service requests viz. issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/ exchange of securities certificate; endorsement; sub-division/ splitting of securities certificate; consolidation of securities certificates/ folios; transmission and transposition. Accordingly, Members are requested to make service

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requests by submitting a duly filled and signed Form ISR–4, the format of which is available on the Company's website and can be accessed through the link: https://www.vascon.com/investors/services >> Common and Simplified norms for Investors Service and on the website of the Company's RTA at https://investor.kfintech.com/. It may be noted that any service request can be processed only after the folio is KYC compliant.

Reconciliation of Share Capital Audit as per SEBI requirements:

As stipulated by SEBI, M/s Savita Jyoti Associates, Practising Company Secretaries carries out Reconciliation of Share Capital Audit to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) with the total issued and listed capital. This audit is carried out every quarter and the report thereon is submitted to the Stock Exchanges. The Audit has provided a reconciliation of total Listed and Paid-up capital is in agreement with the aggregate of the total number of shares in dematerialised form and in physical form if any.

Annual Secretarial Compliance Report

Pursuant to the provisions of Section 204(1) of the Companies Act, 2013 and Regulation 24A of SEBI Listing Regulations, M/s. Amit Jaste & Associates, Practicing Company Secretaries, conducts the secretarial audit of the compliance of applicable statutory provisions and the adherence of good corporate practices by the Company. Pursuant to the SEBI circular no. CIR/CFD/ CMD1/27/2019 dated February 8, 2019 and as per the NSE and BSE circulars dated March 16, 2023, the Company has obtained an annual secretarial compliance report from M/s. Amit Jaste & Associates, Practicing Company Secretaries, that the company has complied with all the applicable regulation and the said report has been submitted to the stock exchange(s) within the given time frame.

Steps for Prohibition of Insider Trading

In compliance with SEBI (Prohibition of Insider Trading) Regulations, 2015, the Company has adopted a 'Code to Regulate, Monitor and Report Trading in Securities of the Company by Directors, Promoters, Designated Persons and Specified Connected Persons of the Company and Material Subsidiaries of the Company' and 'Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information' to ensure prohibition of Insider Trading in the Company.

Ms. Neelam Piyush Pipada, Company Secretary has been designated as the Compliance Officer for monitoring compliances with this Code.

Auditors' Certificate on Corporate Governance

The Company has obtained a Certificate from its Secretarial Auditor confirming compliance with the provisions relating to Corporate Governance laid down in Listing Regulations. This Certificate is annexed to the Corporate Governance Report for the Financial Year 2025-26.

CEO and CFO Certification

The Chief Executive Officer ("CEO") and the Chief Financial Officer ("CFO") of the Company give annual certification on financial reporting and internal controls to the Board in terms of Regulation 17(8) of the SEBI Listing Regulation, which forms a part of this Annual Report. The CEO and the CFO also give quarterly certification on financial results while placing the financial results before the Board in terms of Regulation 33(2) of the Listing Regulations.

Statutory Compliance System

The Company has in place system to ensure compliance with applicable laws, rules and regulations. These comprise of Central and State Acts / Rules where the Company carries on business. The list of applicable laws is reviewed by an External Consultant along with the Legal & Finance & Accounts functions of each Business. Each Business head certifies compliance of all applicable laws on a quarterly basis. Based on these confirmations, the Company Secretary gives a compliance certificate to the Board of Directors. The Company verifies the compliances through a random review of the process / system / documentation with the Business / Corporate function.

The Company recently developed it's in house compliance portal which enables to monitor the regulatory compliance performance, remediation plans for non-conformities. This portal also helps to maintain updated list of applicable laws and compliance checklist(s) which are monitored & tracked through the portal.

Particulars of Senior Management

There were no Senior Management Personnel designated during FY 2025-26. However, as of the date of signing this report, Mr. Raveesh Rao, Chief Executive Officer-Real Estate, has been designated as Senior Management Personnel of the Company.

CODE OF CONDUCT

The Company has adopted a Code of Conduct for the Directors and Senior Management of the Company. The same is available on the Company's website and can be accessed through the link: https://www.vascon.com/investors/services. The Members of the Board and Senior Management of the Company have submitted their affirmation on compliance with the Code for the Financial Year 2025-26. The declaration by the Manager to that effect forms part of this Report.

Registrar and Share Transfer Agents

Kfin Technologies Limited, having address at Selenium Building, Tower-B, Plot No 31 & 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddy, Telangana India - 500 032 , e-mail: einward.ris@kfintech.com, acting as the Registrar and Share Transfer Agents ("RTA") of the Company, handle all Share Registry Work. The electronic connectivity with both the depositories - National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL") is also handled by RTA of the Company. The Company Secretary in co-ordination with the RTA, attends and resolves various investor related complaints to the satisfaction of the investors.

Dematerialisation of Shares and Liquidity

As on 31st March, 2026, 100% of Equity Share Capital of the Company was held in the dematerialised form with NSDL and CDSL. The distribution of shares in physical and electronic modes as at 31st March, 2026 and 31st March, 2025 are as follows:

Categories	Position as at 31st March, 2026		Position as at 31st March, 2025	
	No. of Shares	% to total shareholding	No. of Shares	% to total shareholding
Physical	0	0.00	0	0.00
Demat:				
NSDL	9,52,15,180	41.09	9,52,65,087	42.10
CDSL	13,64,81,931	58.91	13,10,22,024	57.90
Sub-total	23,16,97,111	100.00	22,13,17,111	100.00
Total	**23,16,97,111**	**100.00**	**22,62,87,111**	**100.00**

The equity shares of the Company are actively traded on the Stock Exchanges where shares of the Company are listed.

Listing on Stock Exchanges and Stock Codes

The Company's equity shares are listed and traded on the following Stock Exchanges:

Name	Address
National Stock Exchange of India Limited ("NSE")	Exchange Plaza, C-1, Block G, Bandra-Kurla Complex, Bandra (East), Mumbai – 400 051
BSE Limited ("BSE")	Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001

The Company has paid annual listing fees for the Financial Year 2025-26 to the Stock Exchanges.

Payment of Depository Fees

The Annual Custody/Issuer fee for the financial year 2025-26 has been paid by the Company within due date based on invoices received from the Depositories.

The ISIN of Company's Equity Shares (Face Value of ₹10/- each) is INE893I01013.

Corporate Governance Report

Name and designation of Compliance Officer:

Name	Ms. Neelam Piyush Pipada
Designation	Company Secretary & Compliance Officer
Address	Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel, Pune Nagar Road, Pune-411014
Phone	+91 (020)- 30562100/ 30562200
E-mail	Compliance.officer@vascon.com

Commodity price risk or foreign exchange risk and hedging activities

The nature of business of the Company does not involve Commodity Price risk, Foreign Exchange risk and accordingly does not require hedging activities.

Credit Rating

During the year under review, for the facilities availed by the Company, the following credit rating was assigned

Facilities	Rating
Long- term bank facilities	CRISIL A-; Stable
Short term bank facilities	CRISIL A2+

Distribution of Shareholding

The shareholding distribution of Equity Shares as at 31st March, 2026 is provided in the table below:

Sl no	Category	No. of Folios	% of Shareholders	No. of shares	% of Capital
1	1-5000	70018	74.1386	101833710	4.3951
2	5001- 10000	10769	11.4028	88276200	3.81
3	10001- 20000	6309	6.6803	97269880	4.1981
4	20001- 30000	2307	2.4428	59390450	2.5633
5	30001- 40000	1093	1.1573	39551790	1.707
6	40001- 50000	1006	1.0652	47699050	2.0587
7	50001- 100000	1564	1.656	115501350	4.985
8	100001& Above	1376	1.457	1767448680	76.2827
	Total	**94442**	**100.00**	**231697111**	**100.00**

Shareholding Pattern

The shareholding pattern of equity shares of the Company as at 31st March, 2026 is provided in the table below:

Category	31st March, 2026		31st March, 2025	
	No. of Shares	% of Capital	No. of Shares	% of Capital
Promoter and Promoter Group	70392245	30.38	70390920	31.11
Mutual Funds/AIF	0.00	0.00	0.00	0.00
Financial Institutions/Banks	0.00	0.00	0.00	0.00
Key Managerial Personnel	15364919	6.63	13141440	5.81
Foreign Institutional Investors	1181964	0.51	1627241	0.72
NRIs	2389763	1.03	1696128	0.75
Body Corporates	21730129	9.38	26145203	11.55
Individuals, HUF & Employees	120629999	52.06	113247306	50.06
IEPF/ Trust / Clearing Members	6592	0.01	37373	0.00
Central / State Government Body Corporate	1500	0.00	1500	0.00
Total	**231697111**	**100.00**	**226287111**	**100.00**

Plant Locations (Operational): The Company is mainly engaged in providing Engineering, Procurement, and Construction and Real Estate viz., Construction of Airport, Bridges, Building. The Company does not have any manufacturing plant.

Address for Correspondence

For shares held in physical form:
Kfin Technologies Limited
Unit: Vascon Engineers Limited
Selenium Building, Tower-B, Plot No 31 & 32,
Financial District, Nanakramguda, Serilingampally,
Hyderabad, Rangareddy, Telangana India - 500 032.
Phone No.: +91 (040) 7961 5565
E-mail: einward@kfintech.com

For shares held in demat form

Members may contact their concerned Depository Participant(s) and/or Kfin Technologies Limited.

Any query on the Annual Report

Secretarial Department
Vascon Engineers Limited
Vascon Weikfield Chambers, Behind Hotel Novotel,
Opposite Hyatt Hotel, Pune Nagar Road, Pune-411014.
Tel: +91 20 30562100/ +91 22 30562200
E-mail: compliance.officer@vascon.com;
Website: www.vascon.com

Weblinks for the Policies and Codes:

The various Policies and Codes adopted by the Company in compliance of applicable provisions of the Act and Listing Regulations is available on the Company's website and can be accessed through the link https://www.vascon.com/download.

Certificate on Corporate Governance

To the Members of
Vascon Engineers Limited
Vascon Weikfield Chambers,
Behind Hotel Novatel, Opposite Hyatt Hotel,
Pune Nagar Road, Pune - 411014

We have examined the compliance of conditions of Corporate Governance by Vascon Engineers Limited ("the Company"), for the Year ended on March 31, 2026, as stipulated in regulations 17 to 27 and Clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (Listing Regulations) of the said Company with the relevant Stock Exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure the compliance with the conditions of the Corporate Governance stipulated in Listing Regulations. Our 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 our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Chapter IV of Listing Regulations.

We state that no Investor grievance was pending for a period exceeding one month against the Company as per the records maintained by the Company/ Stakeholders Relationship Committee.

We 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 Amit Jaste & Associates
Practising Company Secretaries

Sd/-
Amit Jaste
Proprietor
FCS No.: 7289
CP No.: 12234
UDIN: F007289H000329061

Date: May 11, 2026
Place: Mumbai

Certificate by the Chief Executive Officer and Chief Financial Officer:

Under Regulation 17(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To,
The Board of Directors
Vascon Engineers Limited

A. We have reviewed financial statements and the cash flow statement for the year and that to the best of our knowledge and belief:

   1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

   2) these statements together present a true and fair view of the listed entity's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's Code of Conduct.

C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of Vascon Engineers Limited pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which they are aware and the steps they have taken or propose to take to rectify these deficiencies

D. We have indicated to the Auditors and the Audit Committee:

   1) significant changes in internal control over financial reporting during the year;

   2) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

   3) instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the listed entity's internal control system over financial reporting: NA

Place: Pune
Date: May11, 2026

Sd/-
Santosh Sundararajan
Whole Time Director and
Group Chief Executive Officer

Sd/-
Somnath Biswas
Chief Financial Officer

Declaration Regarding Compliance by Board Members And Senior Management Personnel With The Company's Code Of Conduct:

This is to confirm that the Company has adopted a Code of Conduct for its Board Members and Senior Management. In accordance with the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, I hereby confirm that the Company has, in respect of the Financial Year 2024-25 obtained from all the members of the Board and Senior Management Personnel, the affirmation that they have complied with the 'Code of Conduct' as applicable to them.

Sd/-
Santosh Sundararajan
Whole Time Director and
Group Chief Executive Officer

Place: Pune,
Date: May 11, 2026

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 of
Vascon Engineers Limited
Vascon Weikfield Chambers,
Behind Hotel Novatel, Opposite Hyatt Hotel,
Pune Nagar Road, Pune MH 411014

I/We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Vascon Engineers Limited** having CIN L70100PN1986PLC175750 and having registered office at Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel, Pune Nagar Road, Pune - 411014 (hereinafter referred to as 'the Company'), produced before me/us 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/our opinion and to the best of my/our 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 / us by the Company & its officers, I/We hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2026 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India or Ministry of Corporate Affairs:

Name of Director	Director Identification Number	Date of Original Appointment
Siddharth Vasudevan Moorthy	02504124	29/03/2018
Santosh Pursram Sundararajan	00015229	31/05/2021
Mukesh Satpal Malhotra	00129504	17/05/2016
Sankaramahalingam Balasubramanian	06622735	26/11/2021
Sowmya Aditya Iyer	06470039	31/03/2015
Tara Subramaniam	07654007	03/03/2023

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 Amit Jaste & Associates
Practising Company Secretaries

Sd/-
Amit Jaste
Proprietor
FCS No.:7289
CP No.:12234
UDIN: F007289G000343636

Date: May 11, 2026
Place: Mumbai

Management Discussion and Analysis

Company Overview

As Vascon Engineers celebrates its landmark 40-year journey "40 Saal Bemisaal" it reflects four decades of excellence, resilience, and value creation across the construction and real estate sectors.

Over these 40 years, Vascon has built a strong reputation for delivering highly engineered, versatile, complex and large-scale projects with quality, precision, and timeliness. The Company has successfully executed more than 225+ projects, covering over 45 million sq. ft. across residential, commercial, institutional, industrial, and infrastructure segments.

In addition to its strong EPC business, Vascon has established a strong presence in the real estate segment, with four projects successfully launched, four projects currently under development, and four projects in the pipeline. This diversified portfolio strengthens the Company's growth visibility and reinforces its position in high-potential urban markets.

The Company has been entrusted with several landmark developments, including Lotus Park Ahmedabad, Dabolim Airport Goa, Adampur Airport Jalandhar, Medical College Kaushambi, Vedanta Barmer and Mumbai Metro High Rise Building, Saudamini Building, MSEBHCL etc. Building on this legacy, Vascon continues to secure prestigious EPC projects and expand its presence across high-growth markets. Order book, proven execution capabilities, and a disciplined business model, the Company is well positioned to capture opportunities arising from India's expanding infrastructure and real estate sectors.

Backed by a robust order book, strong execution capabilities, and a disciplined approach to growth, Vascon remains well positioned to capitalise on opportunities arising from India's expanding infrastructure and real estate sectors, while continuing to create long-term value for all stakeholders.

Global Economy:

The global economy remained resilient yet uneven during FY 2025–26, navigating persistent geopolitical tensions, evolving trade dynamics, and changing monetary policy conditions. Global growth moderated during the year as elevated uncertainty, supply-side disruptions, and higher commodity price volatility weighed on economic activity.

According to the International Monetary Fund (IMF), global GDP growth is projected at 3.1% in 2026, slightly lower than 3.4% in 2025, reflecting slower expansion across several advanced and emerging economies. Advanced economies are expected to grow by 1.8%, while emerging market and developing economies are projected to grow by 3.9%.

Among major economies, the United States continued to demonstrate resilience, with growth supported by strong labor markets and consumer spending, though GDP growth is expected to moderate to around 1.8% in 2026 from 2.8% in 2025. The Eurozone remained relatively weak, with growth projected at 1.2%–1.4%, constrained by weak manufacturing output and subdued external demand. China's economy continued to face challenges from property market stress and softer domestic demand, with growth expected at 4.2%–4.5% in 2026, compared to 4.8% in 2025.

Global trade recovery remained gradual. The World Trade Organisation (WTO) estimates global merchandise trade growth at approximately 3.2% in 2026, following 3.1% growth in 2025, supported by improving supply chains and recovering demand. However, rising protectionism, trade fragmentation, and shipping disruptions continued to weigh on global trade flows.

Global inflation continued to ease as supply chain bottlenecks normalised and commodity prices stabilised. According to the World Bank, global inflation is expected to decline to approximately 4.2% in 2026, from 4.5% in 2025 and 5.7% in 2024. However, inflation remained vulnerable to fluctuations in food and energy prices, particularly amid geopolitical instability in major commodity-producing regions.

Outlook

The global economic outlook remains stable despite geopolitical uncertainties and evolving trade dynamics. According to the International Monetary Fund (IMF), global GDP growth is projected at 3.1% in 2026, improving marginally to 3.2% in 2027, reflecting continued resilience in economic activity. Global inflation is expected to rise to 4.4% in 2026 before moderating to 3.7% in 2027. Improving financial conditions, easing supply-side pressures, and sustained investments in technology and sustainable infrastructure are expected to support steady global growth over the medium term.

Indian Economy:

India continued to remain one of the fastest-growing major economies in the world during FY 2025–26, supported by strong domestic demand, resilient investment activity, and sustained government-led infrastructure spending. The economy demonstrated steady growth despite global macroeconomic uncertainties, supported by robust consumption and improving industrial activity.

According to the National Statistical Office (NSO), India's real GDP is estimated to grow by 6.5% in FY 2025–26, driven by healthy performance across manufacturing, services, and construction sectors. Strong urban consumption, rising private investments, and increased public capital expenditure continued to support economic momentum during the year.

Inflation remained largely under control during FY 2025–26. Average Consumer Price Index (CPI) inflation moderated to around 4.6%, supported by easing food prices, stable commodity prices, and improving supply-side conditions. Inflation remained within the Reserve Bank of India's (RBI) tolerance band of 2–6%, providing macroeconomic stability.

On the policy front, the Government of India continued to prioritise infrastructure-led growth and economic development. In the Union Budget 2026–27, capital expenditure was increased to ₹12.2 lakh crore, reinforcing the Government's commitment toward roads, railways, urban infrastructure, logistics, and energy development. Meanwhile, the RBI maintained a balanced monetary policy approach, focusing on inflation management while supporting economic growth and financial stability.

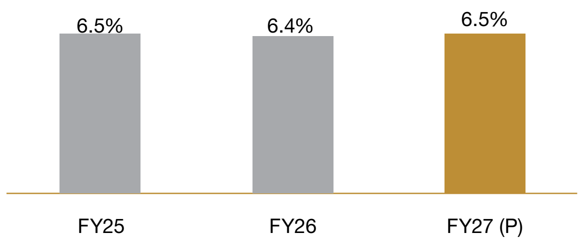
India's strong demographic advantage, rapid urbanisation, digital transformation, and rising formalisation of the economy continue to strengthen its long-term growth potential.

Outlook

Indian economy remains positive, supported by resilient domestic demand, sustained infrastructure investments, and improving private sector participation. According to the Reserve Bank of India (RBI), India's real GDP is projected to grow by around 6.6% in FY27, reinforcing its position as one of the fastest-growing major economies globally.

Inflation is expected to remain manageable, with CPI inflation projected at 5.1% in FY27, supported by easing supply-side pressures and stable commodity prices. The RBI's repo rate at 5.25% is expected to support credit availability and maintain a balanced interest rate environment. Stable to moderating home loan interest rates are likely to improve housing affordability and support demand in the residential real estate sector.

GDP growth



Additionally, continued policy support through infrastructure-led development and housing initiatives, along with ₹12.2 lakh crore budgeted towards capital expenditure in FY27, is expected to strengthen investment activity. India's strong macroeconomic fundamentals, policy stability, and favorable demographics position the economy well for sustained long-term growth.

Industry Overview

Construction Sector

India's construction sector continued to remain a key pillar of economic growth during FY 2025–26, supported by sustained infrastructure investments, rapid urbanisation, and strong government policy support. The sector plays a critical role in GDP contribution, employment generation, and nation-building through the development of transportation, urban, industrial, and social infrastructure.

The Government of India's continued focus on infrastructure-led development remained a major growth catalyst. In the Union Budget 2026–27, capital expenditure was increased to ₹12.2 lakh crore, reinforcing the Government's commitment toward roads, railways, metro networks, airports, energy, and logistics infrastructure.

According to industry estimates, India's construction market is expected to reach ₹25.31 trillion in 2026, driven by strong activity across residential, commercial, industrial, and infrastructure segments. Further, the construction sector is projected to grow by approximately 6.4% in real terms during 2026, supported by large-scale investments in transport and energy infrastructure.

Despite temporary moderation in certain sub-segments such as roads and water-related projects during FY26, the overall outlook for the sector remains positive. According to ICRA, India's construction sector is expected to witness

Management Discussion and Analysis

6–8% revenue growth in FY27, supported by improving order inflows, execution momentum, and increased infrastructure spending.

Additionally, technology adoption through Building Information Modelling (BIM), automation, AI-led project monitoring, and digital construction management is improving efficiency, cost optimisation, and execution timelines across the industry.

With strong public capex, rising private investments, and expanding urban infrastructure needs, India's construction sector remains well positioned for long-term sustainable growth.

Outlook

India's construction sector remains robust, supported by a strong order pipeline and improving execution momentum. the sector is expected to witness 6–8% revenue growth in FY27, compared to 2–4% growth in FY26 (ICRA). Additionally, the Government's continued infrastructure push, with ₹12.2 lakh crore budgeted for capital expenditure in FY27, is expected to support sustained growth across the sector.

Residential Real Estate Market

India's residential real estate market remained resilient in FY 2025–26, supported by urbanisation, rising household incomes, and continued preference for home ownership. According to Magicbricks PropIndex Q1 2026, housing supply across major cities increased by 10.1% YoY, while residential prices rose by 14.1% YoY, reflecting sustained demand, particularly in premium and mid-income housing segments. Demand continues to be driven by infrastructure-led micro-markets, improved connectivity, and rising preference for larger homes with lifestyle amenities.

Outlook

Residential market remains positive, supported by improving affordability, stable home loan rates, and continued urban migration. Premium and redevelopment-led projects are expected to remain key growth drivers in major urban markets.

Commercial Real Estate Market

India's commercial real estate market demonstrated strong momentum in FY 2025–26, driven by robust office leasing from IT-BPM, BFSI, Global Capability Centers (GCCs), and flexible workspace operators. According to Cushman & Wakefield Q1 2026, gross office leasing across the top 8 cities stood at 21.9 million sq. ft., registering 13% YoY growth. Office vacancy further declined to 13.85%, indicating healthy demand and tightening supply across key business districts.

Outlook

Commercial market is expected to maintain steady growth, supported by GCC expansion, increasing demand for Grade-A office spaces, and rising absorption in major business hubs such as Bengaluru, Mumbai, Pune, and Hyderabad.

Industrial Market

India's industrial segment continued to witness strong growth, supported by manufacturing expansion, supply chain optimisation, e-commerce growth, and government initiatives such as Make in India and PLI schemes. According to Colliers Q1 2026, industrial and warehousing leasing reached 11 million sq. ft., reflecting 22% YoY growth. The sector is also benefiting from rising investments in logistics parks, industrial corridors, and warehousing infrastructure.

Outlook

Industrial and warehousing market is expected to remain a high-growth segment, driven by manufacturing-led demand, logistics modernisation, and increasing institutional investments. Strong infrastructure development is likely to further accelerate demand for industrial and warehousing assets.

Government Initiatives Driving Growth

Several flagship government programmes continue to support the expansion of India's infrastructure and housing markets:

PM Gati Shakti: PM Gati Shakti is the Government's integrated infrastructure master plan focused on improving multimodal connectivity across roads, railways, ports, and airports. As of FY26, over 300 railway projects covering 13,808 km have been sanctioned under this initiative.

National Infrastructure Pipeline (NIP): The National Infrastructure Pipeline is a long-term infrastructure investment roadmap with planned investments of over ₹111 lakh crore across sectors such as transportation, energy, and urban infrastructure, aimed at accelerating economic growth and private sector participation.

Smart Cities Mission: The Smart Cities Mission aims to develop 100 cities with smart and sustainable urban infrastructure through better mobility, digital governance, energy efficiency, and public services, improving overall urban livability.

AMRUT: AMRUT focuses on strengthening urban infrastructure through improved water supply, sewerage, drainage, and green spaces across 500+ cities and towns, supporting sustainable urban development and better quality of life.

Pradhan Mantri Awas Yojana (PMAY): PMAY is the Government's flagship affordable housing scheme promoting home ownership across urban and rural India. As of May 2026, 125.36 lakh houses have been sanctioned under PMAY-Urban, with 98.35 lakh houses completed.

Together, these initiatives have created a long-term pipeline of opportunities for construction and real estate companies, while improving urban and rural ecosystems across India.

Real Estate Sector

India's real estate sector continued to demonstrate strong resilience during FY 2025–26, supported by robust housing demand, rising urbanisation, improving infrastructure, and sustained investor confidence. The sector remained one of the key contributors to economic growth, with strong momentum across residential, commercial, warehousing, and emerging asset classes.

Residential real estate market witnessed healthy demand, particularly in the mid-premium and premium housing segments, driven by rising disposable incomes, growing homeownership aspirations, and improved connectivity across key urban markets. According to industry estimates, the residential real estate sector recorded a 26% CAGR in sales value between FY22 and FY25. While growth moderated in FY26 following a strong post-pandemic recovery, the sector continued to witness stable demand and healthy collections. According to CRISIL Ratings, residential sales value growth is estimated at 5–7% in FY26, indicating a transition toward more sustainable and disciplined growth.

Commercial real estate also maintained positive momentum, supported by strong demand for Grade A office spaces, Global Capability Centres (GCCs), and flexible workspaces. According to Colliers India Real Estate 2026 Report, India's office leasing crossed 50 million sq. ft. in the first nine months of 2025, with annual demand expected to stabilise at 70–75 million sq. ft., reflecting continued occupier confidence and expansion by global enterprises.

Institutional participation in the sector remained strong, with increasing investments through Real Estate Investment Trusts, InvITs, and alternate investment vehicles. India's listed office REIT portfolio is expected to expand to 190–195 million sq. ft. by FY27, highlighting growing investor confidence in high-quality commercial assets.

Government-led infrastructure development through metro expansion, industrial corridors, expressways, and urban redevelopment continued to act as a major growth catalyst for the real estate sector. Improved connectivity and rapid urbanisation are increasingly unlocking value across both metro and Tier-II/Tier-III cities.

Outlook

India's real estate sector is expected to maintain steady growth, supported by rapid urbanisation, infrastructure development, and sustained housing demand. According to IBEF, the sector is projected to reach US$ 5.8 trillion by 2047, contributing around 15.5% to India's GDP, up from the current ~7.3%. Demand in the residential segment is expected to remain healthy, particularly in premium and mid-income housing, while commercial real estate is likely to benefit from strong office leasing and increasing institutional investments. With continued policy support and improving market transparency, the sector remains well positioned for long-term growth.

Emerging Trends Real Estate

Premiumisation of Residential Demand

Residential market is the increasing shift toward premium and luxury housing. Rising disposable incomes, wealth creation, and growing NRI participation are driving demand for larger, amenity-rich homes.

According to market reports, premium and luxury housing accounted for nearly 63% of total residential sales in 2025, compared to 53% in 2024, indicating a clear shift toward higher-value housing segments. Homebuyers are increasingly prioritising lifestyle, wellness, gated communities, and integrated township developments.

Infrastructure-led Real Estate Growth

Large-scale investments in metro rail, expressways, airports, ring roads, and industrial corridors are reshaping real estate demand across key micro-markets. Infrastructure development is improving connectivity, reducing commute times, and unlocking new residential and commercial clusters.

Management Discussion and Analysis

Rise of Tier-II and Tier-III Cities
Tier-II and Tier-III cities are emerging as important real estate growth centers due to improving infrastructure, lower land costs, and increasing employment opportunities. Developers are expanding into these markets to capture rising housing and commercial demand.

Institutionalisation and Capital Inflows
Institutional participation in Indian real estate continues to increase, reflecting strong long-term investor confidence. According to JLL, institutional investments in Indian real estate rose 23% YoY to USD 4.3 billion in H1 2026, while domestic capital accounted for a record 64% share of total investments. convenience, holistic living, and community engagement

The continued expansion of REITs, AIFs, and structured real estate financing is improving liquidity and increasing transparency within the sector. This trend is accelerating the transition toward a more organised and professionally managed market.

Growth in Commercial and Flexible Workspaces
Office real estate market continues to evolve with changing workplace strategies. Demand for Grade-A office spaces, flexible workspaces, and managed offices remains strong, driven by technology firms, GCCs, BFSI players, and engineering companies.

According to Colliers, India's co-working sector leased a record 8.6 million sq. ft. in H1 2026, reflecting strong demand for flexible and scalable office solutions.

Emergence of Alternative Asset Classes
Alternative real estate segments such as warehousing, data centers, co-living, senior living, and mixed-use developments are witnessing rising investor interest. These segments are benefiting from digital transformation, e-commerce growth, demographic shifts, and evolving lifestyle needs.

Relevance to Market
The emerging trends in India's real estate sector align well with Vascon's diversified business model across EPC and real estate development. Rising demand for premium housing, infrastructure-led urban expansion, and increasing redevelopment activity in key urban markets are creating significant growth opportunities for the Company's real estate portfolio.

Simultaneously, growing investments in commercial spaces, IT parks, institutional buildings, and urban infrastructure continue to expand opportunities within the EPC segment. Additionally, increasing emphasis on sustainable and green developments, along with the gradual formalisation of the real estate sector, is expected to benefit established and execution-focused players such as Vascon.

The increasing demand for premium residential developments is expected to support better pricing and improve realisations for Vascon's real estate portfolio, particularly in key urban markets. At the same time, infrastructure-led development, including metro expansion, highways, airports, and industrial corridors, is unlocking new real estate micro-markets while also creating additional EPC opportunities through large-scale project execution.

The rise of Tier-II and Tier-III cities, supported by rapid urbanisation and improving infrastructure, is expanding the addressable market for organised developers and construction players. Additionally, growing institutional capital inflows and increasing sector formalisation are expected to benefit established players with strong governance, execution capabilities, and proven delivery track records such as Vascon.

Further, rising demand for commercial spaces, flexible workspaces, and alternative asset classes such as mixed-use developments and warehousing is expected to broaden market opportunities and support long-term portfolio diversification.

Financial Performance with respect to operational performance

Company Performance
Coming to the performance for the year, FY26 witnessed stable operational performance despite certain temporary external challenges during the year. The Company reported a 12% decline in revenue compared to FY25; however, project execution conditions have gradually started normalising across key sites. Throughout the year, the Company remained focused on execution discipline, productivity improvement, cost control, and maintaining steady project progress.

During the year, we significantly strengthened our banking relationships and working capital position.

Further, SBI completed a revised assessment of our working capital facilities with improved commercial terms, including better collateral leverage and lower bank guarantee margins. These improvements have enhanced liquidity, improved cash flow efficiency, and strengthened our ability for faster project mobilisation.

With stronger banking support now in place, our available working capital capacity can support execution of nearly ₹3,000 crore of additional EPC orders.

EPC Segment
The EPC segment remained the primary contributor to the Company's revenue, reporting revenues of 916 crore in FY 2025–26. The moderation in EPC revenue during the year was primarily due to cash flow constraints in two major Government projects and internal organisational changes at a major private client, which impacted onsite decisions and project schedules.

During the year, the Company secured new EPC orders aggregating approximately ₹762 crore, including the Royal Rides Private Limited project in Goa, the Saudamini Building redevelopment project at Haji Ali from MSEBHCL, the Navi Mumbai Municipal Corporation Super Speciality Hospital project, and the Lotus Park project in Ahmedabad.

At year-end, the EPC order book stood at ₹2,717 crore, equivalent to 2.9 times annual revenues, providing robust visibility for the coming years. A diversified client base across government, institutional, and private sectors further strengthens resilience. Going forward, the Company will focus on expanding into high-potential verticals such as healthcare, institutional infrastructure, and residential complexes while leveraging digital tools and automation to enhance efficiency.

Real Estate Segment
The Real Estate segment recorded revenues of ₹33 crore in FY 2025–26, supported by healthy sales momentum and disciplined collections. New sales bookings stood at 96735 sq. ft. worth ₹113 crore, with collections of ₹119 crore during the year.

Ongoing projects continued to demonstrate strong traction, reflecting Vascon's brand strength and focus on the mid-to-premium housing category.

Project	Location	Status (as of Mar-26)
Good Life	Talegaon (Pune)	82% sold
Tulip Phase III	Coimbatore	93% sold
Tower of Ascend	Pune	73% sold
Orchids	Mumbai	26% sold

Real estate business is supported by a robust upcoming project pipeline, providing strong medium-term growth visibility. Near-term launches comprise four projects across key micro-markets such as Mumbai and Pune, with a total saleable area of approximately 1.94 million sq. ft. and an estimated gross development value (GDV) of ₹2,360 crore, of which around ₹1,110 crore is attributable to Vascon. Key upcoming launches include projects in Powai, Prakash Housing Society, Baner-Pashan, and HDH-Ajanta, spanning residential, redevelopment, and commercial segments. This diversified pipeline strengthens revenue visibility and reinforces the Company's long-term growth outlook in the real estate segment.

Strategic Realignment
During FY 2025–26, strategic initiatives were undertaken to sharpen focus on the core EPC and Real Estate businesses. This realignment improved operational efficiency, streamlined resource allocation, and strengthened capital discipline.

Reflecting these improvements, CRISIL reinstated Vascon's long-term credit rating to A-/Stable, reinforcing confidence in the Company's business fundamentals, financial profile, and long-term growth prospects.

Consolidated Financial Performance
- Total Consolidated Revenue stood at ₹948.53 Crores in FY 2025 - 26 as against ₹1077.41 Crores in FY 2024-25
- EBITDA stood at ₹87.13 Crores in FY 2025-26 as against ₹99.90 crore in FY 2024-25
- Profit after tax stood at ₹48.90 Crores in FY 2025-26 as against ₹130.25 crores in FY 2024-25
- As on March 31, 2026, Total consolidated debt stood at ₹298.60 crores as against ₹201.90 crores on March 31, 2025
- Net worth stood at ₹1,149 Crores as on March 31, 2026 as compared to ₹1,092.82 crores as on March 31, 2025

Working Capital Management
- Current assets as on March 31, 2026 stood at ₹2,011.53 Crores as compared to ₹1,739.03 crores as on March 31, 2025.
- Current ratio as on March 31, 2026 stood at 1.95 times as compared to at 1.89 times as on March 31, 2025.

Management Discussion and Analysis

- Inventories stood at ₹736.50 Crores as on March 31, 2026 as against ₹591.21 crores as on March 31, 2025.
- Loan & Other Financial Assets stood at ₹730.36 Crores in FY 2025-26 compared to ₹612.86 crores in FY 2024- 25.
- Current liabilities stood at ₹1030.91 crores on March 31, 2026 compared to ₹920.64 crores as on March 31, 2025.
- Cash and bank balances was at ₹203.33 Crores as on March 31, 2026 compared to at ₹227.74 crores as on March 31, 2025.

Key Ratios

- **Debtors' turnover:** The Company's debtors' turnover stood at 4.22 days in FY 2025-26 as compared to 5.52 days in FY 2024-25;
- **Inventory turnover:** Inventory turnover stood at 1.24 days FY 2025-26 as against 1.65 days in FY 2024-25; major inventory is related to Real Estate Division and it also includes inventory for project which are not yet launched
- **Interest coverage ratio:** The Company's interest coverage ratio stood at 5.01 times in FY 2025-26 against 8.93 times in FY 2024-25;
- **Debt to Equity ratio:** Debt to Equity Ratio stood at 0.26x
- **Return on net worth:** The return on net worth stood at 6.11 % in FY 2025-26.

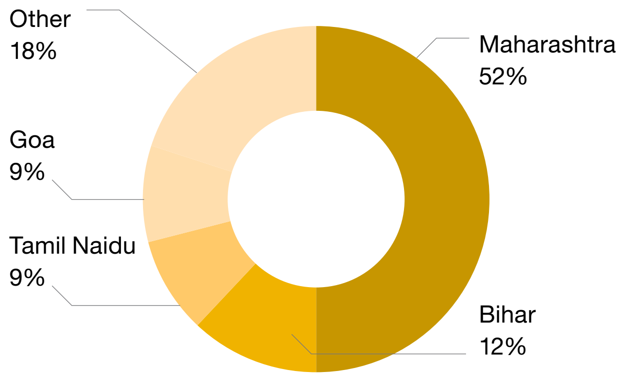
Strategic Partnership with Adani Group

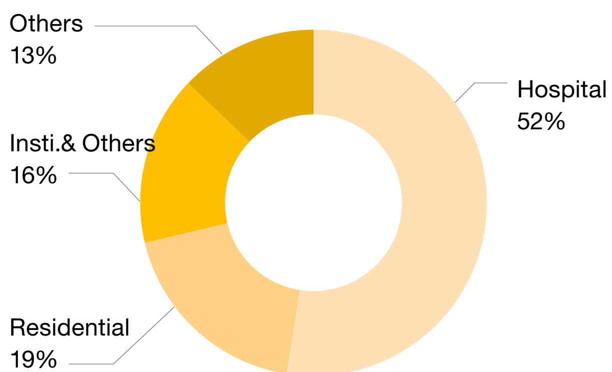
Vascon has entered strategic partnership with Adani Infra (India) Limited represents a significant long-term growth opportunity for Vascon. Under the five-year Memorandum of Understanding (MoU), Vascon will serve as an execution partner under an early engagement model, enabling the Company to participate in projects from the design and planning stage through execution. This integrated approach is expected to enhance execution efficiency and deepen client engagement.

As part of the initial phase, multiple projects in Mumbai covering approximately 13.15 million sq. ft. have been identified under this partnership. The collaboration is expected to strengthen Vascon's presence in high-value urban infrastructure and redevelopment projects, particularly in the Mumbai market. Over the medium term, this strategic alliance has the potential to contribute meaningfully to the Company's order book and revenue growth, while further reinforcing Vascon's positioning as a preferred execution partner for large-scale complex developments.

Engineering Procurement & Construction

Geographical Order Book Split





Real Estate

Ongoing Projects:

Tulip Phase 3 – Coimbatore, Tamil Nadu: Launched in 2023, the Company owns 98 units in the project, of which 60 units were sold within the first month of launch. As on 31st March, 2026, the project is 92% sold.

Tower of Ascend – Kharadi, Pune: A commercial project strategically located in Kharadi, Pune, offering excellent connectivity and strong locational advantages. The project has a total developable area of 189,790 sq. ft., of which 82% has been sold as on 31st March, 2026.

Vascon Goodlife – Vascon Goodlife is the Company's first value housing project spread across 10 acres in Katvi, Talegaon. Offering 1 RK, 1 BHK, and 2 BHK residences, the project focuses on affordable yet value-driven living with differentiated learning-oriented infrastructure. As of FY 2025–26, approximately 82% of project inventory has been sold, reflecting strong customer demand.

Vascon Orchids - Vascon Orchids is a premium redevelopment project located on Linking Road, Santacruz West, offering 62 premium residential units across three wings. Supported by strong connectivity and strategic location advantages, the project strengthens Vascon's presence in Mumbai's premium residential segment. As of FY 2025–26, approximately 26% of inventory has been sold.

Strength, Opportunities, Strategy

Strengths

- **Strong Order Book Providing Revenue Visibility:** The Company maintains a healthy EPC order book of approximately ₹2,717 crore as of FY 2025–26, providing strong revenue visibility and supporting sustained business growth over the medium term.
- **Proven Execution Capabilities:** With nearly 40 years of industry experience and over 200 completed projects, the Company has established strong execution capabilities across residential, commercial, institutional, industrial, and infrastructure projects.
- **Experienced Management:** A proven leadership team with decades of experience in construction, real estate, and project execution.
- **Brand Trust:** Reputation for quality, transparency, and timely delivery, which continues to strengthen customer and client confidence.
- **Presence in High-Growth Markets:** Vascon has built a strong presence in strategic urban markets such as Pune, Mumbai, and Western India, which continue to benefit from urbanisation, infrastructure development, and rising housing demand.
- **Healthy Real Estate Portfolio:** The Company continues to witness healthy demand across its residential projects, supported by strong sales traction in developments such as Vascon Goodlife, Citron Phase II, and Vascon Orchids, reflecting strong market acceptance.
- **Strong Growth Opportunities in Redevelopment:** Increasing redevelopment activity, particularly in urban markets such as Mumbai and Pune, presents a significant long-term opportunity for the Company, supported by its proven project execution and strong market positioning.

Opportunities

- Rising government capital expenditure and continued focus on infrastructure development through roads, metro, airports, urban infrastructure, and public institutions are expected to create significant EPC opportunities for the Company.
- Increasing redevelopment activity in land-constrained urban markets such as Mumbai and Pune presents a strong long-term opportunity, driven by aging infrastructure, better regulatory support, and rising demand for modern housing.
- Rising urbanisation, increasing disposable income, and improving housing affordability are expected to support sustained demand across residential real estate, particularly in key urban markets.
- Growing consumer preference for larger homes, lifestyle amenities, and premium residential developments creates opportunities for better realisations and margin expansion in the real estate segment.
- Rapid urbanisation across Tier-I and emerging Tier-II cities is expanding the addressable market for organised EPC and real estate developers, creating long-term growth opportunities.
- Rising investments in IT parks, commercial offices, healthcare, education, and industrial infrastructure are expected to create additional project opportunities for the EPC segment.

Strategy

Vascon's strategy remains anchored on strengthening its core businesses of EPC and Real Estate Development:

- **Balanced Growth Across EPC and Real Estate:** Maintaining a balanced growth strategy across both the EPC and real estate segments enables diversified revenue streams and reduces dependence on any single business vertical. This dual-engine model strengthens business resilience and supports long-term value creation.

Management Discussion and Analysis

- **Focus on Order Book Expansion:** Continued emphasis remains on strengthening the EPC order book by targeting high-quality projects across government, institutional, commercial, and infrastructure segments. A healthy order pipeline provides strong revenue visibility and supports sustainable growth in the EPC business.
- **Operational Excellence and Execution Efficiency:** Improving project execution, cost optimisation, and timely delivery remain central to long-term growth. Enhanced project planning, efficient resource utilisation, and technology adoption continue to support operational efficiency.
- **Innovation & Sustainability:** Leverage technology and green practices to differentiate offerings, improve cost efficiency, and align with evolving customer and regulatory expectations.

Through these strengths and strategic priorities, Vascon is well positioned to capture India's growing demand for infrastructure and housing while delivering sustainable value creation for stakeholders.

Risk Factors & Mitigation

Vascon operates in dynamic markets where multiple external and internal risks can impact performance. The Company has developed a robust risk management framework to proactively identify, assess, and mitigate these risks.

EPC Business Risks

- **Project Execution & Timeline Risk:** Delays arising from labour shortages, adverse weather conditions, approval bottlenecks, or slower site mobilisation may impact project execution and revenue recognition. This remained a key challenge during FY26, particularly in the first half.
- **Mitigation-** Robust project planning, improved site monitoring, and disciplined resource allocation help enhance execution efficiency and minimise project delays. A diversified project pipeline across multiple geographies further reduces concentration risk.
- **Margin Pressure in EPC Business:** Rising raw material costs, subcontractor inflation, and execution inefficiencies may impact project profitability and operating margins. Fixed-price contracts can further increase cost sensitivity.
- **Mitigation-** Focus on better project selection, cost optimisation, strategic procurement, and tighter contract structuring, including escalation clauses where feasible, helps protect margins and improve profitability.
- **Real Estate Demand & Sales Risk:** Slow inventory absorption, weaker consumer sentiment, or elevated home loan interest rates may affect booking momentum and cash inflows from residential projects.
- **Mitigation-** A balanced portfolio across value housing, premium housing, and redevelopment projects helps diversify demand risk, while project launches remain aligned with market demand and location attractiveness.
- **Project Concentration Risk:** Dependence on a few large projects or specific geographies may expose the business to localised disruptions or client-related risks.
- **Mitigation-** Continued diversification across EPC, real estate, redevelopment, and strategic partnerships helps broaden the revenue base and reduce concentration risk.
- **Regulatory & Approval Risk:** Delays in statutory approvals, redevelopment clearances, or regulatory changes may impact project launches and execution timelines.
- **Mitigation-** Proactive regulatory engagement, strong compliance systems, and early-stage due diligence support smoother project execution and timely approvals.
- **Competitive Intensity:** Increasing competition from regional and national players may exert pressure on bidding margins and market share.
- **Mitigation-** Strong brand equity, nearly 40 years of execution experience, quality delivery, and strategic partnerships such as the Adani collaboration strengthen competitive positioning.

Risks are continuously evaluated through a structured risk management framework, enabling timely mitigation and enhancing operational resilience. Vascon's diversified business model, strong order book, and disciplined execution approach position it well to navigate sectoral challenges while pursuing sustainable growth.

Human Resources

Human capital remains one of the most valuable assets driving Vascon Engineers Limited's long-term growth and operational excellence. Continued focus on attracting, developing, and retaining skilled talent across engineering, project execution, and corporate functions supports the Company's business objectives.

As of March 31, 2026, the Company had a total workforce of 751 employees. The annual attrition rate stood at 5%, reflecting the Company's continued focus on employee engagement and talent retention. During FY 2025-26 401 employees underwent training focused on technical capability building, leadership development, and functional skill enhancement.

Emphasis on collaboration, accountability, and continuous learning helps foster a high-performance work culture. Employee well-being, workplace safety, and inclusive growth continue to remain key priorities, supported by various engagement and welfare initiatives.

Internal Control System

The Company has adequate internal control systems commensurate with the nature and scale of its operations. These controls ensure efficient operations, safeguarding of assets, accuracy of financial reporting, and compliance with applicable laws and regulations.

The internal audit function periodically reviews operational, financial, and compliance controls, and the observations are reviewed by the management and the Audit Committee for timely corrective actions. The Company continues to strengthen its control environment through continuous monitoring and process improvements.

Risk Management

The Company operates in a dynamic business environment and is exposed to various risks, including economic slowdown, fluctuations in raw material prices, project execution delays, labor shortages, regulatory changes, and competitive pressures. Changes in interest rates and delays in project approvals may also impact the construction and real estate sectors.

To mitigate these risks, the Company follows a structured risk management framework focused on early risk identification, regular monitoring, and timely mitigation measures. The Company emphasises strong project planning, disciplined execution, cost control, and compliance to minimise operational and financial risks.

Independent Auditor's Report

To the members of **VASCON ENGINEERS LIMITED**

Report on the audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone Financials of **VASCON ENGINEERS LIMITED** (hereinafter referred as "the Company"), which comprise the Balance sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year ended and Notes to the Standalone Financial Statements, including a summary of material accounting policies and other explanatory information (hereinafter collectively referred as the "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 (hereinafter referred as "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 Standards) Rules, 2015 as amended (hereinafter referred as "Ind AS") and other accounting principles generally accepted in India, of the state of affairs (financial position) of the Company as at March 31, 2026, its profit, other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Emphasis Of Matter

We draw attention to Note 45 of the Standalone Financial Statements regarding the Company's divestment of its entire shareholding in Almet Corporation Limited under a Share Transfer Agreement dated March 31, 2025, and had relinquished the control. However, due to a dispute among the transferees, the agreement has been kept in abeyance. As informed by the management, the matter is under review, and appropriate action will be taken upon resolution of the said dispute.

Our opinion is not modified in respect of this emphasis of matter.

Key Audit Matters

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

S. No.	Key Audit Matter (KAM)	Auditor's Response
1	**Revenue Recognition:** Ind AS 115 prescribes detailed guidance for various elements of revenue recognition and requires detailed contract assessment as per the accounting principles. The revenue accounting standards application involves certain significant judgements regarding identification of the distinct performance obligations, recognition of revenue over the period, recognition of contract acquisition costs, appropriateness of the basis used for measuring the estimation of the total cost of completion of the projects over a wide range of customers and also wide range of contracts each having different risk profile based on its individual nature of performance and delivery characteristics. Changes in cost estimate could give rise to the variances in the amount of revenue recognised and profit/loss recognised. Accordingly, this matter has been identified as KAM.	**Principal Audit Procedures:** Our audit procedures in respect of this area include but are not limited to: • Assessed the design and operating effectiveness of the Company's controls around revenue recognition and measurement. • Assessed the Company's process to identify revenue recognition and cost estimation as per the requirement of the revenue accounting standard. • Evaluate the design and implementation of key internal financial controls and operating effectiveness of the relevant key controls with respect to existence and accuracy of revenue recognition on selected transactions. • Selected an appropriate sample of contracts and evaluated them along with the supporting evidence to determine whether various elements of revenue recognition as well cost allocations are assessed with the principles prescribed under Ind AS 115. We performed project analysis and obtained the reasons for our observations in respect of the ongoing as well as completed projects during the year under audit. • Read and assessed the disclosure made in the Standalone Financial Statements for assessing compliance with the disclosure Ind AS 115 requirements.

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

The Company's Board of Directors is responsible for the preparation of other information. The other information comprises the information included in the Board's report including annexures to Board's 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 identified above and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on 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.

The Management's & Board of Directors' Responsibilities for the Standalone Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, total comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Statements 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, Company's Management and Board of Directors are 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 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

Independent Auditor's Report

opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Statements.

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

a) Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has 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 and Board of directors.

d) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

e) Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements 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 in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone Financial Statements.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government in terms of Section 143 (11) of the Act, we give in the **"Annexure A"**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143 (3) of the Act and based on our audit 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 except for the matters stated in the paragraph 2(g)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;

   c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash Flows statement 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;

   e) On the basis of the written representations received from the directors on April 01, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 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 with reference to Standalone Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to Standalone Financial Statements; and

   g) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company has disclosed the impact of pending litigations as at March 31, 2026, on its financial position in its Standalone Financial Statements - Refer note 30 to the Standalone Financial Statements.

      ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

      iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

      iv. (a) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

      (b) The Management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities

Independent Auditor's Report

identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

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

vi. Based on our examination which included test checks, except for the instance mentioned below, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention, other than the consequential impact of exceptions given below;

o The audit trail feature was not enabled at the application level for the Enterprise Resource Planning Software (SAP) to log all relevant transactions recorded in the software.

o The audit trail feature was not enabled at the database level for the below mentioned accounting software to log any direct data changes, used for maintenance of all relevant accounting records by the Company:

a) Enterprise Resource Planning Software (SAP) and

b) Human Resource Management System (Ellisys by Ascent Software).

h) With respect to the other matters to be included in the auditor's report in accordance with the requirements of Section 197(16) of the Act, as amended, we report that in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to director by the company is in excess of the limit laid down under Section 197 of the Act, however, the necessary approval from shareholders has been duly obtained in the general meeting. The ministry of corporate affairs has not prescribed other details under section 197(16) which are required to comment upon by us;

SHARP & TANNAN ASSOCIATES
Chartered Accountants
Firm's Registration No.: 109983W
by the hand of

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) 047751
UDIN: 26047751FCIWHR6310

Pune, May 11, 2026

Annexure A to the Independent Auditor's Report

on the Standalone Financial Statements of VASCON ENGINEERS LIMITED for the year ended March 31, 2026

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

(i) (a) According to the information and explanation given to us and records examined by us;

(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment (PPE) of the Company.

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

(b) The Company has a programme of verification of PPE to cover all the items in a phased manner over a period of 3 years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the programme, certain PPE were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information & explanations given to us and the records examined by us and based on the examination of the registered documents provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), are held in the name of the Company as at the balance sheet date.

Immovable properties of land and buildings (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds have been pledged as security for loans & guarantees are held in the name of the Company as at the balance sheet date.

(d) According to the information & explanations given to us and the records examined by us, we report that the company has not made any revaluation of PPE (including Right of use assets) or intangible assets or both during the year. Accordingly, reporting on paragraphs 3 Clause (i) (d) of the Order is not applicable to the Company.

(e) According to the information & explanations given to us, we report that there is no proceeding have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Accordingly, reporting on paragraphs 3 Clause (i) (e) of the Order is not applicable to the Company.

(ii) In our opinion and according to the information and explanations given to us;

(a) With regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management at reasonable intervals and in our opinion the coverage and procedure of such verification by the management is appropriate. The discrepancies noticed on physical verification of inventory as compared to book records were not 10% or more and have been appropriately dealt with in the books of accounts.

(b) during the year company has renewed its working capital facility which already is in an excess of five crores rupees, in aggregate, from banks and financial institutions on the basis of security of current assets; based on our verification of quarterly statements or returns filed by the company with such banks and financial institutions are in agreement with the books of account of the Company.

(iii) Based on our audit procedures & according to the information and explanation given to us;

(a) During the year the Company has not made investments in, provided loans or advances in the nature of loans, or stood guarantee, or provided security to subsidiaries, joint ventures and associates and parties other than subsidiaries, joint ventures and associates. However, the Company has made investment in subsidiary, the details are as follows:

₹ in Lakhs

Particulars	Investment
Aggregate amount granted / provided during the year	
Subsidiary	1.02
Balance outstanding as at balance sheet date in respect of above cases	
Subsidiary	1.02

Annexure A to the Independent Auditor's Report

(b) In respect of the aforesaid investment, the terms and conditions under which such investment were made are not prejudicial to the Company's interest.

(c) The Company has not granted any loans or advances in the nature of loans during the year. Accordingly, the reporting requirements relating to stipulation of repayment terms and regularity of repayments on paragraph 3 clause (iii)(c) of the Order is not applicable to the Company.

(d) The Company has not granted any loans or advances in the nature of loans during the year. Accordingly, the reporting requirements relating to overdue amounts and steps taken for recovery thereof on paragraph 3 clause (iii)(d) of the Order is not applicable to the Company.

(e) The Company has not granted any loans or advances in the nature of loans during the year. Accordingly, the reporting requirements relating to renewal or extension of loans or advances in the nature of loans or grant of fresh loans to settle overdue amounts of existing loans granted to the same parties, on paragraph 3 clause (iii)(e) of the Order is not applicable to the Company.

(f) The Company has not granted any loans or advances in the nature of loans during the year. Accordingly, the reporting requirements relating to loans or advances in the nature of loans repayable on demand or granted without specifying any terms or period of repayment, on paragraph 3 clause (iii)(f) of the Order is not applicable to the Company.

(iv) According to information and explanation provided to us, in respect of loans, investments, guarantees and security, the Company has complied with provisions of Section 185 and Section 186 of the Act.

(v) According to the information and explanations given to us, there are not any public deposit as such in the company during the year and no order has been passed by the Company Law Board or the National Company Law tribunal or the Reserve Bank of India or any Court or any other Tribunal. Accordingly, reporting on paragraphs 3 Clause (v) of the Order is not applicable to the Company.

(vi) The Central Government has specified maintenance of cost records under Section 148(1) of the Act. We have broadly reviewed these records relating to materials, labour and other items of cost maintained by the Company and are of the opinion that, prima facie, the prescribed cost accounts and records have been prepared and maintained. We have not however made a detailed examination of records with a view to determine whether they are accurate or complete.

(vii) According to the information and explanations given to us, in respect of statutory dues:

(a) There were delays by the Company in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues applicable to it to the appropriate authorities;

There were no undisputed statutory dues w.r.t the above dues in arrears as at March 31, 2026 for a period of more than six months from the date they become payable except for as given below:

₹ in Lakhs

Name of the Statute	Nature of Dues	Amount	The period to which amount relates	Due Date	Date of Payment	Amount paid subsequently
Employee Provident Fund Act, 1952	Provident Fund	0.25	April 2022 to March 2023	15th of the following month	-	-
		51.29	April 2025 to September 2025		6th May, 2026	49.75
Profession Tax Act	Profession Tax	0.11	April 2025 to September 2025	15th of the following quarter	-	-

(b) There are no statutory dues referred to in sub-clause (a) as at March 31, 2026, which have not been deposited on account of a dispute, except as mentioned below:

₹ in Lakhs

Name of the Statute	Nature of disputed dues	Forum where dispute is pending	Period to which it relates	Amount Involved	Amount Unpaid
Income Tax Act	Income Tax	CIT(A) -147	2018-2019	229.94	152.35
		CIT(A) -147	2019-2020	1,225.84	1,225.84
		CIT(A) -143 (3)	2022-2023	542.33	542.33
		CIT(A) -143 (3)	2023-2024	723.64	723.64
Goods and Service Tax Act	Goods and Service Tax	Assistant Commissioner, Pondy	2022-2023	4.88	4.88
		Office of Superintendent of GST and Central Excise, Chennai	2022-2023	57.56	57.56
			2023-2024	428.23	428.23
Sales Tax Act	Sales Tax/ Value Added Tax/ Central Sales Tax	Commercial Tax Officer, Goa	2010-2011	44.68	44.68
		Joint Commissioner, Mumbai	2009-2010	53.91	53.91
			2014-2015	38.13	34.36
			2015-2016	55.79	52.02
			2016-2017	49.73	45.94
			2017-2018	38.79	25.00

(viii) According to the information & explanations given to us and the records examined by us, there are no such transactions which are not recorded in the books of account, which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, reporting on paragraph 3 clause (viii) of the Order is not applicable to the Company.

(ix) According to the information and explanations given to us and the records examined by us;

(a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) The company has not been declared wilful defaulter by banks or financial institution, reporting on paragraph 3 clause (ix) (b) of the Order is not applicable to the Company.

(c) In our opinion and according to the information and explanations given to us, the company has raised additional term loan during the year and were applied for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the Standalone Financial Statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

(e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the company, we report that the company has not taken any funds from any entities or persons on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, reporting on paragraph 3 clause (ix) (f) of the Order is not applicable to the Company.

(x) According to the information and explanations given to us and the records examined by us,

(a) In our opinion and according to the information and explanations given to us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments). Accordingly reporting on paragraph 3 clause (x) (a) of the order is not applicable to the Company

Annexure A to the Independent Auditor's Report

(b) During the year the Company has not made preferential allotment as per the provision of the act and regulation made by the securities exchange board of India and the requirements of section 42 and section 62 of the Companies Act, 2013 have been complied with. During the year the company has not made the private placement of shares or convertible debentures (fully, partially or optionally convertible). Accordingly reporting on paragraph 3 clause (x) (b) of the order is not applicable to the company.

(xi) According to the information and explanations given to us and the records examined by us,

(a) Based upon the audit procedures performed by us no material fraud by the Company or any material fraud on the Company has been noticed or reported during the year.

(b) Based on the audit procedures performed by us no report under sub-section (12) of section 143 of the companies act 2013 has been filed by the auditors in the form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.

(xii) The Company is not a Nidhi Company and hence reporting on paragraph 3 clause (xii) (a), (b) and (c) of the Order is not applicable to the Company.

(xiii) In our opinion and according to the information and explanations given to us the Company is in compliance with Section 177 and 188 of the Companies Act, 2013, for all transactions with the related parties and the details of related party transactions have been disclosed in the Standalone Financial Statements as required by the applicable Ind AS.

(xiv) According to the information and explanations given to us and the records examined by us,

(a) The company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports of the company issued till the balance sheet date, for the period under audit.

(xv) According to the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company. Accordingly, reporting on paragraph 3 Clause (xv) of the order are not applicable to the Company.

(xvi) According to the information and explanations given to us and the records examined by us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting on paragraph 3 Clause (xvi) (a) (b) (c) and (d) of the order are not applicable to the Company.

(xvii) In our opinion and according to the information and explanations given to us, the company has not incurred the cash losses in the current year as well as for the immediately preceding financial year

(xviii) There has been no resignation of the statutory auditors during the year and accordingly, reporting on paragraph 3 Clause (xviii) of the order is not applicable to the Company.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the Standalone Financial Statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

(xx) According to the information and explanation given to us and on the basis of the accounts and records examined by us,

(a) There were no unspent CSR amounts relating to projects other than ongoing projects requiring transfer to a Fund specified in Schedule VII to the Companies Act, 2013. Accordingly, reporting on paragraph 3(xx)(a) of the Order is not applicable to the Company.

(b) In respect of ongoing projects, the Company was required to transfer the unspent CSR amount of ₹ 202.82 Lakhs to a separate unspent CSR account as prescribed under Section 135(6) of the Companies Act, 2013 within the stipulated time. However, the Company has transferred the aforesaid unspent amount within the prescribed period of 30 days from the end of the financial year to an existing unspent CSR bank account.

(xxi) The reporting under paragraph 3 clause (xxi) of the Order is not applicable in respect of the audit of Standalone Financial Statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

SHARP & TANNAN ASSOCIATES
Chartered Accountants
Firm's Registration No.: 109983W
by the hand of

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) 047751
UDIN: 26047751FCIWHR6310

Pune, May 11, 2026

Annexure B to the Independent Auditor's Report

on the Standalone Financial Statements of VASCON ENGINEERS LIMITED for the year ended March 31, 2026.

(Referred to in paragraph 2 (f) under the heading, "Report on other legal and regulatory requirements" of our report on even date)

Report on the internal financial controls with reference to the Standalone Financial Statements under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to standalone financial statements of **VASCON ENGINEERS LIMITED** (hereinafter referred to as "the Company") as of March 31, 2026, in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

Management Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal controls 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 issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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.

Auditor's Responsibility for the Audit of the Internal Financial Controls with reference to Standalone Financial Statements

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 Act, to the extent applicable to an audit of internal financial controls with reference to Standalone 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 standalone financial statement 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 Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements includes obtaining an understanding of internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with Reference to Standalone Financial Statements

A Company's internal financial control with Reference to Standalone Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with Reference to Standalone Financial Statements includes those policies and procedures that:

(1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Standalone Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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 Standalone 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 controls with reference to Standalone Financial Statements to future periods are subject to the risk that the internal financial control with reference to Standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at March 31, 2026, based on the internal financial controls 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 issued by the Institute of Chartered Accountants of India.

SHARP & TANNAN ASSOCIATES
Chartered Accountants
Firm's Registration No.: 109983W
by the hand of

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) 047751
UDIN: 26047751FCIWHR6310

Pune, May 11, 2026

Balance Sheet

as at March 31, 2026

(₹ in Lakhs)

Particulars	Note No.	As at Mar 31, 2026	As at Mar 31, 2025
A ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	3	4,041.20	4,928.49
(b) Capital work-in-progress	3(a)	0.09	0.07
(c) Investment Property	4	2,251.87	2,366.98
(d) Other Intangible assets	3	3.91	8.64
(e) Right of Use Assets	3	118.63	88.25
(f) Financial Assets			
(i) Investments	5	5,188.10	7,937.08
(ii) Loans	6	-	1.34
(iii) Others Financial Assets	7	16,642.49	17,653.51
(g) Income Tax Assets (net)		87.80	270.80
(h) Deferred Tax Assets (net)	17	720.53	214.14
(h) Other non-current assets	8	5,901.89	5,455.13
Total Non - Current Assets		**34,956.51**	**38,924.43**
2 Current assets			
(a) Inventories	9	71,460.04	59,120.74
(b) Financial Assets			
(i) Investments	5	4,728.73	584.04
(ii) Trade receivables	10	23,810.31	21,156.30
(iii) Cash and cash equivalents	11	5,573.62	11,695.05
(iv) Bank balances other than (iii) above	11	14,724.14	11,016.24
(v) Loans receivables considered good - Unsecured	6	7,411.51	5,803.86
(vi) Others Financial Assets	7	65,610.48	55,286.29
(c) Other current assets	8	5,572.42	8,963.98
Total Current Assets		**1,98,891.25**	**1,73,626.50**
Total Assets (1+2)		**2,33,847.76**	**2,12,550.93**
B EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share capital	12	23,169.71	22,628.71
(b) Other Equity	12.1	91,647.10	86,622.59
Total Equity		**1,14,816.81**	**1,09,251.30**
Liabilities			
2 Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	16,571.06	9,995.82
(ia) Lease Liability	13 (i)	72.74	52.97
(ii) Other financial liabilities	14	1,425.49	1,450.49
Total Non - Current Liabilities		**18,069.29**	**11,499.28**
3 Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	13,221.25	10,504.23
(ia) Lease Liability	13 (i)	34.58	13.79
(ii) Trade and other payables			
- Total outstanding dues of micro enterprises and small enterprises	15	6,524.49	3,476.49
- Total outstanding dues of creditors other than micro enterprises and small enterprises	15	57,610.51	44,445.92
(iii) Other financial liabilities	14	166.49	141.68
(b) Provisions	16	1,848.83	1,672.75
(c) Other current liabilities	18	21,555.51	31,545.49
Total Current Liabilities		**1,00,961.66**	**91,800.35**
Total Equity and Liabilities (1+2+3)		**2,33,847.76**	**2,12,550.93**
Material accounting policies	2 - 56		
See accompanying notes forming part of the financial statements.			

In terms of our report attached.

For and on behalf of the Board of Directors

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

Date : May 11, 2026
Place : Pune

Statement of Profit and Loss

for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars	Note No.	For the year ended March 31, 2026	For the year ended March 31, 2025
I Revenue from operations	19	94,852.62	1,07,524.40
II Other Income	20	3,515.06	1,249.57
III Total Income (I + II)		**98,367.68**	**1,08,773.97**
IV EXPENSES			
(a) Cost of materials and services consumed	21.a	95,335.63	98,576.50
(b) Purchases of Stock-in-trade		0.48	0.03
(c) Changes in stock of finished goods, work-in-progress and stock-in-trade	21.b	(12,932.14)	(7,390.19)
(d) Employee benefit expense	22	3,589.47	3,687.11
(e) Finance costs	23	1,619.61	1,887.75
(f) Depreciation and amortisation expense	3 & 4	585.33	588.68
(g) Other expenses	24	3,671.53	3,928.64
Total Expenses (IV)		**91,869.91**	**1,01,278.52**
V Profit before tax before exceptional items and tax (III - IV)		**6,497.77**	**7,495.45**
VI Exceptional Items	44	-	7,478.69
VII Profit before tax (V + VI)		**6,497.77**	**14,974.14**
VIII Tax Expense			
(1) Current tax	17	1,915.75	2,608.86
(2) Deferred tax	17	(506.39)	(214.14)
(3) (Excess) / Short provision for tax of earlier years	17	200.20	(131.22)
Total tax expense VIII		**1,609.56**	**2,263.50**
IX Profit after tax (VII - VIII)		**4,888.21**	**12,710.64**
X Other comprehensive income			
Items that will not be reclassified to profit or loss			
- Remeasurements of the defined benefit liabilities / (asset)		83.28	62.33
- Income tax relating to items that will be reclassified to profit or loss		(21.00)	(15.69)
XI Total comprehensive income for the Year (IX + X)		**4,950.49**	**12,757.28**
XII Earnings per equity share			
(1) Basic (in ₹)	25	2.15	5.67
(2) Diluted (in ₹)	25	2.15	5.67
Material accounting policies	**2 - 56**		
See accompanying notes forming part of the financial statements.			

In terms of our report attached.

For and on behalf of the Board of Directors

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

Date : May 11, 2026
Place : Pune

Statement of Cash Flow

for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars	For the year ended Mar 31, 2026	For the year ended Mar 31, 2025
Cash flows from operating activities		
Profit / (Loss) before tax for the year	6,497.77	14,974.14
Adjustments for:		
Finance costs	1,619.61	1,887.75
(Gain)/ loss on Sale of Assets	(104.69)	(39.55)
Depreciation	585.33	588.68
Interest received	(1,260.28)	(1,018.80)
Expense recognised in respect of equity-settled share-based payments	73.87	124.31
Provision for doubtful debts and advances	144.98	372.05
Provision / Creditors no longer required written back	(135.83)	(91.25)
Gain / (loss) on investments carried at fair value	(264.16)	(37.07)
Commission (Net)	-	4.92
Profit on Sale of Investment	(1,750.00)	(7,478.69)
	5,406.60	**9,286.49**
Movements in working capital:		
(Increase)/decrease in trade and other receivables	(3,681.90)	(946.24)
(Increase)/decrease in amounts due from customers under construction	(9,585.32)	(17,247.94)
(Increase)/decrease in inventories	(10,532.22)	(5,912.17)
(Increase)/decrease in other financial assets	(883.61)	(1,936.50)
(Increase)/decrease in Financial asset Loans	(1,606.75)	(181.24)
(Increase)/decrease in other current and non current assets	2,945.53	(5,651.81)
Increase/(decrease) in other liabilities	(9,131.56)	12,016.40
Increase/(decrease) in trade and other payables	16,345.49	11,580.51
Increase/(decrease) in provisions	238.49	56.46
Cash (used in)/generated from operations	(10,485.25)	1,063.96
Income tax refund / (paid)	(1,933.49)	(1,244.45)
Net cash (used in)/generated by operating activities	**(12,418.74)**	**(180.49)**
Cash flows from investing activities		
Purchase of fixed assets including work in progress	(421.08)	(1,757.58)
Proceeds from disposal of Fixed assets	917.36	116.30
Proceeds on redemption / (Investment) of Liquid Mutual Fund	(3,881.04)	(142.00)
(Investment) /Proceeds from Fixed deposits with Banks	(2,835.71)	(6,494.83)
(Proceeds) / Redemption from Sale of Investment	4,499.90	15,737.58
Net cash (used in)/generated by investing activities	**(1,720.57)**	**7,459.47**

Statement of Cash Flow

for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars		For the year ended Mar 31, 2026	For the year ended Mar 31, 2025
Cash flows from financing activities			
Proceeds from issue of Equity Shares		541.00	497.00
Repayment of borrowings		(7,703.31)	(6,612.90)
Proceeds from borrowings		16,833.88	11,681.92
Proceeds / (repayment) of Lease Liabilities		40.56	(5.83)
Interest received		1,260.28	1,018.89
Finance cost including capitalised to qualifying assets		(3,400.79)	(3,889.72)
Net cash (used in)/generated by financing activities		**7,571.62**	**2,689.36**
Net increase / (decrease) in cash and cash equivalents		(6,567.69)	9,968.34
Cash and cash equivalents at the beginning of the year (Refer Note-11 A)		11,420.05	1,451.71
Cash and cash equivalents at the end of the year (Refer note -11 A)		**4,852.36**	**11,420.05**
Material accounting policies **See accompanying notes forming part of the financial statements.**	**2-56**		

In terms of our report attached.

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Date : May 11, 2026
Place : Pune

For and on behalf of the Board of Directors

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

Statement of Changes in Equity

for the Period ended 31st March, 2026

A. Changes in Equity

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	22,628.71	22,131.71
Issue of equity shares under employee share option plan	541.00	497.00
Balance at the end of the year	**23,169.71**	**22,628.71**

B. Changes in Other Equity

(₹ in Lakhs)

Particulars	Securities premium reserve	General reserve	Equity-settled employee benefits reserve	Capital Redemption Reserve	Retained Earnings	Total
Balance at the beginning of the reporting Year - As of April 01, 2025	61,652.12	1,537.50	501.92	1,250.00	21,681.05	86,622.59
Amount recorded on Grant	-	-	73.87	-	-	73.87
Transferred to securities premium reserve on exercise	282.94	-	(282.94)	-	-	-
Other Comprehensive income for the year	-	-	-	-	62.43	62.43
Profit / (Loss) for the Year	-	-	-	-	4,888.21	4,888.21
Balance at the end of the reporting Year - March 31, 2026	**61,935.06**	**1,537.50**	**292.85**	**1,250.00**	**26,631.69**	**91,647.10**

(₹ in Lakhs)

Particulars	Securities premium reserve	General reserve	Equity-settled employee benefits reserve	Capital Redemption Reserve	Retained Earnings	Total
Balance at the beginning of the reporting Year - As of April 01, 2024	61,392.11	1,537.50	637.62	1,250.00	8,923.77	73,741.00
Premium on Shares issued during the year	-	-	-	-	-	-
Amount recorded on Grant	-	-	124.31	-	-	124.31
Transferred to securities premium reserve on exercise	260.01	-	(260.01)	-	-	-
Other Comprehensive income for the year	-	-	-	-	46.64	46.64
Profit / (Loss) for the Year	-	-	-	-	12,710.64	12,710.64
Balance at the end of the reporting Year - Mar 31, 2025	**61,652.12**	**1,537.50**	**501.92**	**1,250.00**	**21681.05**	**86,622.59**

Material accounting policies
See accompanying notes forming part of the financial statements. 2 - 57

In terms of our report attached.

For and on behalf of the Board of Directors

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

Date : May 11, 2026
Place : Pune

Notes Forming Part of the Financial Statement

for the Period Ended March 31, 2026

1. Corporate Information

"Vascon Engineers Limited (the ""Company"") was incorporated on January 1, 1986 and is engaged in the business of Engineering, Procurement and Construction services (EPC) and Real Estate Development. The shares of the Company are listed on National Stock Exchange and Bombay Stock Exchange.

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

2. MATERIAL ACCOUNTING POLICIES:

2.01 Statement of Compliance

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

2.02 Basis of preparation and presentation

The financial statements of the Company have been prepared on an accrual basis and under the historical cost convention except for certain financial instruments and equity settled employee stock options transactions that are within the scope of Ind AS 102, which have been measured at fair value. Historical cost is generally based on the fair value of consideration given in exchange of goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety. The accounting policies are consistently applied by the Company during the year and are consistent with those used in previous year.

2.03 Use of estimate

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

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognised in the periods in which the results are known/materialise.

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

Evaluation of satisfaction of performance obligation for the purpose of revenue recognition

Determination of revenue under the satisfaction of performance obligation necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The Company recognises revenue when the Company satisfies its performance obligation.

Impairment of investments

The Company reviews its carrying value of investments carried at cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Useful lives of property, plant and equipment

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

Valuation of deferred tax assets

The Company reviews recognition of deferred tax at the end of each reporting period. The policy for the same has been explained under Note 2.09

Determination of lease term & discount rate

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

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

Provisions and contingent liabilities

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

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

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

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

Fair value measurements and valuation processes

Some of the Company's assets and liabilities are measured at fair value for financial reporting purposes. The Company has obtained independent fair valuation for financial instruments wherever necessary to determine the appropriate valuation techniques and inputs for fair value measurements. In some cases the fair value of financial instruments is done internally by the management of the Company using market-observable inputs.

In estimating the fair value of an asset or a liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The qualified external valuers establish the appropriate valuation techniques and inputs to the model. The external valuers report the management of the Company findings every reporting

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

period to explain the cause of fluctuations in the fair value of the assets and liabilities.

Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities is disclosed in note 26.

2.04 Revenue Recognition / Cost Recognition

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

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

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

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

a) Construction contracts

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

Contract revenue earned in excess of billing has been reflected as unbilled revenue under the head "Other Financial Assets" " and billing in excess of contract revenue has been reflected as Unearned Revenue under the head "Other Current Liabilities" in the Balance Sheet. The amount of retention money held by the customers pending completion of performance milestone is disclosed as part of contract asset and is reclassified as trade receivables.

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

b) Real estate development

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

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

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

d) Dividend Income – Dividend income from investments is recognised when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Company and the amount of income can be measured reliably).

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

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

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

h) Share of profits/losses in LLP is recognised when the right to receive/liability to pay the same is established.

2.05 Cost of construction / Development

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

2.06 Leases

Leases are accounted as per Ind AS 116 which has become mandatory from April 1, 2019.

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

Company as a Lessee

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

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

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

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

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

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

The Company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of less than or equal to 12 months with no purchase option and assets

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

with low value leases. The Company recognises the lease payments associated with these leases as an expense in statement of profit and loss over the lease term. The related cash flows are classified as operating activities.

2.07 Borrowing Costs

Borrowing costs include interest, amortisation of ancillary costs in connection with borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted. Advances/deposits given to the vendors under the contractual arrangement for acquisition/construction of qualifying assets is considered as cost for the purpose of capitalisation of borrowing cost.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in statement of profit or loss in the period in which they are incurred.

2.08 Employee benefits

a) Short-term Employee Benefits -

The undiscounted amount of short-term employee benefits expected to be paid in exchange for services rendered by the employees is recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service. The cost of short-term compensated absences is accounted as under:

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and (b) in case of non-accumulating compensated absences, when the absences occur.

b) Post Employment Benefits -

(1) Defined Contribution Plan:

Payments to defined contribution retirement benefit schemes viz. Company's Provident Fund Scheme and Superannuation Fund are recognised as an expense when the employees have rendered the service entitling them to the contribution. The company has no further obligation once the contribution have been paid.

(2) Defined Benefit Plan:

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

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

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

Gratuity: The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. The plan provides for a lump sum payment to vested employees at retirement, death while in employment or on termination of employment

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

of an amount equivalent to 15/26 days salary payable for each completed year of service. Vesting occurs upon completion of five years of service. The Company accounts for the liability for gratuity benefits payable in future based on an independent actuarial valuation. The Company has taken a Group Gratuity cum Life Assurance Scheme with LIC of India for future payment of gratuity to the eligible employees.

c) Other Long-term Employee Benefits -

Compensated Absences: The Company provides for the encashment of compensated absences with pay subject to certain rules. The employees are entitled to accumulate compensated absences subject to certain limits, for future encashment. Such benefits are provided based on the number of days of un utilised compensated absence on the basis of an independent actuarial valuation.

Share-based Payments

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

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

2.09 Taxation

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

Current income tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit or loss and other comprehensive income/statement of profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

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

Deferred income taxes

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

Deferred income tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised. The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

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

The Company recognises interest levied and penalties related to income tax assessments in income tax expenses.

2.10 Property, Plant and Equipment

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

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

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

Particulars	Usefull Life
Building	60 Years
Factory Building	30 Years
Plant and Equipment	3-22 Years
Furniture and Fixtures	10 Years
Vehicles	8 Years
Office equipment	5 Years
Railway siding	15 Years
Patterns	1-5 Years

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

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

2.11 Investment Properties

The Company has elected to continue with the carrying value for all of its investment property as recognised in its Initial GAAP financial statements as deemed cost at the transition date. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are states at cost less accumulated depreciation and accumulated impairment loss, if any. Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

2.12 Intangible Assets

Intangible assets acquired separately:

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

2.13 Goodwill

The company records its investments in equity shares of subsidiaries, joint ventures, and associates at cost and reviews them for impairment annually. If there's any indication of impairment, the value of the investment is immediately written down to its recoverable amount. When the company disposes of these investments, any difference between the net disposal proceeds and the carrying amounts are recognised in the Statement of Profit and Loss.

2.14 Impairment

Financial assets (other than at fair value)

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

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

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, trade receivables, other contractual rights to receive cash or other financial asset and financial guarantees not designated as at FVTPL. Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted – effective interest rate for purchased, or originated credit impaired financial assets). The Company estimates cash flows by considering all contractual term of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

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

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

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 109, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses. Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

Non-financial assets

Tangible and intangible assets

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

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

2.15 Inventories

a) Stock of Materials

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

b) Development Work

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

c) Stock of Trading Goods

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

2.16 Financial instruments

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

Cash and cash equivalents

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

Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Effective Interest Method

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

Financial assets at fair value through other comprehensive income

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

Financial guarantee contracts:

These are initially measured at their fair values and, are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognised less, the cumulative amount of income recognised.

Financial assets at fair value through profit or loss

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

Investment in subsidiaries

Investment in subsidiaries are measured at cost as per Ind AS 27 - Separate Financial Statements.

Financial liabilities

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

Effective Interest Method

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

Equity instruments

An equity instrument is a contract that evidences residual interest in the assets of the company after deducting all of its liabilities. Company recognises equity instrument at proceeds received net of direct issue costs.

Reclassification of Financial Assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the company's operations. Such changes are evident to external parties. A change in the business model occurs when a company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains and losses) or interest.

Offsetting of financial instruments

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

2.17 Earnings Per Share (EPS)

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

2.18 Critical Accounting Judgments and key sources of estimation, uncertainty

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

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

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

2.19 Cash flow statement

The Cash Flow Statement is prepared by the indirect method set out in Ind AS 7 on Cash Flow Statements and presents cash flows by operating, investing and financing activities of the Company.

2.20 Current/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 when it satisfies any of the following criteria:

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

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

All other assets are classified as non-current.

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

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets and their realisation in cash and cash equivalents. The Company has identified 12 months as its operating cycle. In case of project business, operating cycle is dependent on life of specific project/ contract/service, hence current non-current bifurcation relating to project is based on expected completion date of project which generally exceeds 12 months

2.21 Share Capital

Ordinary Shares

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

2.22 Fair Value Measurement

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

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

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

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

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

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

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

Determination of Fair Value

1) **Financial Assets - Debt Instruments at amortised cost**

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

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

Measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the Other Comprehensive Income (OCI). On derecognition of the asset, cumulative

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

gain or loss previously recognised in OCI is reclassified from the equity to P&L.

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

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

4) **Financial Liabilities**

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

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

Subsequent Measurement

Fair value through Profit & Loss

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

Loans and Borrowings

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

5) **Embedded Derivatives**

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

2.23 Recent accounting pronoucements

Ministry of Corporate Affairs (""MCA"") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

In May 2025, MCA notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025. The Company has reviewed the amendment and has determined that it does not have any impact in its financial statements.

In August 2025, MCA notified the following amendments to: Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 - The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date, and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments – Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk Appropriate disclosures pursuant to the amendments have been provided in Note 15 to the financial statements.

Ind AS 12 -The Company has evaluated the amendments to Ind AS 12 relating to the introduction of a temporary exception for the recognition of deferred tax arising from top-up tax under the global minimum tax rules and has determined that the said amendments do not have any impact on the financial statements of the Company.

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

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

2.26 Associates and joint ventures
Associates and joint ventures are accounted for under the equity method at cost at the date of acquisition. In subsequent periods, the carrying amount is adjusted up or down to reflect the Company's share of the comprehensive income of the investee. Any distributions received from the investee and other changes in the investees equity reduce or increase the carrying amount of the investment. If the losses of an associate or joint venture attributable to the Company equal or exceed the value of the interest held in this associate or joint venture, no further losses are recognised unless the Company incurs an obligation or makes payments on behalf of the associate or joint venture. If there are any indications of impairment in the investments in associates or joint ventures, the carrying amount of the relevant investment is subject to an impairment test. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the investment is increased to a maximum figure of the share of net assets in the associate or joint venture.

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

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

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

Notes Forming Part of the Financial Statement
for the Year Ended March 31, 2026

Note No. 3 - Property, Plant and Equipment and Intangible Assets

(₹ in Lakhs)

Particulars	I. Property, Plant and Equipment							II. Intangible assets	III. Right of Use Assets		
	Buildings	Plant and machinery	Furniture and fixtures	Vehicles*	Office equipments	Lease Hold Improvements	Total	Software	Office Premises	Vehicle	Total
Gross carrying value											
As at April 1, 2025	2,318.86	7,820.98	655.65	415.42	850.39	338.88	12,400.18	584.42	1,110.81	228.05	1,338.86
Additions	-	310.51	-	0.44	33.23	-	344.18	5.59	-	71.48	71.48
Disposals	-	(1,948.35)	-	(29.68)	-	-	(1978.03)	-	-	-	-
As at March 31, 2026 (A)	2,318.86	6,183.14	655.65	386.18	883.62	338.88	10,766.33	590.01	1,110.81	299.53	1,410.34
Accumulated depreciation											
As at April 1, 2025	338.24	5,413.40	521.99	240.63	790.13	167.30	7,471.69	575.78	1,110.81	139.80	1,250.61
Additions	96.35	210.18	29.86	33.21	37.57	11.63	418.80	10.32	-	41.10	41.10
Disposals	-	(1,136.82)	-	(28.54)	-	-	(1165.36)	-	-	-	-
As at March 31, 2026 (B)	434.59	4,486.76	551.85	245.30	827.70	178.93	6,725.13	586.10	1,110.81	180.90	1,291.71
Net carrying value as at March 31, 2026 (A)-(B)	1,884.27	1,696.38	103.80	140.88	55.92	159.95	4,041.20	3.91	-	118.63	118.63
Gross carrying value											
As at April 1, 2024	2,318.86	7,930.94	607.13	298.48	808.89	338.88	12,303.18	566.55	1,110.81	125.69	1,236.50
Additions	-	352.95	49.25	122.52	41.50	-	566.22	17.87	-	102.36	102.36
Disposals	-	(462.91)	(0.73)	(5.58)	-	-	(469.22)	-	-	-	-
As at Mar 31, 2025 (A)	2,318.86	7,820.98	655.65	415.42	850.39	338.88	12,400.18	584.42	1,110.81	228.05	1,338.86
Accumulated depreciation											
As at April 1, 2024	236.96	5,570.46	485.31	196.22	757.83	154.82	7,401.59	562.64	1,098.19	117.04	1,215.23
Additions	101.28	234.34	37.34	44.84	32.30	12.48	462.58	13.14	12.62	22.76	35.38
Disposals	-	(391.40)	(0.66)	(0.43)	0.00	-	(392.49)	-	-	-	-
As at Mar 31, 2025 (B)	338.24	5,413.40	521.99	240.63	790.13	167.30	7471.69	575.78	1,110.81	139.80	1,250.61
Net carrying value as at Mar 31, 2025 (A)-(B)	1,980.62	2,407.58	133.66	174.79	60.26	171.58	4,928.49	8.64	0.00	88.25	88.25

*Refer Note 13.1 for pledge of assets

Note 3(a)

CWIP Ageing Schedule
Mar-26

(₹ in Lakhs)

CWIP	Amount of CWIP for a period of				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
Capital Work In Progress	0.09	-	-	-	0.09

Mar-25

(₹ in Lakhs)

CWIP	Amount of CWIP for a period of				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
Capital Work In Progress	0.07	-	-	-	0.07

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 4 - Investment Property

(₹ in Lakhs)

Description of Assets	Buildings
Gross carrying value*	
As at April 1, 2025	3,328.82
Additions	-
Disposals	-
As at March 31, 2026 (A)	3,328.82
Accumulated depreciation	
As at April 1, 2025	961.84
Charge for the year	115.11
Reversals/ Disposals during the year	-
As at March 31, 2026 (B)	1,076.95
Net carrying value as at March 31, 2026 (A)-(B)	2,251.87
Gross carrying value*	
As at April 1, 2024	2,257.79
Additions	1,071.03
Disposals	-
As at Mar 31, 2025 (A)	3,328.82
Accumulated depreciation	
As at April 1, 2024	884.26
Charge for the year	77.58
Reversals/ Disposals during the year	-
As at Mar 31, 2025 (B)	961.84
Net carrying value as at Mar 31, 2025 (A)-(B)	2,366.98

*Restrictions exist on the realisability and disposal of certain investment properties of the company.

Refer Note 30 - Contingent Liabilities (iv) for further details relating thereto.

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

* Cost of investment property includes amount paid for shares in Co- Operative Societies/ Companies.

Disclosure pursuant to IND AS 40 "Investment Property"

(i) Amount recognised in the Statement of Profit and Loss for investment property:

(₹ in Lakhs)

Particulars	2025-26	2024-25
Rental income derived from investment property	163.97	158.81
Direct operating expenses pertaining from investment property that generated rental income	14.05	13.08
Direct operating expenses pertaining from investment property that did not generate rental income	-	-

(ii) Fair valuation

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Investment Property	3,939.56	3,939.56

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 5 - Investment

A. Non Current Investment

(₹ in Lakhs)

Particular		As at March 31, 2026	As at March 31, 2025
A.	INVESTMENTS CARRIED AT COST		
	Unquoted Investments (all fully paid)		
	Investments in Equity Instruments of Subsidiaries		
	Marvel Housing Private Limited	1.00	1.00
	10,000 (March 31, 2025: 10,000) Equity Shares of ₹ 10/- Each fully paid		
	Vascon Value Homes Private Limited	1.00	1.00
	10,000 (March 31, 2025: 10,000) Equity Shares of ₹ 10/- Each fully paid		
	*Kanchi Properties Pvt Ltd	1.02	-
	10,200 (March 31, 2025: NIL) Equity Shares of ₹ 10/- Each fully paid *Refer Note No. 42 for further details		
		3.02	2.00
	Investments in Equity Instruments of associates		
	Mumbai Estates Private Limited	10.00	10.00
	99,999 (March 31, 2025: 99,999) Equity Shares of ₹ 10 /- Each fully paid		
	DCS Conventions and Hospitality Private Limited	0.05	0.05
	520 (March 21, 2025: 520) Equity shares of ₹ 10/- Each fully paid		
		10.05	10.05
	Investments in Equity Instruments of joint ventures - jointly controlled entities		
	Vascon Engineers Ltd Wll (Qatar) - 49% stake	0.01	0.01
	Phoenix Venture	200.00	200.00
	Investment in Partnership Firm - Ajanta Enterprises	4,272.94	4,272.94
	Investment in LLP - Vascon Developers LLP	700.00	700.00
	Vascon Saga Construcions LLP	1.52	1.52
		5,174.47	5,174.47
	INVESTMENTS CARRIED AT COST [A]	5,187.54	5,186.52
B.	INVESTMENTS CARRIED AT AMORTISED COST		
	Investment in Government or trust securities		
	7 Years National Savings Certificate	0.20	0.20
	INVESTMENTS CARRIED AT AMORTISED COST [B]	0.20	0.20
C.	INVESTMENTS CARRIED AT FVTPL		
	Quoted Investments		
	Investments in Equity Instruments - Union Bank of India (formerly Corporation Bank)	0.11	0.11
	330 (March 31,2025: 330) Equity shares of ₹ 10/- Each fully paid		
	Total Aggregate Quoted Investments	0.11	0.11
	Unquoted Investments (all fully paid)		
	*Investments in debentures of Ascent Hotels Private Limited *Refer Note No. 43 for details	-	2,750.00
	Optionally Convertible Redeemable Debenture 6,726,396 of face Value ₹10/- each		
	Investments in Equity Instruments of structured entities		
	The Saraswat Co Operative Bank Ltd	0.25	0.25
	2,500 (March 31, 2025: 2,500) Equity Shares Of ₹10/- Each Fully Paid		
		0.25	2,750.25
	INVESTMENTS CARRIED AT FVTPL [C]	0.36	2,750.36
	TOTAL INVESTMENTS [A] + [B] + [C]	5,188.10	7,937.08

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Details of quoted / unquoted investments:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Aggregate amount of Quoted Investments and Market Value thereof	0.11	0.11
Aggregate amount of Unquoted Investments	5,187.99	7,936.97
Aggregate amount of Provision for expected credit loss on investments	-	-

B. Current Investment

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Designated as Fair Value Through Profit and Loss		
Unquoted Investments (all fully paid)		
Investments in Equity Instruments of structured entities		
Sita Lakshmi Mills Limited	234.00	234.00
806,000 (March 31, 2025: 806,000) Equity Shares of ₹ 50/- Each Fully Paid		
Total Unquoted Investments	**234.00**	**234.00**
Quoted Investments		
Investments in Mutual Funds	4,494.73	350.04
HSBC Cash Fund		
Units 6,30,808.684 (March 31, 2025: 6,15,534.9730), Avg NAV ₹ 104.2646 (March 31, 2025: ₹ 36.4011) each		
Tata Liquid Fund Regular Plan - Growth		
Units 3114.146 (March 31, 2025: 3114.146), NAV ₹ 4294.2195 (March 31, 2025: ₹ 4045.3103) each.		
Axis Money Market - Regular Growth*		
Units 35,028.2970(March 31, 2025: NIL), NAV ₹ 1496.5818 (March 31, 2025: NIL) each.		
Aditya Birla Sun Life Saving Fund- Regular Growth*		
Units 19,637.8060 (March 31, 2025: NIL), NAV ₹ 573.6302 (March 31, 2025: NIL) each.		
Northern Arc Money Market Alpha Trust		
Units 1,38,471.8430 (March 31, 2025: NIL), NAV ₹ 113.2329 (March 31, 2025: NIL) each.		
UTI Low Duration Fund - Regular Plan Daily Reinvestment of IDCW#		
Units 13,572.9290 (March 31, 2025: NIL), NAV ₹ 3,686.7387 (March 31, 2025: NIL) each.		
Total Quoted Investments	**4,494.73**	**350.04**
TOTAL CURRENT INVESTMENTS	**4,728.73**	**584.04**

*Refer Note No. 13.1 for Term loans obtained against Mutual Funds.

Details of quoted / unquoted investments:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Aggregate amount of Quoted Investments and Market Value thereof	4,494.73	350.04
Aggregate amount of Unquoted Investments	234.00	234.00
Aggregate amount of Provision for expected credit loss on investments	-	-

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 6 - Loans

A. Non Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Loans to related parties/Designated Partner Current Capital A/c (Refer Note 33)	-	1.34
- Unsecured, considered good		
TOTAL	**-**	**1.34**

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Loans and Advances to Employees		
- Unsecured, considered good	130.75	119.36
b) Loans to related parties/Designated Partner Current Capital A/c (Refer Note 33)		
- Unsecured, considered good	7,264.82	5,684.50
c) Other Loans		
- Unsecured, considered good	15.94	0.00
TOTAL	**7,411.51**	**5,803.86**

Note No. 7 - Other Financial Assets

A. Non - Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Security Deposits		
- Unsecured	930.83	1,178.00
- Doubtful	25.00	25.00
Less: Allowance for Credit Losses	(25.00)	(25.00)
b) Bank deposits with more than 12 months maturity*	387.79	1,259.64
c) Project Advances	15,323.87	15,215.87
TOTAL	**16,642.49**	**17,653.51**

*Refer Note no.13.1 for Term loans obtained secured against Fixed Deposits.

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Security Deposits - Unsecured	1,368.73	764.53
b) Interest accrued on deposits	418.91	133.95
c) Project Advances	6,835.00	6,985.19
d) Other Recoverable (JV Partner share)	636.78	636.78
e) Amounts due from customers		
- Gross amount due from customer (Unbilled)	69,091.43	55,396.71
- Less : Related Advance Payments received	(12740.37)	(8630.87)
	56,351.06	**46,765.84**
TOTAL	**65,610.48**	**55,286.29**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 8 - Other non-current and current assets

A. Non Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Balances with government authorities (other than income taxes)	5,901.89	5,455.13
TOTAL	**5,901.89**	**5,455.13**

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Advances to suppliers	4,654.57	8,167.27
(b) Prepaid Expenses	917.53	796.39
(c) Travel Advance	0.32	0.32
TOTAL	**5,572.42**	**8,963.98**

Note No. 9 - Inventories (Valued at lower of cost or net realisable value)

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Building materials / tools	4,980.61	5,573.45
(b) Projects under Development	62,927.65	47,821.92
(c) Completed Units	3,551.78	5,725.37
Total Inventories	**71,460.04**	**59,120.74**

Refer Note No. 13.1 for Inventories Secured against Term Loans.

Note No. 10 - Trade receivables

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Unsecured, considered good	13,545.68	13,626.66
(b) Credit Impaired	3,168.05	3,023.36
Less: Allowance for Credit Losses	(3168.05)	(3023.36)
	13,545.68	**13,626.66**
Retention (Accrued but not due)		
(a) Unsecured, considered good	10,718.19	8,471.74
(b) Doubtful	-	-
Less: Allowance for Credit Losses	-	-
	10,718.19	**8,471.74**
Less: Related Unearned Receivables	(453.56)	(942.10)
TOTAL	**23,810.31**	**21,156.30**

Refer Note No. 10(a) for ageing of Trade Receivables

Refer Note No. 13.1 for Trade Receivables secured against loans"

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Notes:

1. The company records receivables on account of ' EPC contracts ' and ' Development sales' in the normal course of business and classify the same as "trade receivable".
2. The average credit period on EPC contracts is 60 days. No Interest is charged on trade recivables.
3. Trade receivables includes receivables from related parties and amount due from directors or other officers of the company either severally or jointly with any other person or any trade or other receivables due from firm or private companies in which any director is a partner, a director or member (Refer Note 33).
4. The concentration of credit risk is limited due to the fact that customer base is large and unrelated.
5. The Company does not provide for expected credit loss allowance development sales and receivables from related parties as the Company does not expect any loss on these sales. There is no historical credit loss experience and the Company does not expect any loss on these trade receivables.
6. The Company has used a practical expedient by computing the expected credit loss allowance for trade receivables from EPC contracts based on a provision matrix. The provision matrix takes into account historical credit losses experience and adjusted for forward looking information. The expected credit loss allowance is based on the ageing of the days the receivables are due and the rates as per the provision matrix. In addition the Company provides for expected credit loss based on case to case basis

Provision Matrix - EPC Sales

Age of receivables	% of receivables
0-1 Year	-
1-2 year	20.0%
2-3 years	35.0%
3 years and above	38.5%

Age of receivables

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
EPC:		
Less than 1 year	10,128.97	9,563.96
1-2 year	4,064.76	2,029.47
2-3 year	1,634.01	1,144.59
More than 3 year	7,629.41	6,490.49
Less :- Expected Credit Loss	(3168.05)	(3023.36)
Total	**20,289.10**	**16,205.15**
Development Sales Receivables	1,620.51	2,071.57
Receivables from Related Parties (Refer Note No. 33)	1,900.70	2,879.58
TOTAL	**23,810.31**	**21,156.30**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Movement in the expected credit loss allowance is as follows:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	3,023.36	2,919.73
Movement in expected credit loss allowance on trade receivables calculated at lifetime expected credit loss	151.02	227.37
Utilisation / Reversals	(6.33)	(123.74)
Balance at end of the year	**3,168.05**	**3,023.36**

Note 10 (a)
Trade Receivable ageing schedule
Mar-26

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of Payments					Total
	Less than 6 months	6 months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade Receivables - Considered good	4,031.52	1,397.37	2,214.87	1,514.18	4,387.74	13,545.68
(ii) Undisputed Trade Receivables - Considered doubtful	-	-	-	-	3,168.05	3,168.05
(iii) Disputed Trade Receivables - Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered doubtful	-	-	-	-	-	-
Total Debtors	**4,031.52**	**1,397.37**	**2,214.87**	**1,514.18**	**7,555.79**	**16,713.73**
Less: Allowance for Loss	-	-	-	-	-	(3168.05)
Add: Retention (Accrued but not due)	-	-	-	-	-	10718.19
Less: Related Unearned Receivables	-	-	-	-	-	(453.56)
Net Debtors	**4,031.52**	**1,397.37**	**2,214.87**	**1,514.18**	**7,555.79**	**23,810.31**

Mar-25

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of Payments					Total
	Less than 6 months	6 months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade Receivables - Considered good	4,283.49	914.91	2,789.58	737.87	4,900.81	13,626.66
(ii) Undisputed Trade Receivables - Considered doubtful	-	-	-	-	3,023.36	3,023.36
(iii) Disputed Trade Receivables - Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered doubtful	-	-	-	-	-	-
Total Debtors	**4,283.49**	**914.91**	**2,789.58**	**737.87**	**7,924.17**	**16,650.02**
Less: Allowance for Loss	-	-	-	-	-	(3023.36)
Add: Retention (Accrued but not due)	-	-	-	-	-	8471.74
Less: Related Unearned Receivables	-	-	-	-	-	(942.10)
Net Debtors	**4,283.49**	**914.91**	**2,789.58**	**737.87**	**7,924.17**	**21,156.30**

Note : Ageing has been considered from the date of transactions

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 11 - Cash and Bank Balances

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
A) Current Cash and bank balances		
(a) Unrestricted Balances with banks #	3,332.00	9,072.27
(b) Cash in hand	230.11	281.72
(c) Balances with banks in deposit accounts with original maturity of less than 3 months	2,011.51	2,341.06
Cash and Cash equivalent as per balance sheet	**5,573.62**	**11,695.05**
Bank Overdraft	721.26	275.00
Total Cash and cash equivalent as per statement of cash flows	**4,852.36**	**11,420.05**
B) Other Bank Balances		
(a) Balances with banks in deposit accounts with original maturity more than 3 months	-	22.50
(b) In earmarked accounts		
- Balances held as margin money or security against borrowing, guarantee and other commitments*	14,724.14	10,993.74
- Unpaid dividend account		
Total Other Bank Balances	**14,724.14**	**11,016.24**

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

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

Note No. 12 - Share Capital

Share Capital	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Amount (in ₹)	No. of shares	Amount (in ₹)
Authorised:				
*Equity shares of ₹ 10 each with voting rights	26,41,30,000	2,64,13,00,000	26,41,30,000	2,64,13,00,000
*Preference Share of ₹ 10 each without voting rights	50,00,000	5,00,00,000	50,00,000	5,00,00,000
Issued, Subscribed and Fully Paid:				
Equity shares of ₹ 10 each with voting rights	23,16,97,111	2,31,69,71,110	22,62,87,111	2,26,28,71,110

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

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

(₹ in lakhs)

Particulars	Number of Shares	Equity share capital
Issued and Paid up Capital at April 1, 2024	22,13,17,111	22,131.71
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	49,70,000	497.00
Balance at March 31, 2025	**22,62,87,111**	**22,628.71**
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	54,10,000	541.00
Balance at Mar 31, 2026	**23,16,97,111**	**23,169.71**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

Class of shares / Name of shareholder	As at March 31, 2026		As at March 31, 2025	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
Vasudevan Family Trust	3,24,11,735	13.99	3,24,11,735	14.32
R. Vasudevan	1,99,88,624	8.63	1,99,88,624	8.83
Santosh Sundararajan	1,30,48,924	5.63	1,14,10,139	5.04

(iii) Details of Shareholdings by Promoter / Promoter Group

(Shares in Nos.)

Promoter / Promoter Group Name	31st March, 2026		31st March, 2025		% Change during the Year
	Numbers of Shares	% of Holding	Numbers of Shares	% of Holding	
Promoter					
Vasudevan Ramamoorthy (in the capacity of Trustee of Vasudevan Family Trust)	3,24,11,735	13.99	3,24,11,735	14.32	0.00
Vasudevan Ramamoorthy	1,99,88,624	8.63	1,99,88,624	8.83	0.00
Lalitha Vasudevan	22,27,171	0.96	22,27,171	0.98	0.00
Siddharth Vasudevan Moorthy	45,74,278	1.97	45,72,953	2.02	0.03%
Sowmya Aditya Iyer	7,00,294	0.30	7,00,294	0.31	0.00
Ramya Siddharth Moorthy	8,90,868	0.38	8,90,868	0.39	0.00
Promoter Group					
Vatsalya Enterprises Private Limited	95,99,274	4.14	95,99,274	4.24	0.00
Total	**7,03,92,244**		**7,03,90,919**		

The change in above % holding is due to increase in Equity Share Capital

(iv) As at 31 Mar, 2026, 56,20,000 shares (As at 31 March, 2025, 1,10,30,000 shares) were reserved for issuance as follows:

Particulars	No. of shares					
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2024	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Outstanding employee stock options granted / available for grant	56,20,000	1,10,30,000	1,60,00,000	40,00,000	40,00,000	80,00,000

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 12.1 - Other Equity

(₹ In Lakhs)

Particulars	Reserves and Surplus					
	Securities premium reserve	General reserve	Equity-settled employee benefits reserve	Capital Redemption Reserve	Retained earnings	TOTAL
Balance at the beginning of the reporting Year - As of April 01, 2025	61,652.12	1,537.50	501.92	1,250.00	21681.05	86,622.59
Premium on Shares issued during the year	-	-	-	-	-	-
Amount recorded on Grant	-	-	73.87	-	-	73.87
Transferred to securities premium reserve on exercise	282.94	-	(282.94)	-	-	-
Other Comprehensive income for the year	-	-	-	-	62.43	62.43
Profit / (Loss) for the Year	-	-	-	-	4,888.21	4,888.21
Balance at the end of the reporting Year - March 31, 2026	**61,935.06**	**1,537.50**	**292.85**	**1,250.00**	**26631.69**	**91,647.10**

(₹ In Lakhs)

Particulars	Reserves and Surplus					
	Securities premium reserve	General reserve	Equity-settled employee benefits reserve	Capital Redemption Reserve	Retained earnings	TOTAL
Balance at the beginning of the reporting Year - As of April 01, 2024	61,392.11	1,537.50	637.62	1,250.00	8923.77	73,741.00
Premium on Shares issued during the year	-	-	-	-	-	-
Amount recorded on Grant	-	-	124.31	-	-	124.31
Transferred to securities premium reserve on exercise	260.01	-	(260.01)	-	-	(-)
Other Comprehensive income for the year	-	-	-	-	46.64	46.64
Profit / (Loss) for the Year	-	-	-	-	12,710.64	12,710.64
Balance at the end of the reporting Year - Mar 31, 2025	**61,652.12**	**1,537.50**	**501.92**	**1,250.00**	**21681.05**	**86,622.59**

Description of Reserves

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

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

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

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

Note No. 13. - Borrowings

A. Non Current Borrowings

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Measured at amortised cost		
A. Secured Borrowings:		
a) Term Loan from Financial Institution	16,571.06	9,995.82
Total Secured Borrowings	**16,571.06**	**9,995.82**
Total Non-Current Borrowings	**16,571.06**	**9,995.82**

B. Current Borrowings

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
A. Secured Borrowings		
Cash Credit from Banks*	4,474.37	1,077.06
Current maturities of long-term debt	7,325.04	8,537.38
Total Secured Borrowings	**11,799.41**	**9,614.44**
B. Unsecured Borrowings		
(a) From Banks (Bank overdraft)	721.26	275.00
(b) Loans from related parties	662.09	579.96
(c) Loans from other parties	38.49	34.83
Total Unsecured Borrowings	**1,421.84**	**889.79**
Total Current Borrowings	**13,221.25**	**10,504.23**

* Cash Credit from Banks ranging from 9.65 % -10.95 % is secured by way of hypothecation of building materials, work in progress, finished flats, book debts and equitable mortgage of specified properties of the Company and personal guarantee of the Managing Director of the Company.

Refer Note No. 13.1 for schedule of borrowings

13 (i) Lease Liabilities

A. Non - Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Lease Liability obligation (Refer Note 29)	72.74	52.97
Other Non-Current Lease Liabilities	**72.74**	**52.97**

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Current maturities of lease obligations IND AS 116 (Refer Note 29)	34.58	13.79
Other Current Lease Liabilities	**34.58**	**13.79**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 13.1 Disclosure regarding long term borrowings

(₹ in Lakhs)

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
I. Secured									
a) Aditya Birla Capital Limited	479.08	106.51	122.42	137.69	112.45	-	372.56	11.75%	1. 61 Residential Units of Building 2, Building 4, Building 5, Building 7 & Building 8, Vascon Goodlife Project at Gate No. 78, 79, 80, 132, 133, 134(P), 135, Village Katvi, Taluka Maval, District Pune – 410507 owned by Vascon Engineers Limited 2. Duplex Flat No A-9, 8th Floor and 9th Floor, Wing No A, Ivy GlenHouse, Marigold Phase III Co-Operative Housing Society Limited, S.No 15/1, 15/2/1,15/2/2,15/3,15/4,15/5,15/6, Vadgaonsheri, Haveli, Pune, Maharashtra - 411014 owned by Vascon Engineers Limited 3. All that Piece and parcel of land admeasuring 48300 Sq Ft equivalent to 4487.17 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 58,59,61,62/A,63,64, 65,69,88,89,90,91,92,97(P),98,100,101,102,103,104,109,110A 111 and 112, Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited 4. All that Piece and parcel of land admeasuring 4200 Sq Ft equivalent to 390.189 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 67 and 67A with Survey Number 58,59,61,62/A,63,64,65,69,88,89,90,91,92,97(P),98,100,101,102,103,104,109,110A 111 and 112 Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited
b) Aditya Birla Capital Limited	1,868.96	420.98	474.3	533.48	440.20	-	1,447.98	11.75%	- D0 -
c) Aditya Birla Capital Limited - 10 Crore	874.38	45.36	51.10	58.14	65.84	653.94	829.02	12.00%	1. 61 Residential Units of Building 2, Building 4, Building 5, Building 7 & Building 8, Vascon Goodlife Project at Gate No. 78, 79, 80, 132, 133, 134(P), 135, Village Katvi, Taluka Maval, District Pune – 410507 owned by Vascon Engineers Limited 2. Duplex Flat No A-9, 8th Floor and 9th Floor, Wing No A, Ivy GlenHouse, Marigold Phase III Co-Operative Housing Society Limited, S.No 15/1, 15/2/1,15/2/2,15/3,15/4,15/5,15/6, Vadgaonsheri, Haveli, Pune, Maharashtra - 411014 owned by Vascon Engineers Limited 3. All that Piece and parcel of land admeasuring 48300 Sq Ft equivalent to 4487.17 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 58,59,61,62/A,63,64, 65,69,88,89,90,91,92,97(P),98,100,101,102,103,104,109,110A 111 and 112, Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited 4. All that Piece and parcel of land admeasuring 4200 Sq Ft equivalent to 390.189 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 67 and 67A with Survey Number 58,59,61,62/A,63,64,65,69,88,89,90,91,92,97(P),98,100,101,102,103,104,109,110A 111 and 112 Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
d) Aditya Birla Capital Limited - 6.60 Crore	559.66	35.16	39.64	45.06	51.03	388.76	524.50	12.50%	- D0 -
e) Aditya Birla Finance Limited - 15 Crore	1.74	-	1.74	-	-	-	1.74	12.50%	- D0 -
f) Aditya Birla Capital Limited-5476 (10C)	272.05	272.05	-	-	-	-	-	12.00%	- D0 -
g) Aditya Birla Capital Ltd-30CR	2,242.89	974.60	1,095.39	172.90	-	-	1,268.29	11.75%	Plot no:- All that piece, and parcel of land,admeasuring 4200 sq.ft. equivalent to 390, 189 sq. mtrs out of total land admeasuring 02 Hectares 49 Arcs, bearing survey no. 52 /2B as per layout having Plot No. 67 and 67A, House No:- situated at Village Kharadi, Taluka Haveli, District Pune, Floor no:- Building Number-, Society Name: Block no: * Street Name:- , Locality:-•, State:MAHARASHTRA,District:- Pune, Zip code:,- 411014 Owner Name: CHOUGULE, ASSOCIATES; PRIMUS BUILDERS;,VASCON ENGINEERS,LIMITED
h) Aditya Birla Housing Finance Limited	1,957.11	-	-	600.00	800.00	557.11	1,957.11	11.90%	i. An exclusive charge by way of registered mortgage on Property being all rights and title of Vascon Engineers Limited ("Developer") in the Project known as "Redevelopment of Prakash CHSL" ("Project") along with units belonging to the developer's component and Present and Future FSI/TDR accruing to the developer being developed on all that piece and parcel of land admeasuring 3540 Sq. Mtrs. bearing Survey No. 288, CTS No. 1610/13 of the Town Planning Scheme Santacruz VI of Revenue Village Vile Parle (West), Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagar Palika H/W Ward and lying, being and situated at 62-66, Relief Road, Daulat Nagar, Santacruz (West), Mumbai – 400054 ("Said Property") [after excluding (a) units to be allotted to all members of Said Society as mentioned in ("Allotted Units"), (b) sold units, if any. An exclusive charge by way of hypothecation on the scheduled receivables in developer's share from sold, unsold units of project under the documents entered with the customers by the borrower, all such proceeds both present & future. An exclusive charge by way of hypothecation on the escrow account of the project, all monies credited / deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be). ii. An exclusive charge by way of registered mortgage on Property and Development Rights of Vascon Engineers Limited on Building 1, 3, 6 & 9 of the project "Vascon Goodlife" at Gate No. 78, 79, 80, 132, 133, 134(P), 135, Village Katvi, Taluka Maval, Dist. Pune – 411017.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
i) Tata Capital Financial Services Limited	1,493.12	785.71	707.41	-	-	-	707.41	13.25%	1. First and exclusive charge by way of mortgage on commercial project land proposed to be developed i.e 3600 Sq Mtrs. Situated at Survey No.75,hissa no 2/1 situated at village kharadi,taluka haveli, District Pune (PINCODE) standing in the name of M/S Rainbow associates (Security Provider) having clear and marketable title. 2. Hypothecation and escrow of developer's share in sold and unsold receivables from commercial project at mortgaged land. 3. All the cashflows from project(developer's share) to be rooted through TCSFL escrow account.
j) Tata Capital Limited	1,240.52	561.37	679.15	-	-	-	679.15	12.50%	1. First charge by way of Hypothecation on the receivables of sale of developers identified units into an escrow account. 2. First and exclusive charge by way of Mortgage on property situated at Tulips Phase -3, Block 6 & 7 at S nos 551/1,2,556/1D,1E,557/3,560/3, T S No 13/1A, Ward no 28, Block No 1 of Sowripalayam Village, East Zone, Coimbatore, Tamil Nadu 641028, together with all structures and appurtences thereon present and future standing in the name of Vascon Engineers Limited having clear and marketable title
k) Vivriti Capital Limited	2,471.09	518.52	1,111.11	841.46	-	-	1,952.57	12.25%	i. Hypothecation charge on current assets and movable fixed assets of the Borrower, including plant & machinery, spares, tools, accessories, furniture & fixtures, and book debts, present and future, as detailed in the Deed of Hypothecation, securing all present and future obligations under the facility.i. An exclusive charge, by way of registered mortgage over the Mortgaged Properties together with all buildings, structures and appurtenances thereon and thereunder; Where, "Mortgaged Properties" shall mean: a. A commercial unit admeasuring 684.37 Sq.ft. built-up area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; b. A commercial restaurant unit admeasuring 1664.32 Sq.ft carpet area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; and c. A residential studio apartment admeasuring 844 Sq.ft carpet area situated at S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Apartment Studio Unit No.701, 7th Floor, Sapodilla Building, Marigold Complex, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; ii. Cash collateral of 5% (Five Percent) of the Facility amount in the form of interest free security deposit placed with the Lender, with a lien and set off marked in favour of the Lender ("Cash Collateral") in proportion to drawdown amount, Rating Downgrade cash collateral, Security Breach Cash collateral and a demand promisory note and a Letter of Continuity.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term				Total Long Term Bor-rowings	Rate of interest	Nature of security
			Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36			
l) Vivriti Capital Limited TL 08 (10	117.40	117.40	-	-	-	-	-	11.75%	i. An exclusive charge, by way of registered mortgage over the Mortgaged Properties together with all buildings, structures and appurtenances thereon and thereunder; Where, "Mortgaged Properties" shall mean: a. A commercial unit admeasuring 684.37 Sq.ft. built-up area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; b. A commercial restaurant unit admeasuring 1664.32 Sq.ft carpet area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; and c. A residential studio apartment admeasuring 844 Sq.ft carpet area situated at S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Apartment Studio Unit No.701, 7th Floor, Sapodilla Building, Marigold Complex, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; ii. Cash collateral of 10% (Ten Percent) of the Facility amount in the form of interest free security deposit placed with the Lender, with a lien and set off marked in favour of the Lender ("Cash Collateral") in proportion to drawdown amount, Rating Downgrade cash collateral, Security Breach Cash collateral and a demand promisory note and a Letter of Continuity.
m) Federal Bank A/c No 13487400006213	28.42	3.97	4.33	4.74	5.18	10.21	24.46	8.90%	Hypothecation of Vehicle financed by lender
n) Federal Bank A/c No 13487400006205	59.56	8.25	9.00	9.85	10.76	21.69	51.31	8.90%	Hypothecation of Vehicle financed by lender
o) ARKA FINCAP LTD	3,392.44	1,480.60	1,227.39	684.44	-	-	1,911.84	13.50%	* Hypothecation over all current assets (including receivables), present and future, pertaining to Santacruz and Powai projects * Mortgage over immovable properties (including land and building), present and future, pertaining to Powai project * Mortgage over development rights, present and future, pertaining to Santacruz Project * Interest Service Reserve (ISRA) for an amount equivalent to next 2 months interest payment [by way of FD, lien marked in favour of Lender(s)/ Security Trustee * Demand Promissor, Note (DPN) from the Borrower * Undated Cheques from the Borrower for principal amount and one month interest amount

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term				Total Long Term Bor-rowings	Rate of interest	Nature of security
			Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36			
p) Arka Fincap Limited	1,215.43	-	218.75	406.25	590.43	-	1,215.43	12.00%	* Hypothecation over all current assets (including receivables), present and future, pertaining to Santacruz and Powai projects * Mortgage over immovable properties (including land and building), present and future, pertaining to Powai project * Mortgage over development rights, present and future, pertaining to Santacruz Project * Interest Service Reserve (ISRA) for an amount equivalent to next 2 months interest payment [by way of FD, lien marked in favour of Lender(s)/ Security Trustee * Demand Promissor, Note (DPN) from the Borrower * Undated Cheques from the Borrower for principal amount and one month interest amount
q) SBM Bank Limited	1,235.07	-	312.50	437.50	485.07		1,235.07	12.00%	Primary Security: Hypothecation of current assets/receivables and mortgage over immovable properties & development rights pertaining to Vascon Orchids and Vascon Tranquil Heights projects. Other Security: DPN from borrower, FD lien equivalent to 2 months' interest, and undated cheques for principal and interest amount. Additional Condition: Minimum security cover of 1.75x to be maintained on pari-passu basis with existing and proposed AFL facilities of ₹ 650 Mn and ₹ 250 Mn.
r) SBM Bank Limited	1,355.96	674.96	681.00	-	-	-	681.00	13.50%	* Hypothecation over all current assets (including receivables), present and future, pertaining to Santacruz and Powai projects * Mortgage over immovable properties (including land and building), present and future, pertaining to Powa project * Mortgage over development rights, present and future, pertaining to Santacruz Project * Interest Service Reserve (ISRA) for an amount equivalent to next 2 months interest payment [by way of FD, lien marked in favour of Lender(s)/ Security Trustee * Demand Promissor, Note (DPN) from the Borrower * Undated Cheques from the Borrower for principal amount and one month Interest amount
s) State Bank of India - Guaranteed Emergency Credit Line	432.96	-	144.32	144.32	144.32	-	432.96	8.95%	Extension of charge (2nd charge) over the existing Primary & collateral securities created in favour of the Bank (Consortium Banks)
t) Bank of Maharashtra	11.29	2.64	2.92	3.22	2.51	-	8.65	10.45%	Hypothecation of Vehicle financed by lender
u) ICICI Bank Mutual Fund Loan	1,316.95	1,316.95	-	-	-	-	-	8.50%	Secured against investments held in Axis Money Market Fund Regular Growth (MMGPG) and Aditya Birla Sun Life Savings Fund- Growth Regular Plan.
v) Federal bank Term Loan - OD 1	814.03	-	-	-	-	814.03	814.03	6.90%	Secured against fixed deposits held with Federal Bank.
w) Federal bank Term Loan - OD 2	455.99	-	-	-	-	455.99	455.99	6.20%	Secured against fixed deposits held with Federal Bank.
Total	**23,896.10**	**7,325.04**	**6,882.47**	**4,079.06**	**2,707.80**	**2,901.74**	**16,571.06**		

* Interest accrued & due on Borrowings as on 31st March 2026 disclosed under other current liabilities (refer note 14)

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 14 - Other Financial Liabilities

A. Non - Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Commitment and other deposits	1,425.49	1,450.49
Other Non-Current Financial Liabilities	**1,425.49**	**1,450.49**

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Interest accrued but due on borrowings	111.00	85.11
(b) Creditors for capital supplies/services	1.39	34.58
(c) Others	54.10	21.99
Total other financial liabilities	**166.49**	**141.68**

Note No. 15 - Trade Payables

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Total Outstanding dues of Micro and Small Enterprises (Refer Note No. 35)	6,524.49	3,476.49
Total Outstanding dues of Creditors other than Micro and Small Enterprises	57,610.51	44,445.92
Total Trade Payables	**64,135.00**	**47,922.41**

*Refer Note No.15(a) for ageing of Trade Payables

Supplier Finance Arrangement :

The Company has entered into certain Supplier Finance Arrangements(SFA) with finance providers during the year. The Primary Objective of these arrangements is to benefit the suppliers with early payments, efficient payment processing and enable the company to pay over the period of time to manage its working capital. The Company doesn't provide any collateral or guarantees to the finance provider.

Particulars	Financials liabilities classified as
	Trade Payables
(i) Outstanding as on March 31,2026	10,432.83
(ii) Out of (i) amount received by suppliers from finance providers	10,432.83
(iii) Payment terms for SFA	30-180days
(iv) Payment terms for comparable trade payable that are not part of the SFA	30-180days
Outstanding as on March 31,2025	2,939.53

There are no material business combinations or foreign exchange differences that would affect the liabilities under the SFA. The Company has applied transitional relief and accordingly comparative information,wherever applicable,for the above disclosures is not presented in the first year of adoption of this amendment.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note 15 (a)

Trade Payables ageing schedule

Mar-26

(₹ in Lakhs)

Particulars	Outstanding for following periods				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
(i) MSME	5,872.89	597.24	41.00	13.36	6,524.49
(ii) Others	43,180.52	4,031.03	1,676.83	8,720.77	57,610.51
(iii) Disputed Dues - MSME	-	-	-	-	-
(iii) Disputed Dues - Others	-	-	-	-	-

Mar-25

(₹ in Lakhs)

Particulars	Outstanding for following periods				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
(i) MSME	3,416.22	53.72	3.25	3.30	3,476.49
(ii) Others	31,607.73	4,673.62	1,196.91	6,967.67	44,445.92
(iii) Disputed Dues - MSME	-	-	-	-	-
(iii) Disputed Dues - Others	-	-	-	-	-

Note : Ageing has been considered from the date of transactions

Note No. 16 - Provisions

Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Provision for employee benefits		
1) Compensated absences	858.34	765.25
2) Gratuity (Refer Note 31)	940.49	864.04
(b) Other Provisions		
Taxation	50.00	43.46
Total Provisions	**1,848.83**	**1,672.75**

Note No. 17 - Current Tax and Deferred Tax

(a) Income Tax Expense

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Current Tax:		
Current Income Tax Charge	1,915.75	2,608.86
Adjustments in respect of prior years	200.20	(131.22)
Remeasurement of the Defined Benefit Plan In OCI	21.00	15.69
Deferred Tax		
In respect of current year origination and reversal of temporary differences	(506.39)	(214.14)
Total Tax Expense recognised in profit and loss account	**1,630.56**	**2,279.19**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Profit Before Tax -		
from Continuing Operations	4,686.01	7495.45
from Exceptional Items / Capital Gains Item	1,811.76	7478.69
Profit Before tax	**6,497.77**	**14,974.14**
Income Tax using the Company's domestic Tax rate @ 25.168% (Previous Year Tax Rate @ 25.168%)	1,179.37	1886.45
Special Rate of Income Tax on Exceptional Item @ 14.30%	259.09	1,069.45
Total Tax	**1,438.46**	**2,955.90**
Adjustments in respect of prior years	200.20	(131.22)
Reduction in Tax Rate	-	-
Tax Effect of:		
- Non deductible Expenses	1,838.67	357.16
- Tax - Allowable expenditure	(1405.02)	(621.17)
- Tax - Exempt income	64.64	(67.34)
Deferred tax assets on temporary differences	(506.39)	(214.14)
Income Tax recognised In P&L from Continuing Operations	**1,630.56**	**2,279.19**

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Tax effect of items constituting deferred tax liabilities		
Property, Plant and Equipment	-	193.87
Other Items	29.86	
	29.86	**193.87**
Tax effect of items constituting deferred tax assets		
Employee Benefits	507.93	262.96
Property, Plant and Equipment	41.12	-
Provisions	201.34	131.72
Other Items	-	13.33
	750.39	408.01
Net Tax Asset (Liabilities)	**720.53**	**214.14**

Note : Pursuant to the announcement made by the Finance Ministry of the Government of India on September 20, 2019, the Company, basis their assessment opted for a lower corporate tax rate as per section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019 from financial year 2020-21 onwards. Accordingly, the Company recognised Provision for Income Tax and re-measured the Deferred Tax Assets / Liabilities on the basis of the revised lower tax rate and impact of the same was recognised in the year ended March 31, 2026

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note - 18: Other Liabilities

Other Current Liabilities

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a. Advances received from customers		
- Gross amount due to customers	27,889.63	33,504.78
- Less : Related Unbilled Revenues	(12740.37)	(8630.87)
	15,149.26	**24,873.91**
b. Amount due to customers under construction & Development contracts		
- Gross amount due to customers (Unearned)	4,869.17	6,240.91
- Less : Related Debtors	(453.56)	(942.10)
	4,415.61	**5,298.81**
c. Statutory dues		
- taxes payable (other than income taxes)	1,990.64	1,372.77
Total Other Liabilities	**21,555.51**	**31,545.49**

Note No. 19 - Revenue from Operations

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Revenue recognised / sales		
- Contract revenue	91,076.14	1,00,054.12
- Sale of unit	3,122.11	6,793.10
- Trading sales	-	90.00
- Other sales (Includes maintenance charges of soceity,Hire charges, Scrap Sales)	306.99	264.09
Other operating income		
- Rent earned	423.38	372.59
- Share of profit / (loss) from Partnership firms (net)	(76.00)	(49.50)
Total Revenue from Operations	**94,852.62**	**1,07,524.40**

Note No. 20 - Other Income

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Interest Income		
On Financial Assets at Amortised Cost	1,260.28	1,018.80
(b) Investments carried at fair value through profit or loss	264.16	37.07
Liquid Mutual fund units		
(c) Profit on sale on Investment	1,750.00	-
(d) Provisions / Creditors no longer required written back	135.83	91.25
(e) Profit on sale of capital assets (Net of loss on assets sold / scrapped / written off)	104.69	39.55
(f) Miscellaneous Income	0.10	62.90
Total Other Income	**3,515.06**	**1,249.57**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Contract	79,980.92	85,704.64
Development	13,547.63	10,879.48
Incidental borrowing cost incurred attributable to qualifying assets	1,807.08	1,992.38
Cost of materials and services consumed	**95,335.63**	**98,576.50**

Note : Consumption includes excess / shortages on physical count, write off of obsolete items etc.

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Closing balance of projects under development :		
Completed Units	3,551.78	5,725.37
Projects under Development	62,927.65	47,821.92
	66,479.43	**53,547.29**
Opening balance of projects under development:		
Completed Units	5,725.37	2,090.45
Projects under Development	47,821.92	44,066.65
	53,547.29	**46,157.10**
Net (increase) / decrease	**(12,932.14)**	**(7,390.19)**

Note No. 22 - Employee Benefits Expense

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Salaries and wages, including bonus (Refer Note 31)	3,265.79	3,304.23
(b) Contribution to provident and other funds	185.76	192.70
(c) Share based payment transactions expenses	73.87	124.31
(d) Staff welfare expenses	64.05	65.87
Total Employee Benefit Expense	**3,589.47**	**3,687.11**

Note No. 23 - Finance Cost

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Interest expense	3,294.87	3,373.70
(b) Other borrowing cost	131.82	506.43
	3,426.69	**3,880.13**
Less: Amounts included in the cost of qualifying assets	(1,807.08)	(1,992.38)
Total finance costs	**1,619.61**	**1,887.75**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 24 - Other Expenses

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) Repairs to buildings	45.21	69.77
(b) Power & Fuel oil consumed	75.44	85.33
(c) Rent including lease rentals	193.36	227.67
(d) Repairs and maintenance - Others	50.90	21.92
(e) Rates and taxes	139.25	64.42
(f) Insurance charges	139.67	86.10
(g) Bad debts and other receivables, loans and advances written off	-	723.40
(h) Provision for doubtful debts and advances	144.68	-351.03
(i) Auditors remuneration and out-of-pocket expenses		
(1) Audit Fees	46.50	44.50
(2) Limited Review	28.50	25.50
(3) Certification services	2.40	9.50
(j) Other expenses		
(1) Legal and other professional costs	1,134.27	801.83
(2) Advertisement, Promotion & Selling Expenses	376.61	107.40
(3) Travelling and Conveyance Expenses	122.38	159.87
(4) Postage and telephone	27.34	26.75
(5) Printing and stationery	18.61	22.95
(6) Brokerage / commission	200.89	208.91
(7) Donations	36.25	29.96
(8) Corporate Social Responsibility Expenditure (Refer Note 40)	202.82	88.86
(9) Bank charges	157.36	75.38
(10) Hire Charges Paid	42.95	156.41
(11) Miscellaneous Expenses	486.14	1,243.24
Total Other Expenses	**3,671.53**	**3,928.64**

Note No. 25 - Earning Per share

(₹ in Lakhs)

Particular	For the year ended March 31, 2026 Per Share	For the year ended March 31, 2025 Per Share
Basic Earnings per share (₹)	2.15	5.67
Diluted Earnings per share (₹)	2.15	5.67

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit for the year attributable to owners of the Company	4,888.21	12,710.64
Weighted average number of equity shares (Nos.)	22,70,58,344	22,42,36,974
Earnings per share - Basic (₹)	2.15	5.67

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit for the year attributable to owners of the Company	4,888.21	12,710.64
Weighted average number of equity shares used in the calculation of Basic EPS (Nos.)	22,70,58,344	22,42,36,974
Weighted average number of equity shares used in the calculation of Diluted EPS (Nos.)	22,70,58,344	22,42,36,974
Earnings per share - Dilutive (₹)	2.15	5.67

Note No. - 26 Fair Value
Set out below is the comparison by class of the carrying amounts and fair value of the Company's financials instruments

(₹ in Lakhs)

Particulars	Carrying amount		Fair Value	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
FINANCIAL ASSETS				
Financial assets measured at cost				
Non - Current Assets				
(i) Investments	5,187.54	5,186.52	5,187.54	5,186.52
Financial assets measured at amortised cost				
Non - Current Assets				
(i) Investments	0.20	0.20	0.20	0.20
(ii) Loans	-	1.34	-	1.34
(iii) Others Financial Assets	16,642.49	17,653.51	16,642.49	17,653.51
Current Assets				
(i) Trade receivables	23,810.31	21,156.30	23,810.31	21,156.30
(ii) Cash and cash equivalents	5,573.62	11,695.05	5,573.62	11,695.05
(iii) Bank balances other than (ii) above	14,724.14	11,016.24	14,724.14	11,016.24
(iv) Loans	7,411.51	5,803.86	7,411.94	5,803.86
(v) Others Financial Assets	65,610.48	55,286.29	65,610.48	55,286.29

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars	Carrying amount		Fair Value	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Financial assets measured at fair value through Statement of Profit & Loss				
(a) Current investments	4,728.73	584.04	4,728.73	584.04
(b) Non Current investments quoted	0.11	0.11	0.11	0.11
(b) Non Current investments unquoted	0.25	2,750.25	0.25	2,750.25
FINANCIAL LIABILITIES				
Financial liabilities measured at amortised cost				
Non - Current Liabilities				
(i) Borrowings	16,571.06	9,995.82	16,571.06	9,995.82
(ii) Other financial liabilities	1,425.49	1,450.49	1,425.49	1,450.49
(iii) Lease Liability	72.74	52.97	72.74	52.97
Current Liabilities				
(i) Borrowings	13,221.25	10,504.23	13,221.25	10,504.23
(ii) Lease Liability	34.58	13.79	34.58	13.79
(iii) Trade and other payables	64,135.00	47,922.41	64,135.00	47,922.41
(iv) Other financial liabilities	166.49	141.68	166.49	141.68

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

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

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

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

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

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

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

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

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

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

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

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

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

The following table presents the assets and liabilities measured at fair value on recurring basis at March 31, 2026 and March 31, 2025.

Particulars	Level 1	Level 2	Level 3
March 31, 2026			
Investment in mutual funds	4,494.73	-	-
Equity	0.11	-	-
Investment in Optionally Convertible Redeemable Debentures	-	-	-
March 31, 2025			
Investment in mutual funds	350.04	-	-
Equity	0.11	-	-
Investment in Optionally Convertible Redeemable Debentures	-	-	2,750.00

During the year ended Mar 31, 2026, there were no transfer between Level 1 and Level 2 fair value measurement and no transfer into and out of Level 3 fair value measurement.

Note No. 27 - Financial Instruments and Risk Review

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

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

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Borrowings	29,792.31	20,500.05
Trade Payables	64,135.00	47,922.41
Less : Cash and Cash Equivalents	20,297.76	22,711.29
Net Debt	**73,629.55**	**45,711.17**
Equity	1,14,816.81	1,09,251.30
Total Capital	**1,14,816.81**	**1,09,251.30**
Capital and Net Debt	**1,88,446.36**	**1,54,962.47**
Gearing Ratio	**39%**	**29%**

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

No changes were made in the objectives, policies or processes for managing capital during the Year Ended March 31, 2026 and Year Ended March 31, 2025.

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

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

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables(net of advances/payables),loans and other financial assets measured at amortised cost. None of the financial instruments of the Company result in material concentration of credit risk.

Exposure to credit risk
The carrying amount of financial asset represents the maximum credit exposure. The maximum exposure to credit risk was ₹ 1,12,667.94 lakhs and ₹ 98,508.17 lakhs as at March 31, 2026 and March 31, 2025 respectively. Trade receivables are typically unsecured and are derived from revenue earned from Development and EPC customers. Credit risk is managed by the Company by continuously monitoring the recovery status of customers to which the Company grants credit terms in the normal course of business. On account of adoption of Ind AS 109, the Company uses expected credit loss model to assess the impairment loss. The Company uses a provisioning policy approved by the Board of Directors to compute the expected credit loss allowance for trade receivables. The policy takes into account available external and internal credit risk factors and the Company's historical experience for customers.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

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

The Company has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience and adjusted for forward-looking information. Company's exposure to customers is diversified and some customer contributes more than 10% of outstanding accounts receivable as of March 31, 2026 and March 31, 2025, however there was no default on account of those customer in the past. The concentration of credit risk is limited due to the fact that the customer base is large and unrelated.

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

The Company performs credit assessment for customers on an annual basis and recognises credit risk, on the basis of lifetime expected losses and where receivables are due for more than 1 year.

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

Movement in the expected credit loss allowance:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	3,023.36	2,919.73
Movement in the expected credit loss allowance on trade receivables calculated at lifetime expected credit losses	151.02	227.37
Utilisation / Reversals	(6.33)	(123.74)
Balance at the end of the year	**3,168.05**	**3,023.36**

ii) Liquidity Risk

a) Liquidity risk management

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

b) Maturities of financial liabilities

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

Notes Forming Part of the Financial Statement
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Particulars	31-Mar-26		
	Less than 1 Year	1-3 Years	4-5 Years
Financial liabilities			
Trade payables	64,135.00	-	-
Other Financial Liabilities	166.49	1,425.49	-
Working capital demand loans / Term loans	13,221.25	13,669.33	2,901.74

Particulars	31-Mar-25		
	Less than 1 Year	1-3 Years	4-5 Years
Financial liabilities			
Trade payables	47,922.41	-	-
Other Financial Liabilities	141.68	1,450.49	-
Working capital demand loans / Term loans	10,504.23	8,793.02	1,202.80

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

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

Note No. 28 - Share Based Payments

Employee stock option scheme (ESOS) - 2020
The ESOS was approved by Board of Directors of Company in its meeting held on 14th july 2020 and further confirmed and approved by members on 8th September 2020. Nomination and Remuneration Committee Administers the plan. Each option carries with it the right to purchase one equity share of the company. All options have been granted at a predetermined rate of ₹ 10/- per share. The maximum exercise period is 1 year from the date of vesting.

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

(₹ in Lakhs)

Particular	FY 2025-26	FY 2024-25
Options granted, beginning of the year	1,10,30,000	1,60,00,000
Granted during the year	-	-
Exercised during the year	54,10,000	49,70,000
Cancelled/lapsed during the year	-	-
Options granted, end of the year	56,20,000	1,10,30,000
Weighted average Price per share - Tranche - I	-	67.02
Weighted average Price per share - Tranche - II	-	56.96
Weighted average Price per share - Tranche - III	46.79	-
Weighted average Price per share - Tranche - I & II (balanced)	32.26	-
Weighted Average remaining life	1.58	2.58

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

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

(₹ in Lakhs)

Particular	Employee Share Purchase Plan
	ESOS - 2020
Share price at grant date (₹ per share)	9.75
Exercise price (₹ per share)	10
Expected volatility	68.11%
Expected life / Option Life	1 year from the date of vesting
Expected dividends yield	2%
Risk-free interest rate (based on government bonds)	5.90%

Note No. 29 - Disclosures under Ind AS 116

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

(i) Applied a single discount rate to a portfolio of leases with reasonably similar characteristics.

(ii) Applied the exemption not to recognise right of use assets and lease liabilities with less than 12 months of lease term on the date of initial application.

(iii) Included the initial direct costs from the measurement of right of use asset at the date of initial application.

(iv) Elected not to reassess whether a contract is, or contains a lease at the date of initial application. Instead, for contracts entered into before the transition date, the Company relied on its assessment made applying AS 17 Leases. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified assets for a period of time in exchange for consideration

(v) The Company has elected not to apply the requirements of Ind AS 116 to short term leases of all the assets that have a lease term of twelve months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight line basis over the lease term.

(vi) The weighted average incremental borrowing rate applied to lease liabilities range from 11% to 13%

(A) Leases as lessee

(i) The movement in Lease liabilities during the year

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Opening Balance	66.76	72.59
Additions during the year	71.48	73.51
Deletion during the year	-	-
Finance costs incurred during the year	13.31	9.00
Payments of Lease Liabilities	44.23	88.34
Closing Balance	**107.32**	**66.76**

Notes Forming Part of the Financial Statement
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(ii) The carrying value of the Rights-of-use and depreciation charged during the year

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

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

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(i) Expenses related to Short Term Lease & Long Term Lease		
- Finance Cost	13.31	9.00
- Depreciation	41.10	35.39
(ii) Expenses related to Short Term Lease & Low Asset Value Lease	236.31	384.08
Total Expenses	**290.72**	**428.47**

(iv) Maturity analysis of lease liabilities

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Maturity Analysis of contractual undiscounted cash flows		
Before 3 Month	11.07	6.33
3-6 months	11.07	5.23
6-12 months	22.14	10.04
1-3 years	80.30	60.21
3 - 5 years	-	5.02
above 5 years	-	-
Total undiscounted Lease Liability	**124.58**	**86.83**
Balances of Lease Liabilities		
Non Current Lease Liability	72.74	52.97
Current Lease Liability	34.58	13.79
Total Lease Liability	**107.32**	**66.76**

Note No. 30 - Contingent liabilities and commitments

(₹ in Lakhs)

Contingent liabilities (to the extent not provided for)	As at March 31, 2026	As at March 31, 2025
Contingent liabilities		
(a) Disputed demands for Income Tax	2,721.75	1,998.11
(b) Disputed demands for Value Added Tax, GST & Others	771.70	1,115.95
(c) Performance and financial guarantees given by the Banks on behalf of the Company	33,232.26	31,281.99
(d) Claims against the Company not acknowledged as debt	174.85	2,959.23
(i) The Creditors of the Company have filed a civil suit claiming of ₹ 88.28 lakhs (Previous year ₹ 88.28 lakhs) as amount due to them, which claims the Company is disputing.		
(ii) One of the labour supplier has filed a criminal complaint in Additional Magistrate Court, Dadar, Mumbai, for recovery of his dues for ₹ 3.95 lakhs (Previous year - ₹ 3.95 lakhs).		

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(iii) One of the customer has filed arbitration proceeding against the Company for loss on account of wastage i.e. excess consumption of cement and steel, loss on account of escalation of cement and steel, additional cost incurred for completing the balance work, loss for rectifying defective work, refund of amount in VAT and excess duty, loss of reputation and liquidated damages and interest, amounting to ₹ 2,867 lakhs (Previous year - ₹ 2,867 lakhs). At present, Arbitrators have resigned in the year 2022 from the arbitration proceedings and till date no other panel of arbitrator assigned to this case. Since three years have been lapsed and limitation of appointment of new panel of arbitrators is also expired and respondent also not following up for the same hence it presumed that the claim of respondant is no longer exist.		
(iv) An immovable property classified under 'Investment Property' having a carrying amount of ₹13.06 crore (gross value ₹22.58 crore) has been provisionally attached by the Enforcement Directorate ("ED") pursuant to an order issued under the Prevention of Money Laundering Act, 2002 ("PMLA"). The Company had challenged the order passed by the Adjudicating Authority confirming the provisional attachment before the Hon'ble Appellate Tribunal, New Delhi. Vide order dated 22 January 2026, the Hon'ble Appellate Tribunal upheld the attachment; however, it directed that the legal possession of the said property by the Company shall not be disturbed. Accordingly, the Company continues to remain in possession and enjoyment of the property, subject to maintaining status quo and restriction on alienation of the said property pending final adjudication of the matter. Based on the legal opinion obtained and the current status of the proceedings, the management believes that there is no material impact of the aforesaid matter on the financial statements as at the reporting date.		
(v) One of the customer of the Goodlife Project at Katvi has filed a consumer complaint before the Consumer Court, Pune, against the Company seeking refund of consideration amounting to ₹ 4.66 lakhs, reimbursement of medical treatment expenses amounting to ₹ 25.00 lakhs, compensation for alleged harm amounting to ₹ 50.00 lakhs, and additional damages amounting to ₹ 2.96 lakhs. The Company maintains that it has at all times been willing and ready to refund the consideration amount received along with applicable stamp duty and registration charges. However, the customer declined to accept the said refund and proceeded to initiate the aforesaid complaint claiming amounts which, in the opinion of the management, are excessive and not tenable.		
For Development projects and according to the facts:		
Pending final decision and interim stay granted by the Hon'ble High Court of Bombay in case of MCHI, the Company, has in case of certain development projects, neither collected nor paid Maharashtra Value Added Tax and in case of certain development projects, has paid Maharashtra Value Added Tax		

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Commitments		
Estimated amount of contracts remaining to be executed on capital account and not provided for	2,037.10	2,023.01

Note No. 31 - Employee benefits

(a) Defined Contribution Plan
The Company makes Provident Fund contributions to defined contribution plan administered by the Regional Provident Fund Commissioner. Under this scheme, the Company is required to contribute a specified percentage of payroll cost to fund the benefits. The Company has recognised ₹ 173.89 lakhs for Provident Fund contributions & Family Pension Fund (March 31, 2025: ₹ 174.18 lakhs) and ₹ 11.87 lakhs (March 31, 2025 : ₹ 18.52 lakhs) towards ESIC in the Statement of Profit and Loss. The provident fund and ESIC contributions payable by the Company are in accordance with rules framed by the Government from time to time. Figures stated in the para are after capitalisation.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(b) Defined Benefit Plans:

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

Defined benefit plans – as per actuarial valuation on 31st March, 2026

(₹ in Lakhs)

Particulars	Funded Plan	
	Gratuity	
	2026	2025
Service Cost		
Current Service Cost	116.20	94.30
Past service cost and (gains)/losses from settlements	-	-
Net interest expense	56.67	58.15
Components of defined benefit costs recognised in profit or loss	**172.87**	**152.45**
Remeasurement on the net defined benefit liability		
Return on plan assets (excluding amount included in net interest expense)	3.34	0.33
Actuarial gains and loss arising from changes in financial assumptions	(33.44)	23.47
Actuarial gains and loss arising from experience adjustments	(53.33)	(86.13)
Actuarial gains and loss arising from demographic adjustments	-	-
Others (describe)		
Components of defined benefit costs recognised in other comprehensive income	(83.43)	(62.33)
Total	**89.44**	**90.12**
I. Net Asset/(Liability) recognised in the Balance Sheet as at 31st March		
1. Present value of defined benefit obligation as at 31st March	1,007.37	938.29
2. Fair value of plan assets as at 31st March	55.09	74.25
3. Surplus/(Deficit)	(952.28)	(864.04)
4. Current portion of the above	952.28	864.04
5. Non current portion of the above	55.09	74.25
II. Change in the obligation during the year ended 31st March		
1. Present value of defined benefit obligation at the beginning of the year	(938.29)	(878.40)
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	-	-
3. Expenses Recognised in Profit and Loss Account		
- Current Service Cost	(116.20)	(94.30)
- Past Service Cost*	(60.00)	-
- Interest Expense (Income)	(61.04)	(62.03)
4. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actuarial Gain (Loss) arising from:		

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars	Funded Plan Gratuity 2026	2025
i. Demographic Assumptions	-	-
ii. Financial Assumptions	33.44	(23.47)
iii. Experience Adjustments	53.33	86.13
5. Benefit payments	81.39	33.78
6. Others (Specify)		
7. Present value of defined benefit obligation at the end of the year	**(1,007.37)**	**(938.29)**
III. Change in fair value of assets during the year ended 31st March		
1. Fair value of plan assets at the beginning of the year	74.25	33.54
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	-	-
3. Expenses Recognised in Profit and Loss Account		
- Expected return on plan assets	4.37	3.88
- Mortality Charges and Taxes	(0.13)	(3.40)
4. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actual Return on plan assets in excess of the expected return	(3.34)	(0.33)
5. Contributions by employer (including benefit payments recoverable)	61.33	74.35
6. Benefit payments	(81.39)	(33.78)
7. Fair value of plan assets at the end of the year	**55.09**	**74.25**
IV. The Major categories of plan assets (As % of Total Plan Assets)		
Funds Managed By Insurer	100%	100%
V. Actuarial assumptions		
1. Discount rate	7.30%	6.80%
2. Expected rate of return on plan assets	6.80%	7.20%
3. Attrition rate	5.00%	5.00%

Maturity Profile of Defined Benefit Obligation:

For the Year Ended March 31, 2026	Expected Benefit Payment
2027	232.29
2028	101.54
2029	59.96
2030	97.28
2031	124.43
2032-2036	758.36

Sensitivity analysis for each significant actuarial assumption is required to be given, (illustration for medical inflation given below. Company needs to provide for others)

Notes Forming Part of the Financial Statement
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A. Effect of 1 % change in the assumed discount rate

	1% Increase 31-Mar-26	1% Increase 31-Mar-25	1% Decrease 31-Mar-26	1% Decrease 31-Mar-25
Defined Benefit Obligation	946.38	881.75	1,076.42	1,002.50

B. Effect of 1 % change in the assumed Salary Escalation Rate

	1% Increase 31-Mar-26	1% Increase 31-Mar-25	1% Decrease 31-Mar-26	1% Decrease 31-Mar-25
Defined Benefit Obligation	1,055.86	983.66	962.41	897.05

C. Effect of 1 % change in the assumed Withdrawal Rate

	1% Increase 31-Mar-26	1% Increase 31-Mar-25	1% Decrease 31-Mar-26	1% Decrease 31-Mar-25
Defined Benefit Obligation	1,012.22	940.92	1,002.13	935.48

VIII. Experience Adjustments:

	Year Ended Gratuity 2026	2025
1. Defined Benefit Obligation	(1,007.37)	(938.29)
2. Fair value of plan assets	55.09	74.25
3. Surplus/(Deficit)	(952.28)	(864.04)
4. Experience adjustment on plan liabilities [(Gain)/Loss]	(53.33)	(86.13)
5. Experience adjustment on plan assets [Gain/(Loss)]	3.09	0.23

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

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

*Refer Note No.41 for incremental impact due to new wage code

Note No. 32 - Significant estimates and assumptions

Estimates and Assumptions

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

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

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

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

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

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

Details about gratuity obligations are given in Note 31.

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

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

Note 33 : Related Party Transactions

I Names of related parties

1. Subsidiaries
- Marvel Housing Private Limited
- Vascon Value Homes Private Limited
- Kanchi Properties Private Limited (w.e.f 31.03.2026)

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2. Joint Ventures
- Phoenix Ventures
- Ajanta Enterprises
- Vascon Developers LLP
- Vascon Saga Constructions LLP
- Vascon Qatar WLL

3. Associates
- DCS Conventions and Hospitality Private Limited
- Mumbai Estate Private Limited
- Sita laxmi Mills Limited

4. Key Management Personnel
- Mr. R. Vasudevan (Promoter)
- Mr. Siddarth Vasudevan
- Dr Santosh Sundararajan
- Mr. Somnath Biswas
- Ms. Sarita Rameshlal Ahuja (resigned w.e.f 22-05-2024)
- Ms.Neelam Pipada (Appointed w.e.f 08-07-2024)

Other Directors
- Mr. K G Krishnamurthy (retired w.e.f 20.09.2024)
- Mr.Mukesh Malhotra
- Ms. Sowmya Aditya Iyer
- Mr. S Balasubramanium
- Ms. Tara Subramanium

5. Relatives of Key Management Personnel
- Mrs. Lalitha Vasudevan
- Mrs. Lalitha Sundararajan
- Mrs. Ramya Moorthy
- Mrs. Shilpa Shivaram

6. Establishments where in which individuals in serial number (4) and (5) exercise significant Influence
- Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)
- Vastech Consultants Private Limited
- Vastech consultants and engineers LLP
- Vatsalya Enterprises Private Limited
- Kanchi Properties Pvt Ltd. (upto 30.03.2026)
- Bellflower Premises Private Limited
- Cherry Construction Private Limited
- Stresstech Engineers Pvt Ltd.
- Syringa Engineers Private Limited (Formerly known as Syringa Properties Private Limited)
- Vascon Infrastructure Limited
- Venus Ventures
- Seraphic Design Private Limited
- Sira Assets LLP
- Hamcon Engineers Pvt Ltd
- Daffodil Projects Pvt Ltd

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

- Conamore Resorts Pvt Ltd.
- Rose Premises Pvt Ltd
- Rose Landmark LLP
- Bellflower Infradevelopment LLP
- Yucca Promoters LLP
- Yucca Reality LLP
- One Stop Shop India P Ltd
- Deep Advisory Services
- Vasudevan Ramamoorthy HUF
- Suburban Homes LLP
- Space Centric Marketing & Construction Consultancy Pvt Ltd

II. Related party transactions

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
(a)	**Sales and work**	1,557.33	1,897.36
	Subsidiaries		
	GMP Technical Solutions Private Limited	-	2.36
	Total	**-**	**2.36**
	Enterprise where KMP & Relatives of KMP significant influence		
	Cherry Constructions Private Limited.	128.67	948.75
	Kanchi Properties Pvt Ltd.	43.43	-
	Rose Premsies P Ltd	1.10	2.50
	Yucca Promoters LLP	1,384.14	607.43
	Sira Assets LLP	-	336.32
	Total	**1,557.33**	**1,895.00**
(b)	**Interest Income/commission Received**	67.08	89.03
	Subsidiaries		
	Commission		
	GMP Technical Solutions Private Limited	-	10.95
	Total	**-**	**10.95**
	Joint Venture		
	Ajanta Enterprises	67.08	64.92
		67.08	**64.92**
	Enterprise where KMP & Relatives of KMP significant influence		
	Conamore Resorts Pvt Ltd.	-	13.16
		-	**13.16**
(c)	**Interest Expense /commission Paid**	123.12	183.44
	Subsidiaries		
	Commission		
	GMP Technical Solutions Private Limited	-	15.87
	Total	**-**	**15.87**
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	18.86	75.00
	Hamcon Engineers Pvt Limited	9.96	7.60
	Sira Assets LLP	94.30	84.96
	Total	**123.12**	**167.56**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
(d)	**Purchase of Goods / Work/Rent**	4,046.93	3,860.59
	Subsidiaries		
	Marvel Housing Private Limited.	1,149.27	1,224.47
	GMP Technical Solution Pvt Ltd	-	300.00
	Total	**1,149.27**	**1,524.47**
	KMP		
	Mr R Vasudevan	-	750.00
	Ms. Sowmya Aditya Iyer	-	5.57
	Total	**-**	**755.57**
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	-	50.67
	Rose Landmark LLP	215.00	-
	Lalitha Vasudevan	-	11.35
	Works		
	Stresstech Engineers Private Limited	1,710.02	819.27
	Bellflower Infradevelopment LLP	-	750.00
	Deep Advisory Services	218.00	144.98
	Sira Assets LLP	476.50	264.00
	Yucca Reality LLP	0.32	-
	Vastech Consultants Private Limited	30.60	26.59
	Vastech Consultants & Engineers LLP	247.23	263.69
	Total	**2,897.67**	**2,330.55**
(e)	**Receiving of Services**	1,498.41	2,196.22
	Subsidiaries		
	Key Management Personnel		
	Dr Santosh Sundararajan		
	a) Short term benefits **	292.01	276.65
	b) Post Employment benefits*	18.96	18.02
	c) Share based payments	387.39	1,040.76
	Mr. Somnath Biswas **		
	a) Short term benefits	89.51	72.08
	b) Post Employment benefits*	11.26	8.64
	c) Share based payments	119.47	307.27
	Mr. Siddharth Vasudevan **		
	a) Short term benefits	528.00	427.80
	b) Post Employment benefits*	19.83	18.10
	Ms. Sarita Rameshlal Ahuja		
	a) Short term benefits	-	2.44
	b) Post Employment benefits*	-	0.04
	Ms. Neelam Pipada		

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
	a) Short term benefits	27.83	17.20
	b) Post Employment benefits*	0.81	0.53
	Total	**1,495.07**	**2,189.53**

*Post employment benefit represents contribution to provident fund. As Gratuity expenses is based on actuarial valuations, the same cannot be computed for individual employees and hence not included

** Short term employment benefit represents Salary Net of Tax. Key Management Personnel wise Tax borne by employer bifurcation as below:

	Name of the KMP		
	a) Mr. Santosh Sundarajan	387.54	550.08
	b) Mr. Somnath Biswas	119.62	159.10
	c) Mr. Siddharth Vasudevan	278.82	226.64
	During the current & previous financial year short term employment benefits represents Net of Tax salary received by KMP.	785.98	935.82
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	3.35	6.69
	Total	**3.35**	**6.69**
(f)	**Share of Profit from AOP/Firm**	-	12.26
	Joint Ventures		
	Vascon Developers LLP	-	12.26
	Total	**-**	**12.26**
(g)	**Share of Loss from AOP/Firm**	75.00	61.75
	Joint Ventures		
	Ajanta Enterprises	73.29	61.18
	Vascon Developers LLP	1.58	-
	Phoenix Ventures	0.14	0.57
	Total	**75.00**	**61.75**
(h)	**Reimbursement of expenses**	0.61	2.74
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	0.61	2.74
		0.61	**2.74**
(i)	**Finance Provided (including equity contributions in cash or in kind)/repayment of loan/repayment of fixed deposit / Designated Partner Current Capital A/c**	2,772.19	2,464.69
	Subsidiaries		
	Marvel Housing Private Limited	-	7.00
	Marathawada Realtors Private Limited	-	1.97
	Vascon Value Homes Private Limited	-	0.22
	Almet Corporation Limited	-	0.74
	Total	**-**	**9.93**
	Joint Ventures		
	Mumbai Estate Private Limited	8.00	31.09
	Total	**8.00**	**31.09**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
	Joint Ventures		
	Phoenix Ventures	-	1.30
	Vascon Developers LLP	1,895.92	12.67
	Total	**1,895.92**	**13.97**
	Enterprise where KMP & Relatives of KMP significant influence		
	Hamcon Engineers Pvt Ltd	0.29	0.84
	Daffodil Projects Pvt Ltd	0.74	-
	Kanchi Properties Pvt Ltd	860.13	1,170.00
	Space Centric Marketing & Construction Consultancy Pvt Ltd	-	0.02
	One Stop Shop India Pvt Ltd	0.12	-
	Flora Facilities Private Limited	6.99	1,238.84
	Total	**868.27**	**2,409.70**
(j)	**Finance availed /Received back(including equity contributions in cash or in kind)/ Designated Partner Current Capital A/c**	1,392.51	2,354.85
	Subsidiary		
	GMP Technical Solution Pvt Ltd (Preference Share Redemption)	-	574.79
	Vascon Value Homes Private Limited	-	15.00
	Marvel Housing Private Limited	73.00	-
	Total	**73.00**	**589.79**
	Joint Ventures		
	Phoenix Venture	36.01	-
	Ajanta Enterprises	165.26	162.21
	Total	**201.27**	**162.21**
	Associates		
	Sita laxmi Mills Limited	150.00	25.00
	Total	**150.00**	**25.00**
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	300.00	1,263.84
	Conamore Resorts Pvt Ltd.	668.24	314.01
	Total	**968.24**	**1,577.85**
(k)	**Outstanding as on**		
	A) Receivable to Vascon Engineers Limited	17,066.86	16,077.62
	Subsidiaries	1,906.42	2,695.71
	a) Trade Receivable		
	Kanchi Properties Pvt Ltd	1,842.57	2,631.86
	Total	**1,842.57**	**2,631.86**
	b) Loans & Advances / Project Advances		
	Vascon Value Homes Private Limited	6.10	6.10
	Marvel Housing Private Limited	57.75	57.75
	Total	**63.85**	**63.85**
	Joint Ventures	8,523.43	6,135.23
	a) Trade Receivable		
	Phoenix Ventures	552.02	591.03
	Total	**552.02**	**591.03**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

	As at March 31, 2026	As at March 31, 2025
b) Loans & Advances		
Phoenix Ventures	8.97	4.50
Total	**8.97**	**4.50**
c) Balance in current accounts		
Phoenix Ventures	376.72	376.86
Vascon Developers LLP	7,544.77	4,950.42
Ajanta Enterprises	40.96	212.43
Total	**7,962.44**	**5,539.70**
Associates	2,753.09	2,895.09
a) Loans & Advances (Including deposits and trade advances)		
Mumbai Estate Private Limited	2,618.09	2,610.09
Sita Laxmi Mills Limited	135.00	285.00
Total	**2,753.09**	**2,895.09**
Enterprise where KMP & Relatives of KMP significant influence	3,649.41	4,117.07
a) Trade Receivable		
Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)	19.62	23.50
Yucca Promoters LLP	271.41	
Daffodil Projects Pvt Ltd	424.28	424.28
Mrs. Lalitha Vasudevan	3.35	3.35
Rose Premsies Pvt Ltd	2.88	2.89
Sira Assets LLp	316.68	316.68
Cherry Constructions Private Limited.	407.51	461.75
Total	**1,445.73**	**1,232.46**
b) Loans & Advances (Including deposits and trade advances)		
Flora Facilities Private Limited	-	18.86
CONAMORE RESORTS PVT LTD.	1,629.18	2,297.42
Daffodil Projects Pvt Ltd	8.60	7.86
RAMYA SIDDHARTH MOORTHY	5.29	-
Rose Premsies Pvt Ltd	19.75	19.75
One Stop Shop India Pvt Ltd	156.35	156.23
Venus Ventures	384.50	384.50
Total	**2,203.67**	**2,884.61**
Key Management Personnel	234.52	234.52
a) Trade Receivable		
Mr. R. Vasudevan	11.63	11.63
Ms. Sowmya Aditya Iyer	1.65	1.65
Mr. Santosh Sundararajan	15.25	15.25
Total	**28.52**	**28.52**
b) Loans & Advances (Including deposits and trade advances)		
Mr. Mukesh Malhotra	206.00	206.00
	206.00	**206.00**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

	As at March 31, 2026	As at March 31, 2025
B) Receivable from Vascon Engineers Limited	5,863.32	3,938.56
Subsidiaries	506.07	276.77
a) Trade Payable		
Marvel Housing Private Limited	506.07	276.77
Total	**506.07**	**276.77**
Joint Venture	14.98	14.98
a) Trade Payable		
Ajanta Enterprises	14.98	14.98
Total	**14.98**	**14.98**
Key Management Personnel	129.69	145.59
a) Trade Payable		
Ms. Sowmya Aditya Iyer	12.31	12.31
Mr. Mukesh Malhotra	107.06	122.96
	119.37	**135.27**
b) For Deposit Received		
Mr. R Vasudevan	10.32	10.32
Total	**10.32**	**10.32**
Enterprise where KMP & Relatives of KMP significant influence	5,212.58	3,501.21
a) Trade Payable		
Deep Advisory Services	98.40	-
Stresstech Engineers Private Limited	881.71	430.87
Vastech Consultants & Engineers LLP	323.73	236.35
Vastech Consultants Private Limited	63.35	30.30
Yucca Promoters LLP	-	113.36
Yucca Reality LLP	0.38	-
Rose Landmark LLP	191.00	-
RAMYA SIDDHARTH MOORTHY	-	14.51
Mrs. Lalitha Vasudevan	25.03	25.03
Space Centric Marketing & Construction Consultancy Pvt Ltd	33.62	33.62
Total	**1,617.22**	**884.03**
b) Loans/(Advances)		
Flora Facilities Private Limited	1,310.34	1,008.96
Vasudevan Ramamoorthy HUF	162.62	162.62
Suburban Homes LLP	201.99	104.99
Hamcon Engineers Pvt Limited	181.56	172.88
Sira Assets LLP	1,738.85	1,167.73
Total	**3,595.36**	**2,617.18**

Notes:-

i) Related party relationships are as identified by the Company on the basis of information available and accepted by the auditors.

ii) No provision have been made in respect of receivable from related party as at March 31, 2026

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note 34 Key Ratios

Ratios	Numerator	Denominator	31st March, 2026	31st March, 2025	% Variance	Reason for Variance
(a) Current Ratio	Current Assets	Current Liabilities	1.97	1.89	4%	Increase in Current Ratio is mainly due to increase in current assets during the year as compared to current liabilities, indicating improved short-term liquidity position
(b) Debt-Equity Ratio,	Total Debt (Non-current borrowings + Current Borrowings + Finance Lease Liability)	Equity Capital	0.26	0.19	38%	Increase in Debt-Equity Ratio is mainly due to increase in borrowings during the year as compared to the growth in shareholders' equity
(c) Debt Service Coverage Ratio,	Net profit after taxes + Exception items + Non cash operating expenses (depreciation) + Finance costs + Other adjustments	Debt Service (Principal & Interest Repayment + Lease Repayment)	0.63	1.43	-56%	Decrease in Debt Service Coverage Ratio is mainly due to lower profitability and cash accruals during the year coupled with higher debt obligations and finance costs
(d) Return on Equity Ratio,	Net Profit after taxes	Average Shareholder's Equity	4.36%	12.39%	-65%	Decrease in Return on Equity Ratio is mainly due to lower net profit during the year .
(e) Inventory turnover ratio,	Cost of Goods Sold	Average Inventory	1.26	1.65	-24%	Decrease in Inventory Turnover Ratio is mainly due to higher average inventory levels maintained during the year compared to the increase in cost of goods sold
(f) Trade Receivables turnover ratio,	Sale of Products	Average Trade Receivables	4.22	5.51	-23%	Decrease in Trade Receivables Turnover Ratio is mainly due to increase in average trade receivables during the year on account of delay in collections and higher credit period extended to customers
(g) Trade payables turnover ratio,	Net Purchase during the Year	Average Trade Payables	1.69	2.35	-28%	Decrease in Trade Payables Turnover Ratio is mainly due to higher average outstanding payable balances during the year on account of extended credit period availed from suppliers and timing difference in payments to vendors.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Ratios	Numerator	Denominator	31st March, 2026	31st March, 2025	% Variance	Reason for Variance
(h) Net capital turnover ratio,	Sale of Products	Working Capital	0.97	1.31	-26%	Decrease in Net Capital Turnover Ratio is mainly due to lower growth in sales compared to increase in working capital during the year, driven by higher receivables and inventory levels
(i) Net profit ratio,	Net Profit after taxes	Sale of Products	5.15%	11.82%	-56%	Decreased as a result of lower revenue and margins
(j) Return on Capital employed,	Earnings before interest and taxes (Loss before taxes + Finance costs)	Capital employed (Tangible Net worth + Total Debt)	6.11%	13.96%	-56%	Decrease In Ratio is mainly due to decreased EBIT
(k) Return on investment.	Income on Investment	Cost of Investment	3.78%	2.21%	71%	Increase on account of higher income from investment

35 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(₹ in Lakhs)

Particular	March 31, 2026	March 31, 2025
(i) Principal amount remaining unpaid to MSME suppliers as on	6,524.49	3,476.49
(ii) Interest due on unpaid principal amount to MSME suppliers as on	162.73	81.17
(iii) The amount of interest paid in terms of section 16, along with the amount of the payment made to the supplier beyond the appointed day during the year.	Nil	Nil
(iv) The amount of interest due and payable for the period of delay in making payment without adding the interest under MSME Development Act	Nil	Nil
(v) The amount of interest due and payable for the year (without adding the interest under MSME Development Act)	162.73	81.17
(vi) The amount of interest accrued and remaining unpaid as on	243.90	81.17
(vii) The amount of interest due and payable to be disallowed under Income Tax Act, 1961	162.73	81.17

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

36 Disclosure under Regulation 34(3) of the SEBI (Listing and Disclosure Requirements) Regulations, 2015

Loans and advances in the nature of loans given to subsidiaries, associates, firms / companies in which directors are interested:

(₹ in Lakhs)

Name of the party	Relationship	Amount outstanding as at March 31, 2026	Maximum balance outstanding during the year
Marvel Housing Pvt. Ltd.	Subsidiary	57.75	57.75
		(57.75)	(57.75)

Note: Figures in bracket relate to the previous year.

- There are no transactions of loans and advances to subsidiaries, associate firms/ companies in which Directors are interested other than as disclosed above.
- There are no Investment by loan in share of parent or subsidiary where Company made loan or advances in the nature of loan.

Notes Forming Part of the Financial Statement

for the Period Ended March 31, 2026

37 The company enters into "domestic transactions" with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 ('regulation'). The pricing of such domestic transactions will need to comply with Arm's length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The Company has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

38 Segment information has been presented in the Consolidated Financial Statements as permitted by Indian Accounting Standard (Ind AS) 108 on operating segment as notified under the Companies (Indian Accounting Standards) Rules, 2015.

39 Disclosure of particulars of contract revenue

(₹ in Lakhs)

Particular	March 31, 2026	March 31, 2025
Contract Revenue Recognised during the year	91,076.14	1,00,054.12
Contract costs incurred during the year	79,980.92	85,704.64
Recognised Profit	11,095.22	14,349.48
Advances received for contracts in progress	(10,904.59)	(13,603.61)
Retention money for contracts in progress	10,718.19	8,471.74
Trade Receivable	21,393.45	16,581.67
Gross amount due from customer for contract work (assets)	61,880.26	49,224.22
Gross amount due to customer for contract work (liability)	(1,002.87)	(4,458.83)

40 Corporate Social Responsibility Expenditure

As per Section 135 of the Companies Act, 2013 (the Act), a company meeting the applicability threshold, needs to spend atleast 2% of its average net profit for the immediatelly preceding three financial years on Corporate Social Responsibility (CSR) Activity. A CSR Committe has been formed by the company to undertake CSR activities on 09/11/2016 pursuant to the requirement of the Act.

(₹ in Lakhs)

Particular	Year ended March 31, 2026	Year ended March 31, 2025
Amount required to be spent as per section 135 of the Act.	202.82	125.73
Amount spent during the year:		
i) Constructions/ Acquisition of an asset	-	-
ii) For the purposes other than (i) above	-	88.86
Total Amount Spent	**-**	**88.86**
Agreements entered for construction / acquisition of assets	-	-
Contribution for activities promoting educational facilities	-	-
Accrual towards unspent obligations in relation to ongoing projects	**202.82**	**36.87**

(i)	The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year;	₹ 202.82 Lakhs
(ii)	The total of previous years' shortfall amounts;	₹ 18.52 Lakh (Out of ₹ 36.87 lakh transferred to unspent CSR Account pertaining to the FY 2024-25 the Company spent ₹ 18.35 Lakh during FY 2025-26 towards approved ongoing CSR activities and balance ₹ 18.52 Lakh shall be utilised in due couse of time)
(iii)	The reason for above shortfalls by way of a note;	During the year, the Company was in the process of identifying suitable projects, implementation partner and execution plans for the proposed CSR initiatives. Considering that the CSR amount to be utilised is substantial in nature, the Company believed that proper planning and effective utilisation of the funds would create meaningful and long-term impact in society and would help achieve the true objective of CSR activities. Accordingly, since the proposed activities involve structured planning and phased implementation, the CSR amount could not be utilised during the financial year. The unspent amount ₹ 202.82 Lakhs has been therefore transferred to the Unspent CSR Account as ongoing project within the prescribed timelines and shall be utilised towards approved CSR projects in accordance with applicable provisions.
(iv)	The nature of CSR activities undertaken by the Company.	Promoting Education , Promoting Healthcare , Protection of National Heritage,Art & Culture Training to Promote rural sports animal welfare and vocational skill development

Note 40 (a) CSR Expenditure Schedule

Year	Balance as at 1st April		Amount Spent during the year			Balance as at 31st March	
	With the Company	In Separate CSR unspent account	Amount required to be spent during the year	From the Company's Bank Account	From Separate CSR unspent account	With the Company	In Separate CSR unspent account
2026	-	36.87	202.82	-	18.35	**202.82	18.52
2025	-	-	125.73	88.86	-	*36.87	-

** ₹ 202.82 Lakhs has been transferred to an existing CSR unspent account instead of transferring it to the separate CSR unspent account on 30th April, 2026.

* ₹ 36.87 Lakhs has been transferred to a separate CSR unspent account on 30th April, 2025.

Company has made CSR Expenses provision towards unspent obligations in relation to ongoing projects ₹ 202.82 Lakhs.

41 On November 21, 2025, the Government of India notified four Labour Codes, which consolidate multiple existing labour laws into a unified framework governing employment and post-employment benefits. Based on the best information available, applicable legal interpretations and professional guidance, the Company has assessed the financial impact arising primarily from changes in the definition of wages and employee benefit entitlements. In accordance with IND AS 19, these changes constitute a plan amendment requiring immediate recognition of past service cost, resulting in an incremental impact of ₹ 59.02 Lakhs which has been recognised as an employee benefit expense in the current reporting period. The Company continues to monitor the finalisation of Central and State Rules and related clarifications and will account for any further impact in accordance with applicable accounting standards in the period in which such developments occur.

42 During the quarter ended March 2026, the Company acquired 100% stake in Kanchi Properties Private Limited at cost and consequently Kanchi Properties Private Limited became a wholly owned subsidiary of the Company with effect from March 31, 2026. Accordingly, the financial statements of the subsidiary have been consolidated from the date of acquisition. Further, pre-acquisition reserves of the subsidiary amounting to ₹ 33.45 Lakhs have been recognised as Capital Reserve in the Consolidated Financial Statements in accordance with Ind AS 103 – Business Combinations.

43 The Company had entered into a Share Purchase Agreement (SPA) with M/s. Samhi Hotels Limited ("Purchaser") on May 14, 2025, to sell its investment in optionally convertible redeemable debentures (Nos. 67,26,394) of Ascent Hotels Private Limited, which is converted into Equity Shares in the ratio of 1:1 for a consideration of ₹ 4,500 Lakhs. The profit from the sale of investment is ₹ 1,750 Lakhs. (net of cost of investment & other direct expenses)

44 The Company had entered into a Share Purchase Agreement (SPA) with M/s. Shinryo Corporation ("Purchaser") on July 17, 2024, to sell its entire stake (i.e. 85% of the total share capital of the Subsidiary) in GMP Technical Solutions Private Limited("GMP"), a material subsidiary, which has been classified as 'Asset held for sale' previously, for ₹

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

15,735 Lakhs. This involved the transfer of 12,689 equity shares (₹ 10 each). The company relinquished the Control of GMP on October 10, 2024, with the sales consideration received on the same day and concluded as sold. The profit from the sale of Investment in GMP is ₹ 7,479 lakhs (net of cost of investment & other direct expenses) and is classified as an exceptional item in the financial statements. Consequently, appropriate disclosure has been made in the financial statements. The above subsidiary pertains to the Manufacturing and Building Management System (BMS) segments. However, this business segment ceased to exist following the sale of GMP.

45 During the financial year 2024-25, the Company entered into a Share Transfer Agreement dated March 31, 2025 and March 28, 2025, for divesting its entire shareholding in its wholly-owned subsidiary, Almet Corporation Limited (“”ACL””) and Marathwada Realtors Private Limited (“”MRPL””), respectively, in favour of the partners of Ramanuj Venture. While the share transfer was executed in favour of two of the three intended transferees in case of ACL, the third transferee was unavailable at the time of execution.

Subsequently, a dispute has emerged among the partners of Ramanuj Venture, with one of the partners raising objections regarding the validity of the share transfer. In view of this development. the Share Transfer Agreement of ACL has been placed in abeyance pending the resolution of the dispute, this matter is subjudice and it is under process.

However, since the Company no longer retains the ability to govern the financial and operating policies of ACL & MRPL or direct its relevant activities, it is considered to have relinquished control over the subsidiaries. Accordingly, the Company has ceased to consolidate ACL & MRPL from the date such control was relinquished, in accordance with Ind AS 110- Consolidated Financial Statements. The matter continues to be reviewed, and the Company will take appropriate action based on the outcome of the dispute.

46 Benami Property

There are no any proceeding initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

47 The Company has borrowings from banks or financial institutions on the basis of security of current assets. The quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.

48 Wilful Defaulter

The company has not declared Wilful Defaulter by any bank or financial institutions or any other lender.

49 Relationship with Struck off Companies

The company has not done any transactions with companies struck off under section 248 of the Companies Act, 2013.

50 Valuation of PPE, right-of-use assets, intangible asset and investment property

The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

51 (a) The company has not advanced or loaned or invested any funds (either borrowed funds or share premium or any other sources or kind of funds) during the year to any other person(s) or entity(ies), including foreign entities (intermediaries) with the understanding (whether recorded in writing or otherwise) that the intermediary shall:

i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or,

ii) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(b) The company has not received any fund from any person(s) or entity(ies), including foreign entities (funding party) during the year with the understanding (whether recorded in writing or otherwise) that the company shall:

(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or

(ii) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

52 Undisclosed Income

The company does not have any transaction that are not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961), during the year.

53 Details of crypto currency or virtual currency

The company has not traded or invested in crypto currency or virtual currency during the current or previous year.

54 Other Regulatory Information as per Schedule III of the Division II of the Companies Act, 2013

i. Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

ii. Utilisation of borrowings availed from banks and financial institutions

The borrowings obtained by the Company from banks and financial institutions have been applied for the purposes for which such loans were was taken.

55 The figures for the corresponding period / year have been regrouped and rearranged wherever necessary to make them comparable.

56 The financial statements for the year ended March 31, 2026 were approved by the Board of Directors and authorise for issue on May 11, 2026.

In terms of our report attached.	For and on behalf of the Board of Directors		
For Sharp & Tannan Associates Chartered Accountants Firm registration number - 109983W	Sd/- **Siddharth Vasudevan** Managing Director (DIN-02504124)	Sd/- **Mukesh Malhotra** Director (DIN-00129504)	Sd/- **Dr. Santosh Sundararajan** Whole Time Director & Group CEO (DIN-00015229)
Sd/- **CA Pramod Bhise** Partner Membership No. : (F) - 047751	Sd/- **Somnath Biswas** Chief Financial Officer	Sd/- **Neelam Pipada** Company Secretary & Compliance Officer	
Date : May 11, 2026 Place : Pune	Date : May 11, 2026 Place : Pune		

Independent Auditor's Report

To the Members of **VASCON ENGINEERS LIMITED**

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of **VASCON ENGINEERS LIMITED** (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), which includes the Group's share of profit/(loss) in its associates and its joint-ventures, which comprise the Consolidated Balance Sheet as at March 31, 2026, the Consolidated Statement of Profit and Loss (including other Comprehensive Income), the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity, for the year then ended, and notes to Consolidated Financial Statements, including a summary of Material accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of other auditors on Standalone Financial Statements of subsidiaries as was audited by the other auditors, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 (hereinafter referred to as "the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including an Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, of Consolidated State of Affairs (financial position) of the Group including its associates and joint-ventures as at March 31, 2026, the Consolidated Profit (including other comprehensive income), its Consolidated Cash Flows and the Consolidated Changes in Equity for the year then ended on that date.

Basis for opinion

We conducted our audit of the Consolidated Financial Statements in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group including associates and joint ventures in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Consolidated Financial Statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us along with the consideration of reports of the other auditors referred to in paragraph (A) of the "Other Matters" section below, is sufficient and appropriate to provide a basis for our opinion on the Consolidated Financial Statements.

Emphasis of Matters

We draw attention to Note 44 of the Consolidated Financial Statements regarding the Holding Company's divestment of its entire shareholding in Almet Corporation Limited under a Share Transfer Agreement dated March 31, 2025, and had relinquished the control. However, due to a dispute among the transferees, the agreement has been kept in abeyance. As informed by the management, the matter is under review and appropriate action will be taken upon resolution of the said dispute.

Our opinion is not modified in respect of this emphasis of matter

Key Audit Matters

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

S. No.	Key Audit Matter (KAM)	Auditor's Response
1	**Revenue Recognition:** Ind AS 115 prescribes detailed guidance for various elements of revenue recognition and requires detailed contract assessment as per the accounting principles. The revenue accounting standards application involves certain significant judgments regarding the identification of distinct performance obligations, recognition of revenue over the period, recognition of contract acquisition costs, appropriateness of the basis used for measuring the estimation of the total cost of completion of the projects over a wide range of customers and also a wide range of contracts each having different risk profile based on its individual nature of performance and delivery characteristics. Changes in cost estimates could give rise to variances in the amount of revenue recognised and profit/loss recognised. Accordingly, this matter has been identified as KAM.	**Principal Audit Procedures:** Our audit procedures in respect of this area include but are not limited to: • Assessed the design and operating effectiveness of the Group controls around revenue recognition and measurement. • Assessed the Group process to identify revenue recognition and cost estimation as per the requirement of the revenue accounting standard. • Evaluate the design and implementation of key internal financial controls and operating effectiveness of the relevant key controls with respect to the existence and accuracy of revenue recognition on selected transactions. • Select an appropriate sample of contracts and evaluated them along with the supporting evidence to determine whether various elements of revenue recognition, as well as cost allocations, are assessed with the principles prescribed under Ind AS 115. We performed project analysis and obtained the reasons for our observations in respect of the ongoing as well as completed projects during the year under audit. • Read and assessed the disclosure made in the Consolidated Financial Statements for assessing compliance with the disclosure Ind AS 115 requirements.

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

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

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

In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed and based on the work done/ audit reports of other auditors, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

The Management's & Board of Directors' Responsibilities for the Consolidated Financial Statements

The Holding Company Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these Consolidated Financial Statements in terms of the requirements of the Act, that give a true and fair view of the Consolidated Financial Position, Consolidated Financial Performance, Consolidated Cash Flows and Consolidated Statement of Changes in Equity of the Group including its associates and joint-ventures in accordance with the accounting principles generally accepted in India, including the Ind AS. The respective management and Board of Directors of the companies included in the Consolidated Financial Statements are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated

Independent Auditor's Report

Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the Consolidated Financial Statements by the Board of Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Financial Statements, the respective Management and Board of Directors of the companies included in the Group including its Associates and joint-ventures are responsible for assessing the ability of each company to continue as a going concern, disclosing, as applicable, matters related to going 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 included in the Group and its associates and joint-ventures are responsible for overseeing the financial reporting process of each Company.

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

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional 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 Act, we are also responsible for expressing our opinion on whether the Holding Company has an adequate internal financial controls system in place and the operating effectiveness of such controls.

c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

d) Conclude on the appropriateness of management's use of the going concern basis of accounting in preparation of Consolidated Financial Statements and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group including its associates and joint-ventures to cease to continue as a going concern.

e) Evaluate the overall presentation, structure, and content of the Consolidated Financial Statements, including the disclosures, and whether Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

f) Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group including its associates and joint-ventures to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision, and performance of the audit of the Consolidated Financial Statements of such entities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entities included in the Consolidated Financial Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision, and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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

A. We did not audit the Standalone Financial Statements of 3 (three) domestic subsidiaries, whose Ind AS financial statements reflect total assets of ₹ 2,867 Lakhs as at March 31, 2026; and total revenue of ₹ 947 Lakhs, total net profit of ₹ 3 Lakhs, total comprehensive income of ₹ 2 lakhs and net cash outflow of ₹ 863 Lakhs for the year then ended as considered in the Consolidated Financial Statements, whose financial statements have not been audited by us. This Ind AS financial statements have been audited by other auditors whose reports have been furnished to us by the Management of the Holding Company, and our opinion on the Consolidated Financial Statements in so far as it relates to the amounts and disclosures included in respect of these subsidiaries are based solely on these reports of the other auditors and the procedures performed by us are stated in paragraph above.

B. The Statement includes the Group's share of (loss) after tax as well as total comprehensive income of (₹ 75 lakhs) for the year ended March 31, 2026 respectively, in respect of 3 (three) joint ventures and 1 (one) associate. This Standalone financial statements / information are unaudited and have been furnished to us by the Holding Company's Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these three joint ventures and one associate, are based solely on such unaudited financial information certified by management. In our opinion and according to the information and explanations given to us by the Holding Company's Management, this financial information is not material to the Group.

C. 2 (Two) joint ventures and 1 (one) associate are non-operative and its financial information as at March 31, 2026 is unaudited & certified by the holding company's management. This financial information is provided by the management in whose opinion it is not material to the group.

We believe that the audit evidence obtained by us along with the consideration of audit reports of the other auditors referred to in the other matters paragraph, is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Financial Statements.

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government in terms of Section 143 (11) of the Act, we give in the **"Annexure A"**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

Independent Auditor's Report

2. As required by section 143 (3) of the Act, based on our audit and on the consideration of the reports of other auditors on Standalone Financial Statements of such companies as was audited by them and as mentioned in the 'Other Matters' paragraph, we report, to the extent applicable, that:

   a) We /the other auditors whose reports we have relied upon have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Consolidated Financial Statements.

   b) In our opinion, proper books of account as required by law relating to the preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of other auditors, except for the matters stated in paragraph (g)(vi) below in relation to audit trail as required under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);

   c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated Financial Statements.

   d) In our opinion, the aforesaid Consolidated Financial Statements comply with the Ind AS specified under section 133 of the Act, as amended.

   e) On the basis of the written representations received from the directors of the Holding Company on April 01 2026 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of subsidiary companies which are companies incorporated in India, none of the directors of the Holding Company and a subsidiary company which are companies incorporated in India, is disqualified as on March 31, 2026 from being appointed as a director in terms of section 164(2) of the Act;

   f) With respect to the adequacy of internal financial controls with reference to Consolidated Financial Statements of the Holding Company, its subsidiary companies, associate companies and joint venture companies which are companies incorporated in India and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the internal financial control over financial reporting.

   g) With respect to the other matters to be included in the auditor's report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

      i. the Consolidated Financial Statements disclose the impact of pending litigations as at March 31, 2026, on the Consolidated Financial position of the Group including its associates and joint ventures (Refer note 30 to the Consolidated Financial Statements);

      ii. the Group including associates and joint ventures did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses as at March 31, 2026;

      iii. There has been no amounts which were required to be transferred, to the Investor Education and Protection Fund by the Group including its associates and joint ventures, which are companies incorporated in India during the year ended 31 March 2026.

      iv. (a) The respective managements of the Holding Company and its subsidiaries incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or its subsidiary company to or in any other person(s) or entity (ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or its subsidiary company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

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

      v. The Group including its associates and joint-ventures incorporated in India have not declared or paid any dividend during the year ended 31st March 2026, hence reporting under rule 11 (f) is not applicable to that extent.

      vi. Based on our examination which included test checks the Holding Company and as communicated by the respective auditor of three subsidiary which are companies incorporated in India whose financial statements have been audited under the Act except for the instance mentioned below, the Holding Company and this subsidiary has used an accounting software for maintaining its books of accounts which has feature of recording audit trail (edit log) facility and same has operated throughout the year for all relevant transactions recorded in the software. Further during the course of our audit, we and the respective auditor of the above referred subsidiary did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the holding company and three subsidiary which are companies incorporated in India, as per the statutory requirements for record retention.

         o The audit trail feature was not enabled at the application level for Enterprise Resource Planning Software (SAP) to log all relevant transactions recorded in the software.

         o The audit trail feature was not enabled at the database level for the below mentioned accounting software to log any direct data changes, used for maintenance of all relevant accounting records by the holding company;

            a) Enterprise Resource Planning Software (SAP) and

            b) Human Resource Management System (Ellisys by Ascent Software)

Independent Auditor's Report

h) In our opinion, according to information, explanations given to us and based on the consideration of the reports of the other auditors referred to in the Other Matters section above, the remuneration paid or Provided by the Group including associates and joint-ventures, which are companies incorporated in India, where applicable, to its directors during the year is in accordance with the provisions of section 197 of the Act. The remuneration paid to the director by the Holding Company is in excess of the limit laid down under Section 197 of the Act, however, the necessary approval from shareholders has been duly obtained in the general meeting. The Ministry of Corporate Affairs has not prescribed other details under section 197(16) which are required to be commented upon by us.

SHARP & TANNAN ASSOCIATES
Chartered Accountants
Firm's Registration No.: 109983W
by the hand of

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) 047751
UDIN: 26047751FCIWHR6310

Pune, May 11, 2026

Annexure A to the Independent Auditor's Report

on the Consolidated Financial Statements of Vascon Engineers Limited for the year ended March 31, 2026.

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

With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in Auditor's report, based on the information and explanations provided, based on the CARO reports issued by us and the auditors of respective companies included in the consolidated financial statements, as provided to us by the Management of the Holding company, we report that there are no qualifications or adverse remarks by the respective auditors in the CARO reports of the said companies included in the consolidated financial statements except for the following:

Sr. No.	Name of the entity	CIN	Holding Company /subsidiary / Associate/ Joint Venture	Clause number of the CARO report
1.	Vascon Engineers Ltd.	L70100PN1986PLC175750	Holding Company	Clause (vii), (xx) (b)
2.	Vascon Value Homes	U45200PN2017PTC171989	Subsidiary Company	Clause (xvii)

SHARP & TANNAN ASSOCIATES
Chartered Accountants
Firm's Registration No.: 109983W
by the hand of

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) 047751
UDIN: 26047751FCIWHR6310

Pune, May 11, 2026

Annexure B to the Independent Auditor's Report

on the Consolidated Financial Statements of Vascon Engineers Limited for the year ended March 31, 2026.

(Referred to in paragraph 2 (f) under the heading, "Report on Other Legal and Regulatory Requirements" of our report on even date)

Report on the Internal Financial Controls with reference to the Consolidated Financial Statements under clause (i) of sub-section 3 of section 143 of the Companies Act, 2013 ("the Act")

We have audited the Internal Financial Controls with reference to Consolidated Financial Statements of **VASCON ENGINEERS LIMITED** (hereinafter referred as "the Holding Company"), its subsidiary companies (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint-ventures, which are companies incorporated in India, as of March 31, 2026 in conjunction with our audit of the Consolidated Financial Statements of the Company as of and for the year ended on that date.

Managements and Board of Director's Responsibility for Internal Financial Controls

The respective Company's Management and Board of Directors of the Holding company and its subsidiary companies, associates, and joint-ventures, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal financial control with reference to Consolidated Financial Statements criteria established by the respective companies considering the essential components of internal control stated in the ICAI Guidance Note. These responsibilities include the design, implementation, and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective 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 for Internal Financial Controls with reference to the Consolidated Financial Statements

Our responsibility is to express an opinion on the Group's including its associates and joint ventures, which are companies incorporated in India, internal financial controls with reference to Consolidated 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 Act, to the extent applicable, to an audit of internal financial controls, both applicable to an audit of internal financial controls with reference to Consolidated Financial Statements and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Consolidated 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 Consolidated Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Consolidated Financial Statements included obtaining an understanding of internal financial controls with reference to Consolidated Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated 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 and its subsidiary companies as aforesaid.

Meaning of Internal Financial Controls with reference to Consolidated Financial Statements

A company's internal financial control with reference to Consolidated Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Consolidated Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to Consolidated Financial Statements includes those policies and procedures that:

1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Consolidated 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 Consolidated Financial Statements.

Inherent Limitations of Internal Financial Controls with reference to Consolidated Financial Statements

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us and based on consideration of report of other auditor referred to in other matters paragraph below, the Group including its associates and joint-ventures, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls with reference to Consolidated Financial Statements and such internal financial controls with reference to Consolidated Financial Statements were operating effectively as at March 31, 2026, based on the internal financials control with reference to Consolidated Financial Statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI').

Other matters

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 Consolidated Financial Statements in so far as it relates to three subsidiary which are companies incorporated in India, is solely based on corresponding report of the auditor of such Company.

The internal financial controls with reference to standalone financial statements/financial information in so far as it relates to four joint ventures and two associate companies, which are companies incorporated in India and included in these Consolidated Financial Statements, have not been audited either by us or by other auditors. In our opinion and according to the information and explanations given to us by the Management, such unaudited joint venture and associate companies are not material to the Holding Company.

Our opinion is not modified in respect of this other matters.

SHARP & TANNAN ASSOCIATES
Chartered Accountants
Firm's Registration No.: 109983W
by the hand of

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) 047751
UDIN: 26047751FCIWHR6310

Pune, May 11, 2026

Consolidated Balance Sheet

as at March 31, 2026

(₹ in Lakhs)

Particulars	Note No.	As at Mar 31, 2026	As at Mar 31, 2025
A ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	3	4,041.93	4,929.50
(b) Capital work-in-progress	3B	0.09	0.07
(c) Goodwill on Consolidation	3A	0.15	0.15
(d) Investment Property	4	2,251.88	2,366.99
(e) Other Intangible assets	3	3.91	8.63
(f) Right of Use Assets	3	118.63	88.25
(g) Financial Assets			
(i) Investments	5	5,175.08	7,925.08
(ii) Loans	6	-	1.34
(iii) Others Financial Assets	7	16,641.64	17,653.51
(h) Income Tax Assets (net)		103.20	290.66
(i) Deferred Tax Assets (net)	17	730.39	223.48
(j) Other Non Current Assets	8	5,902.61	5,454.83
Total Non - Current Assets		**34,969.51**	**38,942.49**
2 Current assets			
(a) Inventories	9	73,649.84	59,120.74
(b) Financial Assets			
(i) Investments	5	4,728.73	584.04
(ii) Trade receivables considered good - Unsecured	10	23,829.77	21,170.09
(iii) Cash and cash equivalents	11	5,608.59	11,757.74
(iv) Bank balances other than (iii) above	11	14,724.14	11,016.24
(v) Loans receivables considered good - Unsecured	6	7,348.09	5,740.00
(vi) Others Financial Assets	7	65,687.99	55,545.19
(c) Other current assets	8	5,576.34	8,968.47
Total Current Assets		**2,01,153.49**	**1,73,902.51**
Total Assets (1+2)		**2,36,123.00**	**2,12,845.00**
B EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share capital	12 & 12.1	23,169.71	22,628.71
(b) Other Equity	12.2	91,712.49	86,653.48
Equity attributable to owners of the Company		**1,14,882.20**	**1,09,282.19**
Non Controlling Interest		-	-
Total Equity		**1,14,882.20**	**1,09,282.19**
Liabilities			
2 Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	16,639.06	9,995.82
(ia) Lease Liability	14A	72.74	52.97
(ii) Other financial liabilities	14	1,438.29	1,449.72
Total Non - Current Liabilities		**18,150.09**	**11,498.51**
3 Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	13,221.25	10,504.23
(ia) Lease Liability	14A	34.58	13.79
(ii) Trade and other payables			
- Total outstanding dues of micro enterprises and small enterprises	15	6,524.48	3,476.49
- Total outstanding dues of creditors other than micro enterprises and small enterprises	15	57,508.57	44,672.10
(iii) Other financial liabilities	14	2,346.50	141.68
(b) Provisions	16	1,860.16	1,680.78
(c) Other current liabilities	18	21,595.17	31,575.23
Total Current Liabilities		**1,03,090.71**	**92,064.30**
Total Equity and Liabilities (1+2+3)		**2,36,123.00**	**2,12,845.00**
Material accounting policies	2 & 3 -		
See accompanying notes forming part of the financial statements.	59		

In terms of our report attached.

For and on behalf of the Board of Directors

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

Date : May 11, 2026
Place : Pune

Consolidated Statement of Profit and Loss

for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars	Note No	For the year ended March 31, 2026	For the year ended March 31, 2025
I Revenue from operations	19	94,852.72	1,07,741.06
II Other Income	20	3,519.45	1,249.86
III Total Income (I+II)		**98,372.17**	**1,08,990.92**
IV EXPENSES			
(a) Cost of materials and services consumed	21.a	95,305.89	98,672.44
(b) Purchases of stock-in-trade		-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	21.b	(12,932.15)	(7,390.19)
(d) Employee benefit expense	22	3,589.47	3,687.11
(e) Finance costs	23	1,619.95	1,888.05
(f) Depreciation and amortisation expense	3 & 4	585.46	588.79
(g) Other expenses	24	3,695.57	4,032.21
Total expenses (IV)		**91,864.19**	**1,01,478.41**
Profit / (Loss) before exceptional item and tax (III - IV)		**6,507.98**	**7,512.51**
		-	-
V Exceptional items	47	-	**7,406.00**
VI Profit/ (Loss) before tax from Continuing Operations (IV + V)		**6,507.98**	**14,918.51**
VII Less: Tax Expense			
(a) Current Tax	17	1,925.18	2,614.53
(b) Deferred Tax	17	(506.91)	(215.01)
(c) Excess/ (short) provision for tax of earlier years	17	200.20	(125.67)
		1,618.47	**2,273.85**
VIII Profit/ (Loss) after tax from Continuing Operations (VI - VII)		**4,889.51**	**12,644.66**
Profit / (loss) from discontinuing operations		-	468.16
Tax expense of discontinuing opeations		-	87.67
IX Profit / (loss) from discontinuing operations (after tax)		-	**380.49**
X Profit / (Loss) for the year (VIII + IX)		**4,889.51**	**13,025.15**
XI Profit after tax for the year attributable to:			
(a) Owners of the Company		4,889.51	12,980.79
(b) Non controlling interests		-	44.36
XII Other Comprehensive Income			
(a) Items that will not be recycled to profit or loss			
- Remeasurements of the defined benefit liabilities / (asset)		83.43	4.92
- Income tax relating to items that will not be reclassified to profit or loss		(21.00)	(1.60)
		62.43	**3.32**
XIII Other Comprehensive Income for the year attributable to:			
(a) Owners of the Company		62.43	9.60
(b) Non controlling interests		-	(6.28)
XIV Total Comprehensive Income/ (Loss) for the year (X + XII)		**4,951.94**	**13,028.47**
XV Total comprehensive income for the year attributable to:			
(a) Owners of the Company		**4,951.94**	**12,990.39**
(b) Non controlling interests		-	**38.08**
XVI Earnings / (Loss) per equity share (of ₹10/- each fully paid up) :			
From Continuing Operations			
(a) Basic	25	2.15	5.64
(b) Diluted	25	2.15	5.64
From Discontinued Operations			
(a) Basic	25	-	0.17
(b) Diluted	25	-	0.17
For Continuing & Discontinuing Operations			
(a) Basic	25	2.15	5.81
(b) Diluted	25	2.15	5.81
Material accounting policies	2 & 3 -		
See accompanying notes forming part of the financial statements.	59		

In terms of our report attached.

For and on behalf of the Board of Directors

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

Date : May 11, 2026
Place : Pune

Consolidated Statement of Cash Flow

for the Period Ended March 31, 2026

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before Taxation from		
- Continuing Operations	6,507.98	14,918.51
- Discontinuing Operations	-	468.16
Adjustments for :-		
- Depreciation / amortisation expenses	585.46	588.79
- Finance Cost	1,619.95	1,888.06
- Dividend & (Gain) / loss on investments carried at FVTPL	(264.16)	(37.07)
- Net Expense recognised in respect of equity-settled share-based payments	73.87	124.31
- Interest income	(1,264.67)	(1,019.09)
- Provision for doubtful debt and advances	144.68	(351.03)
- Bad debts and other receivables, loans and advances written off	-	723.40
- Provision no longer required written back	(135.83)	(91.25)
- Profit on Sale of Investment	(1,750.00)	-
- (Profit) / Loss on Sale of Property, Plant & Equipment (net)	(104.69)	(39.55)
- (Exceptional Items)	-	(7,406.48)
Operating Profit before working capital changes	**5,412.59**	**9,766.76**
Adjustments for (increase)/ decrease in operating assets		
Inventories before capitalisation of borrowing cost	(10,531.49)	(5,912.17)
Trade receivables	(3,681.05)	(1,072.84)
Amount due from / to Customer	(9,381.56)	(17,505.93)
Loans (Non Current)	1.34	(1.34)
Others Financial Assets (Non Current)	140.63	(1,720.58)
Other assets (Non Current)	(447.38)	(2,388.11)
Loans (Current)	(1,608.08)	(192.72)
Others Financial Assets (Current)	(762.71)	204.18
Other assets (Current)	3,418.91	(3,221.27)
Adjustments for (increase)/ decrease in operating liabilities		
Current trade payables	16,017.49	11,826.32
Provisions	230.06	14.82
Other Non Current liabilities	(24.55)	620.79
Other current liabilities	(9,101.70)	11,406.87
Cash generated / (used in) from operations	**(10,317.50)**	**1,824.78**
Income tax (refund) / paid (Net)	(1,931.38)	(1,349.81)
Net cash (used in)/generated by operating activities (A)	**(12,248.88)**	**474.97**

Consolidated Statement of Cash Flow

for the Period Ended March 31, 2026

(₹ in Lakhs)

PARTICULARS	For the year ended March 31, 2026	For the year ended March 31, 2025
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of PPE including capital work in progress	(421.28)	(1,835.19)
Proceeds on disposal of PPE	917.36	116.30
(Payments) / Proceeds from Investments	4,498.98	15,163.74
(Investments) / Proceeds from fixed deposits with banks	(2,836.01)	(6,494.83)
(Investments) / Proceeds from liquid mutual funds	(3,880.54)	(142.00)
Net Cash generated / (used) in investing activities (B)	**(1,721.49)**	**6,808.02**
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceed from issue of Equity shares	541.00	497.00
Repayment of borrowing	(7,919.90)	(6,613.71)
Proceeds from borrowing	16,834.27	11,681.92
Proceeds from Lease Liabilities	40.56	(5.83)
Interest Income received	1,264.67	1,019.09
Finance cost including capitalised to qualifying assets	(3,401.14)	(3,888.19)
Net Cash generated / (used) in financing activities (C)	**7,359.46**	**2,690.28**
D. NET CASH INFLOW / (OUTFLOW) (A+B+C)	**(6,610.91)**	**9,973.27**
Cash and cash equivalents at the beginning of the year	11,482.74	1,509.47
Cash and Cash equivalents pursuant to Addition of Subsidiary	15.49	-
Cash and cash equivalents at the end of the year	4,887.32	11,482.74
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS DURING THE PERIOD	**(6,610.91)**	**9,973.27**
Material accounting policies See accompanying notes forming part of the financial statements.	2 & 3-59	

Notes

1. Statement of Cash Flows has been prepared under the indirect method as set out in the Ind AS 7 “Statement of Cash Flows” as prescribed in the Companies (Indian Accounting Standards) Rules, 2015.
2. Figures in brackets represent outflows of cash and cash equivalents.

In terms of our report attached.

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
CA Pramod Bhise
Partner
Membership No.: (F) - 047751

Date : May 11, 2026
Place : Pune

For and on behalf of the Board of Directors

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Somnath Biswas
Chief Financial Officer

Date : May 11, 2026
Place : Pune

Statement of Changes in Equity

for the Period ended 31st March, 2026

a) Change in Equity

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	22,628.71	22,131.71
Issue of equity shares under employee share option plan	541.00	497.00
Balance at the end of the year	**23,169.71**	**22,628.71**

b) Changes in Other Equity

(₹ in Lakhs)

Particulars	Reserves and Surplus						Equity Attributable to the shareholders of the Company	Non Controlling Interests	Total Equity
	Capital Redemption Reserve	Securities premium reserve	Equity-settled employee benefits reserve	General reserve	Foreign Currency Translation Reserve	Retained earnings			
Balance at the beginning of the reporting year - As of April 01, 2025	1,250.00	61,652.12	501.93	1,537.50	-	21,711.93	86,653.48	-	86,653.48
Transferred to Capital Redemption Reserve	33.45	-	-	-	-	-	33.45	-	33.45
Amount recorded on grants	-	-	73.87	-	-	-	73.87	-	73.87
Transferred to securities premium account on exercise	-	282.94	(282.94)	-	-	-	-	-	-
Profit for the year	-	-	-	-	-	4,889.51	4,889.51	-	4,889.51
Other Comprehensive income for the year	-	-	-	-	-	62.43	62.43	-	62.43
Consolidated Adjustment	-	-	-	-	-	(0.25)	(0.25)	-	(0.25)
Balance at the end of the reporting Year - March 31, 2026	**1,283.45**	**61,935.06**	**292.86**	**1,537.50**	**-**	**26,663.62**	**91,712.49**	**-**	**91,712.49**

(₹ in Lakhs)

Particulars	Reserves and Surplus						Equity Attributable to the shareholders of the Company	Non Controlling Interests	Total Equity
	Capital Redemption Reserve	Securities premium reserve	Equity-settled employee benefits reserve	General reserve	Foreign Currency Translation Reserve	Retained earnings			
Balance at the beginning of the reporting year - As of April 01, 2024	1,777.00	61,392.11	637.63	1,537.50	2.66	10,625.57	75,972.47	-	75,972.47
Additon / (deletion) during the year	(527.00)		-	-	(2.66)	(1,976.24)	(2,505.90)	-	(2,505.90)
Amount recorded on grants	-	-	124.31	-	-		124.31	-	124.31
Transferred to securities premium account on exercise	-	260.01	(260.01)	-	-	-	-	-	-
Profit for the year	-	-		-	-	12,987.07	12,987.07	-	12,987.07
Other Comprehensive income for the year	-	-	-	-	-	3.32	3.32	-	3.32
Consolidated Adjustment						72.21	72.21	-	72.21
Balance at the end of the reporting Year - March 31, 2025	**1,250.00**	**61,652.12**	**501.93**	**1,537.50**	**-**	**21,711.93**	**86,653.48**	**-**	**86,653.48**

Material accounting policies

See accompanying notes forming part of the financial statements. 2 & 3 - 59

In terms of our report attached.

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Date : May 11, 2026
Place : Pune

For and on behalf of the Board of Directors

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Somnath Biswas
Chief Financial Officer

Date : May 11, 2026
Place : Pune

Notes Forming Part of the Financial Statement

for the Period Ended March 31, 2026

1 Corporate Information

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

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

2 Material Accounting Policies

2.01 Statement of Compliance

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

2.02 Basis of preparation and presentation

The consolidated financial statements (CFS) of the Group have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under the Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable. The financial statements of the Group have been prepared on an accrual basis and under the historical cost convention except for certain financial instruments and equity settled employee stock options which have been measured at fair value. Historical cost is generally based on the fair value of consideration given in exchange of goods and services. The accounting policies are consistently applied by the Group Company during the year and are consistent with those used in previous year except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. As the year-end figures are taken from the source and rounded to the nearest digits, the figures reported for the previous quarters might not always add up to the year figures reported in this statement.

2.03 Basis of consolidation

The Group consolidates all entities which are controlled by it.

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

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

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

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

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

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

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

The following companies are considered in the Consolidated Financial Statements:

Name of the Company	Relationship	Country of Incorporation or Residence	Voting Power %	
			As at March 31, 2026	As at March 31, 2025
Marvel Housing Private Limited	Subsidiary	India	100%	100%
Vascon Value Homes Private Limited	Subsidiary	India	100%	100%
Kanchi Properties Private Limited	Subsidiary	India	100%	0%
Vascon Developers LLP	Joint Venture	India	35%	35%
Vascon Saga Construction LLP	Joint Venture	India	76%	76%
Phoenix Ventures	Joint Venture	India	50%	50%
Ajanta Enterprises	Joint Venture	India	50%	50%
Vascon Qatar WLL	Joint Venture	India	49%	49%
Mumbai Estate Private Limited	Associates	India	44.44%	44.44%
DCS Conventions and Hospitality Private Limited	Associates	India	26%	26%

2.04 Business combinations

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

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

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

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

2.05 Goodwill

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

2.06 Use of estimates

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

financial statements and the reported amounts of income and expenses for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. The management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and differences between actual results and estimates are recognised in the periods in which the results are known/materialise.

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

Impairment of Goodwill

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

Useful lives of property, plant and equipment and Investment Property

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

Valuation of deferred tax assets

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

Determination of lease term & discount rate

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

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

Provisions and contingent liabilities

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

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

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

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

Fair value measurements and valuation processes

Some of the Group's assets and liabilities are measured at fair value for financial reporting purposes. The Group has obtained independent fair valuation for financial instruments wherever necessary to determine the appropriate valuation techniques and inputs for fair value measurements. In some cases the fair value of financial instruments is done internally by the management of the Group using market-observable inputs.

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation. The qualified external valuers establish the appropriate valuation techniques and inputs to the model. The external valuers report the management of the Group findings every reporting period to explain the cause of fluctuations in the fair value of the assets and liabilities.

Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities is disclosed in note 26.

2.07 Revenue Recognition

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

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

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

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

1. **Construction Contracts**

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

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

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2. **Real estate development**

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

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

3. **Sale of goods**

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

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

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

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

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

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

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

2.08 Cost of construction / Development

Cost of construction/Development (Including cost of land) incurred is charged to statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occuancy/ Completion certificate is carried over as Projects under Development. Costs incurred for projects which have received Occupancy/ Completion ceritificate is carried over as Completed Units.

2.09 Leases

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

Company as a Lessee

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the site on which it is located, less any lease incentives received.

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Certain lease arrangements include the option to extend or terminate the lease before the end of the lease term. The right-of-use assets and lease liabilities include these options when it is reasonably certain that the option will be exercised.

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

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

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

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

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

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

2.10 Borrowing Costs

Borrowing costs include interest, amortisation of ancillary costs incurred n connection with borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted. Advances/deposits given to the vendors under the contractual arrangement for acquisition/construction of qualifying assets is considered as cost for the purpose of capitalisation of borrowing cost.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

2.11 Government Grants and Export Incentive

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

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

(ii) Government grants in respect of additional Capital Expenditure

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

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(iii) Export Benefits

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

2.12 Employee benefits

a) Short-term Employee Benefits -

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

b) Post Employment Benefits -

1. **Defined Contribution Plan:**

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

2. **Defined Benefit Plan:**

   For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

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

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

c) Other Long-term Employee Benefits -

Compensated Absences: The Group provides for the encashment of compensated absences with pay subject to certain rules. The employees are entitled to accumulate compensated absences subject to certain limits, for future encashment. Such benefits are provided based on the number of days of un utilised compensated absence on the basis of an independent actuarial valuation.

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

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

2.13 Taxation

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive

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income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively.

Current tax:

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

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

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

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

Deferred Incomes taxes:

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

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

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

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

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

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

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

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

2.14 Property Plant and Equipment (PPE)

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

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

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

Particulars	Usefull Life
Building	60 Years
Factory Building	30 Years
Plant and Equipment	3-22 Years
Furniture and Fixtures	10 Years
Vehicles	8 Years
Office equipment	5 Years
Railway siding	15 Years
Patterns	1-5 Years

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

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

2.15 Investment Properties

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

2.16 Intangible Assets

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

2.17 Impairment

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

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

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

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

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

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

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

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Group uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 109, the Group always measures the loss allowance at an amount equal to lifetime expected credit losses. Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Group has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

(ii) Non-financial assets

(a) Tangible and intangible assets

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

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

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(b) Goodwill

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

2.18 Inventories

a) Stock of Materials, etc.

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

b) Development Work

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

c) Stock of Trading Goods

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

2.19 Financial Instruments

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

Cash and cash equivalents

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

Financial assets at amortised cost

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

Effective Interest Method

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

Financial assets at fair value through other comprehensive income

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

Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income

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on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit and loss are immediately recognised in statement of profit and loss.

Financial liabilities

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

Effective Interest Method

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

Equity instruments

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

Reclassification of Financial Assets

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

Derecognition of Financial Assets and Liabilities

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

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

Offsetting of financial instruments

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

2.20 Earning per share (EPS)

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

2.21 Critical Accounting Judgments and key sources of estimation uncertainty

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

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

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

2.22 Segment Reporting

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

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

2.23 Cash flow statement

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

2.24 Current / Non-Current Classification

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

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

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

All other assets are classified as non-current.

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

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

Notes Forming Part of the Financial Statement
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12 months after the reporting period Current liabilities include the current portion of long term financial liabilities.

The Group classifies all other liabilities as non-current.

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

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

2.25 Share Capital

Ordinary Shares

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

2.26 Fair Value Measurement

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

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

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

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

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

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

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

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

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

Determination of Fair Value

1) Financial Assets - Debt Instruments at amortised cost

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

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

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

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

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

4) Financial Liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit & loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Companies financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

Subsequent Measurement

Fair value through Profit & Loss

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

Loans and Borrowings

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

5) Embedded Derivatives

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

2.27 Dividend

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

2.28 Investments

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

2.29 Associates and joint ventures

Associates and joint ventures are accounted for under the equity method at cost at the date of acquisition. In subsequent periods, the carrying amount is adjusted up or down to reflect the Group's share of the comprehensive income of the investee. Any distributions received from the investee and other changes in the investees equity reduce or increase the carrying amount of the investment. If the losses of an associate or joint venture attributable to the Group equal or exceed the value of the interest held in this associate or joint venture, no further losses are recognised unless the Group incurs an obligation or makes payments on behalf of the associate or joint venture. If there are any indications of impairment in the investments in associates or joint ventures, the carrying amount of the relevant investment is subject to an impairment test. If the reason for an impairment loss recognised in prior years no longer exists, the carrying amount of the investment is increased to a maximum figure of the share of net assets in the associate or joint venture.

Notes Forming Part of the Financial Statement
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2.30 Non-current assets held for sale and discontinued operations

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

2.31 Recent accounting pronouncements

Ministry of Corporate Affairs (“"MCA"”) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. In May 2025, MCA notified amendments to Ind AS 21

- The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025. The Company has reviewed the amendment and has determined that it does not have any impact in its financial statements.

In August 2025, MCA notified the following amendments to: Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 - The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date, and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments – Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk Appropriate disclosures pursuant to the amendments have been provided in Note 15 to the financial statements.

Ind AS 12 – Income Taxes: The Company has evaluated the amendments to Ind AS 12 relating to the introduction of a temporary exception for the recognition of deferred tax arising from top-up tax under the global minimum tax rules and has determined that the said amendments do not have any impact on the financial statements of the Company.

2.32 Events after Reporting Date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the consolidated financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

Note No. 3 - Property, Plant and Equipment and Intangible Assets

(₹ in Lakhs)

Particulars	I. Tangible assets								II. Intangible assets	III. Right of Use Assets		
	Lease Hold Improvements	Land	Building & Premises	Plant and machinery	Furniture and fixtures	Motor Vehicle	Office equipments	Total	Software	Office Premises	Vehicle	Total
Gross Carrying Value												
As at April 1, 2025	338.88	-	2,318.86	7,820.99	655.65	415.42	850.39	12,400.19	584.42	1,110.81	228.05	1,338.86
Additions	-	-	-	311.28	-	0.44	33.23	344.95	5.60	-	71.48	71.48
Disposals	-	-	-	1,948.35	-	29.68	-	1,978.03	-	-	-	-
As at Mar 31, 2026	338.88	-	2,318.86	6,183.92	655.65	386.18	883.62	10,767.11	590.02	1,110.81	299.53	1,410.34
Accumulated depreciation												
As at April 1, 2025	167.30	-	338.24	5,413.40	521.99	240.63	790.13	7,471.69	575.79	1,110.81	139.80	1,250.61
Additions	11.63	-	96.35	210.31	29.86	33.21	37.57	418.93	10.32	-	41.10	41.10
Disposals	-	-	-	1,136.90	-	28.54	-	1,165.44	-	-	-	-
As at Mar 31, 2026	178.93	-	434.59	4,486.81	551.85	245.30	827.70	6,725.18	586.11	1,110.81	180.90	1,291.71
Net carrying value as at Mar 31, 2026	159.95	-	1,884.27	1,697.11	103.80	140.88	55.92	4,041.93	3.91	-	118.63	118.63
Gross Carrying Value												
As at April 1, 2024	338.88	-	2,318.86	7,930.84	607.13	298.48	808.89	12,303.08	566.55	1,110.81	125.69	1,236.50
Additions	-	-	-	353.06	49.25	122.52	41.50	566.33	17.87	-	102.36	102.36
Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	462.91	0.73	5.58	-	469.22	-	-	-	-
As at Mar 31, 2025	338.88	-	2,318.86	7,820.99	655.65	415.42	850.39	12,400.19	584.42	1,110.81	228.05	1,338.86
Accumulated depreciation												
As at April 1, 2024	154.82	-	236.96	5,570.46	485.31	196.22	757.83	7,401.59	562.65	1,098.19	117.04	1,215.23
Additions	12.48	-	101.28	234.34	37.34	44.84	32.30	462.58	13.14	12.62	22.76	35.38
Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	391.40	0.66	0.43	-	392.49	-	-	-	-
As at Mar 31, 2025	167.30	-	338.24	5,413.40	521.99	240.63	790.13	7,471.69	575.79	1,110.81	139.80	1,250.61
Net carrying value as at Mar 31, 2025	171.58	-	1,980.62	2,407.59	133.66	174.79	60.26	4,928.50	8.63	-	88.25	88.25

Notes : Land & Building, Plant and equipments hypothecated with Banks (Refer Note No.13.1)

Note No. 3A - Goodwill

Particulars	(₹ in Lakhs) As at March 31, 2026	As at March 31, 2025	(₹ in Actual) As at March 31, 2026	As at March 31, 2025
Balance at the beginning	0.15	0.15	15,000	15,000
Addition / Deletion during the year				
Less: Assets Held for Sale	-	-		-
Balance at the end	0.15	0.15	15,000	15,000

Notes Forming Part of the Financial Statement
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Note No. 3B
Capital Work in Progress ageing schedule
Mar-26

(₹ in Lakhs)

CWIP	Amount of CWIP for a period of				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
Capital Work In Progress	0.09	-	-	-	0.09

Mar-25

(₹ in Lakhs)

CWIP	Amount of CWIP for a period of				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
Capital Work In Progress	0.07	-	-	-	0.07

Note No. 4 - Investment Property

(₹ in Lakhs)

Description of Assets	Buildings
Gross carrying value *	
As at April 1, 2025	**3,328.82**
Additions	-
Disposals	-
As at Mar 31, 2026 (A)	**3,328.82**
Accumulated depreciation	
As at April 1, 2025	**961.83**
Charge for the year	115.11
Reversals/ Disposals during the year	-
As at Mar 31, 2026 (B)	**1,076.94**
Net carrying value as at Mar 31, 2026 (A) - (B)	**2,251.88**
Gross carrying value *	
As at April 1, 2024	**2,257.79**
Additions	1,071.03
Disposals	-
As at March 31, 2025 (A)	3,328.82
Accumulated depreciation	
As at April 1, 2024	**884.25**
Charge for the year	77.58
Reversals/ Disposals during the year	-
As at March 31, 2025 (B)	**961.83**
Net carrying value as at March 31, 2025 (A) - (B)	**2,366.99**

* Restrictions exist on the realisability and disposal of certain investment properties of the company. Refer Note 30 - Contingent Liabilities (iv) for further details relating thereto.

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

* Cost of investment property includes amount paid for shares in Co- Operative Societies/ Companies.

Notes Forming Part of the Financial Statement
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Disclosure pursuant to IND AS 40 "Investment Property"

(i) Amount recognised in the Statement of Profit and Loss for investment property:

(₹ in Lakhs)

Particulars	2025-26	2024-25
Rental income derived from investment property	163.97	158.81
Direct operating expenses pertaining from investment property that generated rental income	14.05	13.08
Direct operating expenses pertaining from investment property that did not generate rental income	-	-

(ii) Fair valuation

(₹ in Lakhs)

Particulars	2025-26	2024-25
Investment Property	3,939.56	3,939.56

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

Note No. 5 - Investment

A. Non Current Investment

(₹ in Lakhs)

Particular		As at March 31, 2026	As at March 31, 2025
A.	INVESTMENTS CARRIED AT COST		
	Unquoted Investments (all fully paid)		
	Investments in Equity Instruments of associates		
	DCS Conventions and Hospitality Private Limited	0.05	0.05
	520 (March 31, 2025: 520) Equity shares of ₹ 10/- Each fully paid		
	Investments in Equity Instruments of joint ventures - jointly controlled entities		
	Vascon Engineers Ltd WII (Qatar)	0.01	0.01
	Phoenix Venture	200.00	200.00
	Ajanta Enterprises	4,272.94	4,272.94
	Vascon Developers LLP	700.00	700.00
	VASCON Saga Construction LLP	1.52	1.52
	INVESTMENTS CARRIED AT COST [A]	5,174.52	5,174.52
B.	INVESTMENTS CARRIED AT AMORTISED COST		
	Investment in Government or trust securities		
	7 Years National Savings Certificate	0.20	0.20
		0.20	0.20
	INVESTMENTS CARRIED AT AMORTISED COST [B]	0.20	0.20
C.	Designated as Fair Value Through Profit and Loss		
	Quoted investments		
	Investments in Equity Instruments - Union Bank of India (formerly Corporation Bank)	0.11	0.11
	330 (March 31,2025: 330) Equity shares of ₹ 10/- Each fully paid		
	Total Aggregate Quoted Investments	0.11	0.11

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Unquoted Investments(all fully paid)		
Investments in Equity Instruments of structured entities		
The Saraswat Co-Op Bank Limited	0.25	0.25
2,500 (March 31, 2025: 2,500) Equity Shares Of ₹10/- Each Fully Paid		
	0.25	**0.25**
Investments in debentures		
Investments in debentures of Ascent Hotels Private Limited	-	**2,750.00**
Optionally Convertible Redeemable Debenture 6,726,396 (March 31, 2025: 6,726,396) of face Value ₹10/- each		
	-	**2,750.00**
INVESTMENTS CARRIED AT FVTPL [C]	**0.36**	**2,750.36**
TOTAL INVESTMENTS [A] + [B] + [C]	**5,175.08**	**7,925.08**

Details of quoted / unquoted investments:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Aggregate amount of Quoted Investments and Market Value thereof	0.25	0.25
Aggregate amount of Unquoted Investments	5,174.83	7,924.83
Aggregate amount of Provision for expected credit loss on investments	-	-

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

B. Current Investment

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Designated as Fair Value Through Profit and Loss		
Unquoted Investments (all fully paid)		
Investments in Equity Instruments of structured entities		
Sita Lakshmi Mills Limited	234.00	234.00
806,000 (March 31, 2025: 806,000) Equity Shares of ₹50/- Each Fully Paid		
Total Unquoted Investments	**234.00**	**234.00**
Quoted Investments		
Investment in Mutual Funds	4,494.73	350.04
HSBC Cash Fund		
Units 6,30,808.684 (March 31, 2025: 6,15,534.9730), Avg NAV ₹ 104.2646 (March 31, 2025: ₹ 36.4011) each		
Tata Liquid Fund Regular Plan - Growth		
Units 3114.146 (March 31, 2025: 3114.146), NAV ₹ 4294.2195 (March 31, 2025: ₹ 4045.3103) each.		
Axis Money Market - Regular Growth*		
Units 35,028.2970(March 31, 2025: NIL), NAV ₹ 1496.5818 (March 31, 2025: NIL) each.		
Aditya Birla Sun Life Saving Fund- Regular Growth*		
Units 19,637.8060 (March 31, 2025: NIL), NAV ₹ 573.6302 (March 31, 2025: NIL) each.		

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Northern Arc Money Market Alpha Trust		
Units 1,38,471.8430 (March 31, 2025: NIL), NAV ₹ 113.2329 (March 31, 2025: NIL) each.		
UTI Low Duration Fund - Regular Plan Daily Reinvestment of IDCW#		
Units 13,572.9290 (March 31, 2025: NIL), NAV ₹ 3,686.7387 (March 31, 2025: NIL) each.		
Total Quoted Investments	**4,494.73**	**350.04**
TOTAL CURRENT INVESTMENTS	**4,728.73**	**584.04**

*Refer Note No. 13.1 for Term loans obtained against Mutual Funds.

Details of quoted / unquoted investments:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Aggregate amount of Quoted Investments and Market Value thereof	4,494.73	350.04
Aggregate amount of Unquoted Investments	234.00	234.00
Aggregate amount of Provision for expected credit loss on investments	-	-

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

Note No. 6 - Loans

A. Non Current Loans

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Loans to related parties/Designated Partner Current Capital A/c (Refer Note 33)		
- Unsecured, considered good	-	1.34
TOTAL	**-**	**1.34**

B. Current Loans

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Loans and Advances to Employees		
- Unsecured, considered good	131.18	119.36
b) Loans to related parties/Designated Partner Current Capital A/c (Refer Note 33)		
- Unsecured, considered good	7,200.97	5,620.64
c) Other Loans		
- Unsecured, considered good	15.94	-
TOTAL	**7,348.09**	**5,740.00**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 7 - Other Financial Assets

A. Non - Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Financial assets at amortised cost		
a) Security Deposits		
- Unsecured		
Considered good	930.83	1,178.00
Considered doubtful	25.00	25.00
Less: Allowance for Credit Losses	(25.00)	(25.00)
	930.83	**1,178.00**
b) Bank deposits with more than 12 months maturity*	387.79	1,259.64
c) Project Advances	15,323.02	15,215.87
TOTAL	**16,641.64**	**17,653.51**

*Refer Note no.13.1 for Term loans obtained secured against Fixed Deposits.

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Financial assets at amortised cost		
a) Security Deposits - Unsecured	1,392.29	764.53
b) Interest accrued on deposits	418.91	133.95
c) Project Advances	6,834.71	6,986.05
d) Other Recoverable (incl JV Partner share)	636.78	636.92
e) Amounts due from customers		
- Gross amount due from customer (Unbilled)	69,145.67	55,654.61
- Less : Related Advance Payments received	(12,740.37)	(8,630.87)
	56,405.30	**47,023.74**
TOTAL	**65,687.99**	**55,545.19**

Note No. 8 : Other Non Current and Current Assets

A. Non current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Balances with government authorities (other than income taxes)	5,902.61	5,454.83
Total	**5,902.61**	**5,454.83**

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Advances to suppliers	4,658.49	8,171.76
b) Prepaid Expenses	917.53	796.39
c) Travel Advance	0.32	0.32
TOTAL	**5,576.34**	**8,968.47**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 9 : Inventories

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Building materials / Tools	4,980.61	5,573.45
b) Projects under Development	65,117.45	47,821.92
d) Completed Projects	3,551.78	5,725.37
Total Inventories	**73,649.84**	**59,120.74**

Refer Note No. 13.1 for Inventories Secured against Term Loans.

Note No. 10 : Trade Receivables

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(a) Unsecured, considered good	13,565.14	13,640.45
(b) Credit Impaired	3,168.05	3,023.36
Less: Allowance for Credit Losses	(3,168.05)	(3,023.36)
	13,565.14	**13,640.45**
Retention (Accrued but not due)		
(a) Unsecured, considered good	10,718.19	8,471.74
	10,718.19	**8,471.74**
(Less) : Related Unearned Receivables	(453.56)	(942.10)
Total	**23,829.77**	**21,170.09**

Refer Note No. 10(a) for ageing of Trade Receivables

Refer Note No. 13.1 for Trade Receivables secured against loans

Notes:

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
EPC:		
Less than 1 year	10,128.97	9,563.96
1-2 year	4,064.76	2,029.47
2-3 year	1,634.01	1,144.59
More than 3 year	7,629.41	6,490.49
Less :- Expected Credit Loss *	(3,168.05)	(3,023.36)
Total	**20,289.10**	**16,205.15**
Development Sales Receivables	**2,148.82**	**2,071.57**
Receivables from Related Parties	**1,391.85**	**2,893.37**
TOTAL	**23,829.77**	**21,170.09**

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

Movement in the expected credit loss allowance is as follows:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the period / year	3,023.36	2,919.73
Movement in expected credit loss allowance on trade receivables calculated at lifetime expected credit loss	151.02	227.37
Utilisation / Reversals	(6.33)	(123.74)
Balance at end of the year	**3,168.05**	**3,023.36**

Note 10 (a)
Trade Receivable ageing schedule
Mar-26

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of Payments					Total
	Less than 6 months	6 months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade Receivables - Considered good	4,048.38	1,397.37	2,214.87	1,516.77	4,387.75	13,565.14
(ii) Undisputed Trade Receivables - Considered doubtful	-	-	-	-	3,168.05	3,168.05
(iii) Disputed Trade Receivables - Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered doubtful	-	-	-	-	-	-
Total Debtors	**4,048.38**	**1,397.37**	**2,214.87**	**1,516.77**	**7,555.80**	**16,733.19**
Less: Allowance for Loss	-	-	-	-	-	(3,168.05)
Add: Retention (Accrued but not due)	-	-	-	-	-	10,718.19
Less: Related Unearned Receivables	-	-	-	-	-	(453.56)
Net Debtors	**4,048.38**	**1,397.37**	**2,214.87**	**1,516.77**	**7,555.80**	**23,829.77**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Mar-25

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of Payments					Total
	Less than 6 months	6 months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade Receivables - Considered good	4,006.71	1,205.48	2,789.58	737.87	4,900.81	13,640.45
(ii) Undisputed Trade Receivables - Considered doubtful	-	-	-	-	3,023.36	3,023.36
(iii) Disputed Trade Receivables - Considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered doubtful	-	-	-	-	-	-
Total Debtors	**4,006.71**	**1,205.48**	**2,789.58**	**737.87**	**7,924.17**	**16,663.81**
Less: Allowance for Loss	-	-	-	-	-	(3,023.36)
Add: Retention (Accrued but not due)	-	-	-	-	-	8,471.74
Less: Related Unearned Receivables	-	-	-	-	-	(942.10)
Net Debtors	**4,006.71**	**1,205.48**	**2,789.58**	**737.87**	**7,924.17**	**21,170.09**

Note No. 11 : Cash and Bank Balances

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
A) Current Cash and bank balances		
a) Unrestricted Balances with banks#	3,365.97	9,133.76
b) Cash on hand	231.11	282.72
c) Balances with banks in deposit accounts with original maturity of less than 3 months	2,011.51	2,341.26
Cash and cash equivalent as per balance sheet	**5,608.59**	**11,757.74**
Bank Overdraft	721.26	275.00
Total Cash and cash equivalent as per statement of cash flows	**4,887.33**	**11,482.74**
B) Other bank balances		
a) Balances with banks in deposit accounts with original maturity more than 3 months	-	22.50
b) In earmarked accounts		
- Balances held as margin money or security against borrowing, guarantee and other commitments*	14,724.14	10,993.74
Total Other Bank Balances	**14,724.14**	**11,016.24**

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

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

Note No. 12 - Equity Share Capital

Share Capital	As at March 31, 2026		As at March 31, 2025	
	No. of shares	Amount (in ₹)	No. of shares	Amount (in ₹)
Authorised:				
*Equity shares of ₹10 each with voting rights	26,41,30,000	2,64,13,00,000	26,41,30,000	2,64,13,00,000
*Preference Share of ₹10 each without voting rights	50,00,000	5,00,00,000	50,00,000	5,00,00,000
Issued, Subscribed and Fully Paid:				
Equity shares of ₹10 each with voting rights	23,16,97,111	2,31,69,71,110	22,62,87,111	2,26,28,71,110

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in lakhs)

Particulars	Number of Shares	Equity share capital
Issued and Paid up Capital at April 1, 2024	22,13,17,111	22,131.71
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	49,70,000	497.00
Balance at March 31, 2025	**22,62,87,111**	**22,628.71**
Changes in equity share capital during the year		
Issue of equity shares under employee share option plan	54,10,000	541.00
Balance at March 31, 2026	**23,16,97,111**	**23,169.71**

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

Class of shares / Name of shareholder	As at March 31, 2026		As at March 31, 2025	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
Vasudevan Family Trust	3,24,11,735	13.99	3,24,11,735	14.32
R. Vasudevan	1,99,88,624	8.63	1,99,88,624	8.83
Santosh sundararajan	1,30,48,924	5.63	1,14,10,139	5.04

(iii) Details of Shareholdings by Promoter / Promoter Group

(Shares in Nos.)

Promoter / Promoter Group Name	31st March, 2026		31st March, 2025		% Change during the Year
	Numbers of Shares	% of Holding	Numbers of Shares	% of Holding	
Promoter					
Vasudevan Ramamoorthy (in the capacity of Trustee of Vasudevan Family Trust)	3,24,11,735	13.99	3,24,11,735	14.32	0.00
Vasudevan Ramamoorthy	1,99,88,624	8.63	1,99,88,624	8.83	0.00
Lalitha Vasudevan	22,27,171	0.96	22,27,171	0.98	0.00
Siddharth Vasudevan Moorthy	45,74,278	1.97	45,72,953	2.02	0.03%
Sowmya Aditya Iyer	7,00,294	0.30	7,00,294	0.31	0.00
Ramya Siddharth Moorthy	8,90,868	0.38	8,90,868	0.39	0.00
Promoter Group					
Vatsalya Enterprises Private Limited	95,99,274	4.14	95,99,274	4.24	0.00
Total	**7,03,92,244**		**7,03,90,919**		

The above change in % Holding is due to increase in Equity share capital

(iv) As at 31 Mar, 2026, 56,20,000 shares (As at 31 March, 2025, 1,10,30,000 shares) were reserved for issuance as follows:

Particulars	No. of shares					
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2024	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Outstanding employee stock options granted / available for grant	56,20,000	1,10,30,000	1,60,00,000	40,00,000	40,00,000	80,00,000

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 12.2 : Other Equity

Other Equity

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) **Capital Redemption Reserve**		
Opening Balance	1,250.00	1,777.00
Addition during the year	33.45	-
Less: Deletion of Subsidiary during the year	-	(527.00)
	1,283.45	**1,250.00**
b) **Securities Premium Reserve**		
Opening Balance	61,652.12	61,392.11
Transferred on account on exercise of share based payment	282.94	260.01
	61,935.06	**61,652.12**
c) **Equity-settled employee benefits reserve**		
Opening Balance	501.93	637.63
Amount recorded on grants during the year	73.87	124.31
Transferred to securities premium account on exercise	(282.94)	(260.01)
	292.86	**501.93**
d) **General Reserve**		
Opening Balance	1,537.50	1,537.50
	1,537.50	**1,537.50**
e) **Foreign Currency Translation Reserve**		
Opening Balance	-	2.66
Less: Deletion of Subsidiary during the year	-	(2.66)
	-	-
f) **Retained Earnings**		
Opening Balance	21,711.93	10,625.57
Profit for the year	4,889.51	12,987.07
Less: Deletion of Subsidiary during the year	-	(1,976.24)
Other Comprehensive income	62.43	3.32
Consolidation Adjustment*	(0.25)	72.21
	26,663.62	**21,711.93**
	91,712.49	**86,653.48**

Description of Reserves

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

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

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

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

Note No. 13 : Borrowings

A. Non Current Borrowings

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Measured at amortised cost		
A. Secured Borrowings:		
a) Term Loans		
From Financial Institution (Refer Note 13.1)	16,571.06	9,995.82
Total Secured Borrowings	**16,571.06**	**9,995.82**
B. Unsecured Borrowings - at amortised Cost		
Other loans and advances	68.00	-
Total Unsecured Borrowings	**68.00**	**-**
Total Borrowings carried at Amortised Cost	**16,639.06**	**9,995.82**
Total Borrowings	**16,639.06**	**9,995.82**

B. Current Borrowings

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
A. Secured Borrowings		
a) Cash Credit From Banks	4,474.37	1,077.06
b) Current maturities of long term debt (Refer Note 13.1)	7,325.04	8,537.38
	11,799.41	**9,614.44**
B. Unsecured Borrowings		
a) From Banks (Bank overdraft)	721.26	275.00
b) Loans from related parties (Refer Not 33)	662.09	579.96
c) Loans from other parties	38.49	34.83
	1,421.84	889.79
Total Current Borrowings	**13,221.25**	**10,504.23**
Cash Credit from Banks (SBI, Bank of Maharashtra, Karnataka Bank and Federal Bank) ranging from 9.65% -10.95% is secured by way of hypothecation of building materials, work in progress, finished flats, book debts and equitable mortgage of specified properties of the Company and other entities including a wholly owned subsidiary and personal guarantee of the Managing Director of the Company.	4,474.37	1,077.06

Refer Note No. 13.1 for schedule of borrowings

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

13.1 Disclosure regarding long term borrowings

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Long Term Apr 28 to Mar 29	Long Term Apr 29 to Mar 30	Long Term Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
I. Secured									
a) Aditya Birla Capital Limited	479.08	106.51	122.42	137.69	112.45	-	372.56	11.75%	1. 61 Residential Units of Building 2, Building 4, Building 5, Building 7 & Building 8, Vascon Goodlife Project at Gate No. 78, 79, 80, 132, 133, 134(P), 135, Village Katvi, Taluka Maval, District Pune – 410507 owned by Vascon Engineers Limited
									2. Duplex Flat No A-9, 8th Floor and 9th Floor, Wing No A, Ivy GlenHouse, Marigold Phase III Co-Operative Housing Society Limited, S.No 15/1, 15/2/1,15/2/2,15/3 ,15/4,15/5,15/6, Vadgaonsheri, Haveli, Pune, Maharashtra - 411014 owned by Vascon Engineers Limited 3. All that Piece and parcel of land admeasuring 48300 Sq Ft equivalent to 4487.17 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 58,59,61,62/A,63,64,65,69,8,89,90,91,92,97(P),98,100,101,102,103,104,109,110A 111 and 112, Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited 4. All that Piece and parcel of land admeasuring 4200 Sq Ft equivalent to 390.189 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 67 and 67A with Survey Number 58,59,61,62/A,63,64,65,69,88,89,90,91,92,97(P),98,100,101,102,103,104,109 ,110A 111 and 112 Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited
b) Aditya Birla Capital Limited	1,868.96	420.98	474.3	533.48	440.20	-	1,447.98	11.75%	- D0 -
c) Aditya Birla Capital Limited - 10 Crore	874.38	45.36	51.10	58.14	65.84	653.94	829.02	12.00%	1. 61 Residential Units of Building 2, Building 4, Building 5, Building 7 & Building 8, Vascon Goodlife Project at Gate No. 78, 79, 80, 132, 133, 134(P), 135, Village Katvi, Taluka Maval, District Pune – 410507 owned by Vascon Engineers Limited 2. Duplex Flat No A-9, 8th Floor and 9th Floor, Wing No A, Ivy GlenHouse, Marigold Phase III Co-Operative Housing Society Limited, S.No 15/1, 15/2/1,15/2/2,15/3 ,15/4,15/5,15/6, Vadgaonsheri, Haveli, Pune, Maharashtra - 411014 owned by Vascon Engineers Limited 3. All that Piece and parcel of land admeasuring 48300 Sq Ft equivalent to 4487.17 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 58,59,61,62/A,63,64,65,69,88,89,90,91,92 ,97(P),98,100,101,102,103,104,109,110A 111 and 112, Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited 4. All that Piece and parcel of land admeasuring 4200 Sq Ft equivalent to 390.189 sq meters out of total land admeasuring 02 hectares 49 Acres bearing survey No 52/2B as per layout having Plot No 67 and 67A with Survey Number 58,59,61,62/A,63,64,65,69,88,89,90,91,92,97(P),98,100,101,102,103,104,109 ,110A 111 and 112 Village Kharadi, Taluka Haveli, District Pune, Maharashtra - 411014 owned by Chougule Associates, Primus Builders, Vascon Engineers Limited
d) Aditya Birla Capital Limited - 6.60 Crore	559.66	35.16	39.64	45.06	51.03	388.76	524.50	12.50%	- D0 -
e) Aditya Birla Finance Limited - 15 Crore	1.74	-	1.74	-	-	-	1.74	12.50%	- D0 -
f) Aditya Birla Capital Limited- 5476 (10C	272.05	272.05	-	-	-	-	-	12.00%	- D0 -

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
g) Aditya Birla Capital Ltd-30CR	2,242.89	974.60	1,095.39	172.90	-	-	1,268.29	11.75%	Plot no:- All that piece, and parcel of land,admeasuring 4200 sq.ft. equivalent to 390, 189 sq. mtrs out of total land admeasuring 02 Hectares 49 Acres, bearing survey no. 52 /2B as per layout having Plot No. 67 and 67A, House No:- situated at Village Kharadi, Taluka Haveli, District Pune, Floor no:- Building Number- „Society Name: Block no: * Street Name:, Locality:- •,State:MAHARASHTRA,District:- Pune, Zip code:,- 411014 Owner Name: CHOUGULE, ASSOCIATES;, PRIMUS BUILDERS;,VASCON ENGINEERS,LIMITED Plot no:- All that piece,and parcel of land, admeasuring 48300 sq. ft. equivalent to 4487.17 sq mts out of total land admeasuring 02 hectares 49 Acres, bearing survey no, 52/2B, as per layout having Plot No. 58, 59,61, 62/A, 63, 64, 65, 69,88, 89,90,91.92,97 (p), 98B, 100, 101, 102, 103, 104, 109, 110A, 111 and 112,House No:-situated at Village Kharadi, Taluka Haveli, District: Pune, Floor no -, Building Numbers, Society Name, Block no: Street Name.Locality - State-MAHARASHTRA. District- Pune.zip code= 411014 Owner Name :CHOUGULE ASSOCIATE: PRIMUS BUILDERS VASCON ENGINEERS LIMITED
h) Aditya Birla Housing Finance Limited	1,957.11	-	-	600.00	800.00	557.11	1,957.11	11.90%	i. An exclusive charge by way of registered mortgage on Property being all rights and title of Vascon Engineers Limited ("Developer") in the Project known as "Redevelopment of Prakash CHSL" ("Project") along with units belonging to the developer's component and Present and Future FSI/TDR accruing to the developer being developed on all that piece and parcel of land admeasuring 3540 Sq. Mtrs. bearing Survey No. 288, CTS No. 1610/13 of the Town Planning Scheme Santacruz VI of Revenue Village Vile Parle (West), Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagar Palika H/W Ward and lying, being and situated at 62-66, Relief Road, Daulat Nagar, Santacruz (West), Mumbai – 400054 ("Said Property") [after excluding (a) units to be allotted to all members of Said Society as mentioned in ("Allotted Units"), (b) sold units, if any. An exclusive charge by way of hypothecation on the scheduled receivables in developer's share from sold, unsold units of project under the documents entered with the customers by the borrower, all such proceeds both present & future. An exclusive charge by way of hypothecation on the escrow account of the project, all monies credited / deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be). ii. An exclusive charge by way of registered mortgage on Property and Development Rights of Vascon Engineers Limited on Building 1, 3, 6 & 9 of the project "Vascon Goodlife" at Gate No. 78, 79, 80, 132, 133, 134(P), 135, Village Katvi, Taluka Maval, Dist. Pune – 411017.
i) Tata Capital Financial Services Limited	1,493.12	785.71	707.41	-	-	-	707.41	13.25%	1. First and exclusive charge by way of mortgage on commercial project land proposed to be developed i.e 3600 Sq Mtrs. Situated at Survey No.75,hissa no 2/1 situated at village kharadi,taluka haveli, District Pune (PINCODE) standing in the name of M/S Rainbow associates (Security Provider) having clear and marketable title. 2. Hypothecation and escrow of developer's share in sold and unsold receivables from commercial project at mortgaged land. 3. all the cashflows from project(developer's share) to be rooted through TCSFL escrow account.
j) Tata Capital Limited	1,240.52	561.37	679.15	-	-	-	679.15	12.50%	1. First charge by way of Hypothecation on the receivables of sale of developers identified units into an escrow account. 2. First and exclusive charge by way of Mortgage on property situated at Tulips Phase -3, Block 6 & 7 at S nos 551/1,2,556/1D,1E,557/3,560/3, T S No 13/1A, Ward no 28, Block No 1 of Sowripalayam Village, East Zone, Coimbatore, Tamil Nadu 641028, together with all structures and appurtences thereon present and future standing in the name of Vascon Engineers Limited having clear and marketable title

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Apr 28 to Mar 29	Apr 29 to Mar 30	Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
k) Vivriti Capital Limited	2,471.09	518.52	1,111.11	841.46	-	-	1,952.57	12.25%	i. Hypothecation charge on current assets and movable fixed assets of the Borrower, including plant & machinery, spares, tools, accessories, furniture & fixtures, and book debts, present and future, as detailed in the Deed of Hypothecation, securing all present and future obligations under the facility.i. An exclusive charge, by way of registered mortgage over the Mortgaged Properties together with all buildings, structures and appurtenances thereon and thereunder; Where, "Mortgaged Properties" shall mean: a. A commercial unit admeasuring 684.37 Sq.ft. built-up area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; b. A commercial restaurant unit admeasuring 1664.32 Sq.ft carpet area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; and c. A residential studio apartment admeasuring 844 Sq.ft carpet area situated at S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Apartment Studio Unit No.701, 7th Floor, Sapodilla Building, Marigold Complex, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; ii. Cash collateral of 5% (Five Percent) of the Facility amount in the form of interest free security deposit placed with the Lender, with a lien and set off marked in favour of the Lender ("Cash Collateral") in proportion to drawdown amount, Rating Downgrade cash collateral, Security Breach Cash collateral and a demand promisory note and a Letter of Continuity.
l) Vivriti Capital Limited TL 08 (10	117.40	117.40	-	-	-	-	-	11.75%	i. An exclusive charge, by way of registered mortgage over the Mortgaged Properties together with all buildings, structures and appurtenances thereon and thereunder; Where, "Mortgaged Properties" shall mean: a. A commercial unit admeasuring 684.37 Sq.ft. built-up area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; b. A commercial restaurant unit admeasuring 1664.32 Sq.ft carpet area situated at 1st Floor Unit, Golden Nest CHS, A-Building, S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; and c. A residential studio apartment admeasuring 844 Sq.ft carpet area situated at S.No.15/1, 15/2/1, 15/2/2, 15/3, 15/4, 15/5 & 15/6, Apartment Studio Unit No.701, 7th Floor, Sapodilla Building, Marigold Complex, Village Vadgoan Sheri, Tal. Haveli, District Pune, belonging to the Borrower; ii. Cash collateral of 10% (Ten Percent) of the Facility amount in the form of interest free security deposit placed with the Lender, with a lien and set off marked in favour of the Lender ("Cash Collateral") in proportion to drawdown amount, Rating Downgrade cash collateral, Security Breach Cash collateral and a demand promisory note and a Letter of Continuity.
m)Federal Bank A/c No 13487400006213	28.42	3.97	4.33	4.74	5.18	10.21	24.46	8.90%	Hypothecation of Vehicle financed by lender
n) Federal Bank A/c No 13487400006205	59.56	8.25	9.00	9.85	10.76	21.69	51.31	8.90%	Hypothecation of Vehicle financed by lender
0) ARKA FINCAP LTD	3,392.44	1,480.60	1,227.39	684.44	-	-	1,911.84	13.50%	* Hypothecation over all current assets (including receivables), present and future, pertaining to Santacruz and Powai projects * Mortgage over immovable properties (including land and building), present and future, pertaining to Powai project * Mortgage over development rights, present and future, pertaining to Santacruz Project * Interest Service Reserve (ISRA) for an amount equivalent to next 2 months interest payment [by way of FD, lien marked in favour of Lender(s)/ Security Trustee * Demand Promissor, Note (DPN) from the Borrower * Undated Cheques from the Borrower for principal amount and one month interest amount

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Name of the lender	Out-standing amount	Current Maturi-ties	Long Term Apr 27 to Mar 28	Long Term Apr 28 to Mar 29	Long Term Apr 29 to Mar 30	Long Term Apr 30 to Mar 36	Total Long Term Bor-rowings	Rate of interest	Nature of security
p) Arka Fincap Limited	1,215.43	-	218.75	406.25	590.43	-	1,215.43	12.00%	* Hypothecation over all current assets (including receivables), present and future, pertaining to Santacruz and Powai projects * Mortgage over immovable properties (including land and building), present and future, pertaining to Powai project * Mortgage over development rights, present and future, pertaining to Santacruz Project * Interest Service Reserve (ISRA) for an amount equivalent to next 2 months interest payment [by way of FD, lien marked in favour of Lender(s)/ Security Trustee * Demand Promissor, Note (DPN) from the Borrower * Undated Cheques from the Borrower for principal amount and one month interest amount
q) SBM Bank Limited	1,235.07	-	312.50	437.50	485.07		1,235.07	12.00%	Primary Security: Hypothecation of current assets/receivables and mortgage over immovable properties & development rights pertaining to Vascon Orchids and Vascon Tranquil Heights projects. Other Security: DPN from borrower, FD lien equivalent to 2 months' interest, and undated cheques for principal and interest amount. Additional Condition: Minimum security cover of 1.75x to be maintained on pari-passu basis with existing and proposed AFL facilities of ₹650 Mn and ₹250 Mn.
r) SBM Bank Limited	1,355.96	674.96	681.00	-	-	-	681.00	13.50%	* Hypothecation over all current assets (including receivables), present and future, pertaining to Santacruz and Powai projects * Mortgage over immovable properties (including land and building), present and future, pertaining to Powa project * Mortgage over development rights, present and future, pertaining to Santacruz Project * Interest Service Reserve (ISRA) for an amount equivalent to next 2 months interest payment [by way of FD, lien marked in favour of Lender(s)/ Security Trustee * Demand Promissor, Note (DPN) from the Borrower * Undated Cheques from the Borrower for principal amount and one month Interest amount
s) State Bank of India - Guaranteed Emergency Credit Line	432.96	-	144.32	144.32	144.32	-	432.96	8.95%	Extension of charge (2nd charge) over the existing Primary & collateral securities created in favour of the Bank (Consortium Banks)
t) Bank of Maharashtra	11.29	2.64	2.92	3.22	2.51	-	8.65	10.45%	Hypothecation of Vehicle financed by lender
u) ICICI Bank Mutual Fund Loan	1,316.95	1,316.95	-	-	-	-	-	8.50%	Secured against investments held in Axis Money Market Fund Regular Growth (MMGPG) and Aditya Birla Sun Life Savings Fund- Growth Regular Plan.
v) Federal bank Term Loan - OD 1	814.03	-	-	-	-	814.03	814.03	6.90%	Secured against fixed deposits held with Federal Bank.
w) Federal bank Term Loan - OD 2	455.99	-	-	-	-	455.99	455.99	6.20%	Secured against fixed deposits held with Federal Bank.
							-		
Total	**23,896.10**	**7,325.04**	**6,882.47**	**4,079.06**	**2,707.80**	**2,901.74**	**16,571.06**		

* Interest accrued & due on borrowings as on 31st March 2026 disclosed under other current liabilities (Refer note 14)

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 14 : Other Financial Liabilities

A. Non Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Other Financial Liabilities Measured at Amortised Cost		
Commitment and other deposits	1,438.29	1,449.72
Other Non-Current Financial Liabilities	**1,438.29**	**1,449.72**

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Interest accrued but due on borrowings	111.00	85.11
b) Creditors for capital supplies/services	1.39	34.58
c) Others	2,234.11	21.99
Total other financial liabilities	**2,346.50**	**141.68**

Note No. 14A : Lease Liability

A. Non Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Lease Liability obligation	72.74	52.97
Other Non-Current Lease Liabilities	**72.74**	**52.97**

Note No. 14A : Lease Liability

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Current maturities of lease obligations IND AS 116 (Refer Note 29)	34.58	13.79
Other Current Lease Liabilities	**34.58**	**13.79**

Note No. 15 : Trade and other payables

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Total Outstanding dues of Micro and Small Enterprises (Refer Note 37)	6,524.48	3,476.49
Total Outstanding dues of Creditors other than Micro and Small Enterprises	57,508.57	44,672.10
Total trade payables	**64,033.05**	**48,148.59**

*Refer Note No.15(a) for ageing of Trade Payables

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Supplier Finance Arrangement :
The Group has entered into certain Supplier Finance Arrangements(SFA) with finance providers during the year. The Primary Objective of these arrangements is to benefit the suppliers with early payments, efficient payment processing and enable the Group to pay over the period of time to manage its working capital. The Group doesn't provide any collateral or guarantees to the finance provider

Particulars	Financials liabilities classified as
	Trade Payables
(i) Outstanding as on March 31,2026	10,432.83
(ii) Out of (i) amount received by suppliers from finance providers	10,432.83
(iii) Payment terms for SFA	30-180days
(iv) Payment terms for comparable trade payable that are not part of the SFA	30-180days
Outstanding as on March 31,2025	2,939.53

There are no material business combinations or foreign exchange differences that would affect the liabilities under the SFA.

The Group has applied transitional relief and accordingly comparative information,wherever applicable,for the above disclosures is not presented in the first year of adoption of this amendment

Note 15 (a)
Trade Payables ageing schedule
Mar-26

(₹ in Lakhs)

Particulars	Outstanding for following periods				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
(i) MSME	5,872.89	597.24	41.00	13.35	6,524.48
(ii) Others	43,058.76	4,035.26	1,680.62	8,733.93	57,508.57
(iii) Disputed Dues - MSME	-	-	-	-	-
(iii) Disputed Dues - Others	-	-	-	-	-

Mar-25

(₹ in Lakhs)

Particulars	Outstanding for following periods				
	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
(i) MSME	3,416.08	53.72	3.25	3.44	3,476.49
(ii) Others	31,816.88	4,675.79	1,198.53	6,980.90	44,672.10
(iii) Disputed Dues - MSME	-	-	-	-	-
(iii) Disputed Dues - Others	-	-	-	-	-

Note : Ageing has been considered from the date of transactions

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 16 : Provisions

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a) Provision for employee benefits		
1) Compensated absences	858.34	765.25
2) Gratuity (Refer Note 31)	951.82	872.07
	1,810.16	**1,637.32**
b) Others		
1) Taxation (Net of Advance Tax)	50.00	43.46
	50.00	**43.46**
TOTAL	**1,860.16**	**1,680.78**

Note No. 17 : Current Tax and Deferred Tax
(a) Income Tax Expense

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Current Tax:		
Current Income Tax Charge	1,925.18	2,702.20
Adjustments in respect of prior years	200.20	(125.67)
Remeasurement of the Defined Benefit Plan In OCI	21.00	1.60
Deferred Tax		
In respect of current year origination and reversal of temporary differences	(506.91)	(215.01)
Total Tax Expense recognised in profit and loss account	**1,639.47**	**2,363.12**

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit Before Tax -		
- from Continuing Operations	4,696.22	7,512.51
- from Exceptional Items / Capital Gains Item	1,811.76	7,406.00
- from Discontinued Operations	-	468.16
Profit Before tax	**6,507.98**	**15,386.67**
Income Tax using the Company's domestic Tax rate @ 25.168% (Previous Year Tax Rate @ 25.168%)	1,181.94	2,008.32
Special Rate of Income Tax on Exceptional Item @ 14.30%	259.08	1,069.45
Total Tax	**1,441.02**	**3,077.77**
Effect of :		
Adjustments in respect of prior years	200.20	(125.67)
Income that are exempt from taxation	64.64	(67.34)
Expenses that are non deductible in determining taxable profit	1,846.00	358.48
Expenses that are Allowable expenditure	(1,405.48)	(665.11)
Deferred tax assets recognised on temporary differences	(506.91)	(215.01)
Income Tax recognised In P&L	**1,639.47**	**2,363.12**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

c) Deferred Tax Assets (Net)

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Tax effect of items constituting deferred tax liability		
On difference between book balance and tax balance of Fixed Assets	-	193.88
Others	29.86	-
Tax effect of items constituting deferred tax liability	**29.86**	**193.88**
Tax effect of items constituting deferred tax asset		
Provision for compensated absences and gratuity	507.92	262.96
On difference between book balance and tax balance of Fixed Assets	41.12	-
Disallowance u/s 40a / Provision for Doubtful debts & Advances	204.29	134.15
Unabsorbed depreciation carried forward and brought forward business losses	6.92	20.25
Tax effect of items constituting deferred tax asset	**760.25**	**417.36**
Net Deferred Tax Asset / (Liability)	**730.39**	**223.48**

Note: Pursuant to the announcement made by the Finance Ministry of the Government of India on September 20, 2019, the Company, basis their assessment opted for a lower corporate tax rate as per section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019 from financial year 2020-21 onwards. Accordingly, the Company recognised Provision for Income Tax and re-measured the Deferred Tax Assets / Liabilities on the basis of the revised lower tax rate and impact of the same was recognised in the year ended March 31, 2026

Note No. 18 : Other Liabilities

B. Current

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
a. Advances received from customers		
- Gross amount due to customers	27,890.06	33,504.78
- Less : Related Unbilled Revenues	(12,740.37)	(8,630.87)
	15,149.69	**24,873.91**
b. Amount due to customers under construction & Development contracts		
- Gross amount due to customers	4,869.17	6,240.91
- Less : Related Debtors	(453.56)	(942.10)
	4,415.61	**5,298.81**
c. Statutory dues		
- Taxes payable (other than income taxes)	2,029.87	1,402.51
Total Other Current Liabilities	**21,595.17**	**31,575.23**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note No. 19 : Revenue from operations

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Revenue recognised / sales (gross)		
- Contract Revenue	91,076.14	1,00,270.78
- Sale of Unit/Land	3,122.11	6,793.10
- Trading Sales & Other Sales	-	90.00
- Other sales (Includes maintenance charges of soceity,Hire charges,Scrap Sales)	306.99	264.09
Other Operating Income		
- Rent / Compensation / Maintenance	423.48	372.59
- Share of profit / (loss) from Joint Venture	(76.00)	(49.50)
Total Revenue from Operations	**94,852.72**	**1,07,741.06**

Note No. 20 : Other Income

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Interest income on Financial Assets at Amortised Cost	1,264.67	1,019.09
b) Investments carried at fair value through profit or loss in Liquid Mutual fund units	264.16	37.07
c) Profit on sale on Investment	1,750.00	-
d) Provision / Creditors no longer required written back	135.83	91.25
e) Profit on sale of capital assets (Net of loss on assets sold / scrapped / written off)	104.69	39.55
f) Miscellaneous income	0.10	62.90
Total Other Income	**3,519.45**	**1,249.86**

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Contract	79,950.70	85,800.55
Development	13,547.63	10,879.48
Purchase of Stock in trade	0.48	0.03
Incidental borrowing cost incurred attributable to qualifying assets	1,807.08	1,992.38
Total cost of materials and services consumed	**95,305.89**	**98,672.44**

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Closing balance of projects under development :		
Completed Units / Finished goods	-	-
Work-in-progress	66,479.43	53,547.28
	66,479.43	**53,547.28**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Opening balance of projects under development:		
Completed Units / Finished goods	-	-
Work-in-progress	53,547.28	46,157.09
	53,547.28	**46,157.09**
Net (increase) / decrease	**(12,932.15)**	**(7,390.19)**

Note No. 22 : Employee benefit expense

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Salaries and wages, including bonus	3,265.79	3,304.23
b) Contribution to provident and other funds (Refer Note 31)	185.76	192.70
c) Share based payment transactions expenses (Refer Note 28)	73.87	124.31
d) Staff Welfare & Other Expenses	64.05	65.87
Total Employee Benefit Expense	**3,589.47**	**3,687.11**

Note No. 23 : Finance costs

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Interest expense	3,295.21	3,374.00
b) Other borrowing costs	131.82	506.43
	3,427.03	**3,880.43**
Less : Amounts included in the cost of qualifying assets	1,807.08	1,992.38
Total Finance Costs	**1,619.95**	**1,888.05**

Note No. 24 : Other expenses

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
a) Stores and spares consumed	-	-
b) Power & Fuel oil consumed	75.44	85.33
c) Rent including lease rentals	193.36	227.67
d) Repairs to buildings	45.21	69.77
e) Repairs to Plant & Machinery	-	-
f) Repairs and maintenance - Others	50.90	21.92
g) Rates & Taxes	139.25	65.25
h) Insurance charges	139.67	86.10
i) Bad debts and other receivables, loans and advances written off	-	723.40
j) Provision For Doubtful Debt And Advances	144.68	(351.03)

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
k) Audit Fees		
1) Audit fees	46.50	44.50
2) Limited Review	28.50	25.50
3) Certification Services	2.40	9.50
l) Other Expenses		
1) Legal and other professional costs	1,158.97	870.42
2) Advertisement, Promotion & Selling Expenses	376.61	337.30
3) Travelling and Conveyance Expenses	122.38	159.87
4) Postage and telephone	27.34	26.75
5) Printing and stationery	18.61	22.95
6) Brokerage / commission	200.89	208.91
7) Donations	36.25	29.96
8) Corporate Social Responsibility Expenditure (Refer Note 41)	202.82	88.86
9) Bank charges	157.51	75.51
10) Hire Charges Paid	42.95	156.41
11) Miscellaneous Expenses	485.33	1,047.36
Total Other Expenses	**3,695.57**	**4,032.21**

Note 25: Disclosures under Ind AS 33

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Continuing Operations		
Basic Earnings per share (Amount In Rupees)	2.15	5.64
Diluted Earnings per share (Amount In Rupees)	2.15	5.64
Discontinued Operations		
Basic Earnings per share (Amount In Rupees)	-	0.17
Diluted Earnings per share (Amount In Rupees)	-	0.17
For Continuing & Discontinuing Operations		
Basic Earnings per share (Amount In Rupees)	2.15	5.81
Diluted Earnings per share (Amount In Rupees)	2.15	5.81

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit for the year from Continuing Operations	4,889.51	12,644.66
Profit for the year attributable to owners of the Company (A)	4,889.51	12,644.66
Profit for the year on discontinued operations used in the calculation of basic earnings per share from discontinued operations	-	380.49
Less: Profit/(Loss) attributable to Non - Controlling Interest	-	44.36
Profit for the year on discontinued operations used in the calculation of basic earnings per share from discontinued operations (B)	-	336.13
Weighted average number of equity shares (C)	22,70,58,344	22,42,36,974
Earnings per share from continuing operations - Basic (Amount In Rupees) (A / C)	2.15	5.64
Earnings per share from discontinuing operations - Basic (B / C)	-	0.17

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

(₹ in Lakhs)

Particular	For the year ended March 31, 2026	For the year ended March 31, 2025
Profit / (loss) for the year used in the calculation of basic earnings per share	4,889.51	12,644.66
Profit for the year on discontinued operations used in the calculation of diluted earnings per share from discontinued operations	-	336.13
Weighted average number of equity shares used in the calculation of Basic EPS	22,70,58,344	22,42,36,974
Earnings per share from continuing operations - Dilutive (Amount In Rupees)	2.15	5.64
Earnings per share from discontinuing operations - Dilutive	-	0.17

Note No. - 26 Fair Value
Set out below is the comparison by class of the carrying amounts and fair value of the Group's financials instruments

(₹ in Lakhs)

Particulars	Carrying amount		Fair Value	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
FINANCIAL ASSETS				
Financial assets measured at cost				
Non - Current Assets				
(i) Investments	5,174.52	5,174.52	5,174.52	5,174.52
Financial assets measured at amortised cost				
Non - Current Assets				
(i) Investments	0.20	0.20	0.20	0.20
(ii) Loans	-	1.34	-	1.34
(iii) Others Financial Assets	16,641.64	17,653.51	16,641.64	17,653.51
Current Assets				
(i) Trade receivables	23,829.77	21,170.09	23,829.77	21,170.09
(ii) Cash and cash equivalents	5,608.59	11,757.74	5,608.59	11,757.74
(iii) Bank balances other than (ii) above	14,724.14	11,016.24	14,724.14	11,016.24
(iv) Loans	7,348.09	5,740.00	7,348.09	5,740.00
(v) Others Financial Assets	65,687.99	55,545.19	65,687.99	55,545.19
Financial assets measured at fair value through Statement of Profit & Loss				
(a) Current investments	4,728.73	584.04	4,728.73	584.04
(b) Non Current investments quoted	0.11	0.11	0.11	0.11
(c) Non Current investments unquoted	0.25	2,750.25	0.25	2,750.25
FINANCIAL LIABILITIES				
Financial liabilities measured at amortised cost				
Non - Current Liabilities				
(i) Borrowings	16,639.06	9,995.82	16,639.06	9,995.82
(ii) Lease Liability	72.74	52.97	72.74	52.97
(iii) Other financial liabilities	1,438.29	1,449.72	1,438.29	1,449.72
Current Liabilities				
(i) Borrowings	13,221.25	10,504.23	13,221.25	10,504.23
(ii) Trade and other payables	64,033.05	48,148.59	64,033.05	48,148.59
(iii) Lease Liability	34.58	13.79	34.58	13.79
(iv) Other financial liabilities	2,346.50	141.68	2,346.50	141.68

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

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

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

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

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

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

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

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

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

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

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

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

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

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

The following table presents the assets and liabilities measured at fair value on recurring basis at March 31, 2026 and March 31, 2025.

Particulars	Level 1	Level 2	Level 3
March 31, 2026			
Investment in mutual funds	4,494.73	-	-
Equity	0.11	-	-
Investment in Optionally Convertible Redeemable Debentures	-	-	-
March 31, 2025			
Investment in mutual funds	350.04	-	-
Equity	0.11	-	-
Investment in Optionally Convertible Redeemable Debentures	-	-	2,750.00

During the year ended March 31, 2026, there were no transfer between Level 1 and Level 2 fair value measurement and no transfer into and out of Level 3 fair value measurement.

Note No. - 27 Financial Instruments and Risk Review

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

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

Notes Forming Part of the Financial Statement
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(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Borrowings (Refer Note 13 & 14A)	29,860.31	20,500.05
Trade Payables (Refer Note 15)	64,033.05	48,148.59
Less : Cash and Cash Equivalents (Refer Note 11)	20,332.73	22,773.98
Net Debt	**73,560.63**	**45,874.66**
Equity attributable to owners of the Company (Refer Note 12)	1,14,882.20	1,09,282.19
Total Capital	**1,14,882.20**	**1,09,282.19**
Capital and Net Debt	**1,88,442.83**	**1,55,156.85**
Gearing Ratio	**39%**	**30%**

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period. No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2026 and March 31, 2025.

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

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

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables (net of advances/payables),loans and other financial assets measured at amortised cost. None of the financial instruments of the Group result in material concentration of credit risk.

Exposure to credit risk
The carrying amount of financial asset represents the maximum credit exposure. The maximum exposure to credit risk was ₹ 1,12,701.34 lakhs and ₹ 98,716.25 lakhs as of March 31, 2026 and March 31, 2025 respectively. Trade receivables are typically unsecured and are derived from revenue earned from Development & EPC customer. Credit risk is managed by the Group by continuously monitoring the recovery status of customers to which the Group grants credit terms in the normal course of business. On account of adoption of Ind AS 109, the Group uses expected credit loss model to assess the impairment loss. The Group uses a provisioning policy approved by the Board of Directors to compute the expected credit loss allowance for trade receivables. The policy takes into account available external and internal credit risk factors and the Group's historical experience for customers.

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

Trade receivables
Ind AS requires expected credit losses to be measured through a loss allowance. The Group assesses at each date of statements of financial position whether a financial asset or a group of financial assets is impaired. The Group recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

The Group has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix takes into account historical credit loss experience and adjusted for forward-looking information. Group's exposure to customers is diversified and some customer contributes more than 10% of outstanding accounts receivable as of March 31, 2026 and March 31, 2025, however there was no default on account of those customer in the past. The concentration of credit risk is limited due to the fact that the customer base is large and unrelated.

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

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

Movement in the expected credit loss allowance:

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the period year	3,023.36	2,919.73
Movement in the expected credit loss allowance on trade receivables calculated at lifetime expected credit losses	151.02	227.37
Utilisation / Reversals	(6.33)	(123.74)
Balance at the end of the year	**3,168.05**	**3,023.36**

ii) Liquidity Risk

a) Liquidity risk management

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

b) Maturities of financial liabilities

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

Particulars	31-Mar-26		
	Less than 1 Year	1-3 Years	4-5 Years
Financial liabilities			
Trade payables	64,033.05	-	-
Lease Liabilities	34.58	72.74	
Other Financial Liabilities	2,346.50	1,438.29	-
Working capital demand loans / Term loans	13,221.25	13,669.33	2,901.74

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Particulars	31-Mar-25		
	Less than 1 Year	1-3 Years	4-5 Years
Financial liabilities			
Trade payables	48,148.59	-	-
Lease Liabilities	13.79	52.97	
Other Financial Liabilities	141.68	1,449.72	-
Working capital demand loans / Term loans	10,504.23	8,793.02	1,202.80

Excessive Risk Concentration

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

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

Note No. 28 - Share Based Payments

Employee stock option scheme (ESOS) - 2020

The ESOS was approved by Board of Directors of Parent Company in its meeting held on 14th july 2020 and further confirmed and approved by members on 8th September 2020. Nomination and Remuneration Committee Administers the plan. Each option carries with it the right to purchase one equity share of the parent company. All options have been granted at a predetermined rate of ₹ 10/- per share. The maximum exercise period is 1 year from the date of vesting.

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

(₹ in Lakhs)

Particular	FY 2025-26	FY 2024-25
Options granted, beginning of the year	1,10,30,000	1,60,00,000
Granted during the year	-	-
Exercised during the year	54,10,000	49,70,000
Cancelled/lapsed during the year	-	-
Options granted, end of the year	56,20,000	1,10,30,000
Weighted average Price per share - Tranche - I	-	67.02
Weighted average Price per share - Tranche - II	-	56.96
Weighted average Price per share - Tranche - III	46.79	-
Weighted average Price per share - Tranche - I & II Balance	32.26	-
Weighted Average remaining life	1.58	2.58

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

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

(₹ in Lakhs)

Particular	Employee Share Purchase Plan ESOS - 2020
Share price at grant date (₹ per share)	9.75
Exercise price (₹ per share)	10
Expected volatility	68.11%
Expected life / Option Life	1 year from the date of vesting
Expected dividends yield	2%
Risk-free interest rate (based on government bonds)	5.90%

Note No. 29 - Disclosures under Ind AS 116

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

(i) Applied a single discount rate to a portfolio of leases with reasonably similar characteristics.

(ii) Applied the exemption not to recognise right of use assets and lease liabilities with less than 12 months of lease term on the date of initial application.

(iii) Included the initial direct costs from the measurement of right of use asset at the date of initial application.

(iv) Elected not to reassess whether a contract is, or contains a lease at the date of initial application. Instead, for contracts entered into before the transition date, the Company relied on its assessment made applying Ind AS 17 Leases.

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified assets for a period of time in exchange for consideration.

(v) The Company has elected not to apply the requirements of Ind AS 116 to short term leases of all the assets that have a lease term of twelve months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight line basis over the lease term.

(vi) The weighted average incremental borrowing rate applied to lease liabilities range from 11% to 13%

(A) Leases as lessee

(i) The movement in Lease liabilities during the year

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Opening Balance	66.76	72.59
Less: Held for Sale	-	-
Additions	71.48	73.51
Deletion	-	-
Finance costs incurred during the year	13.31	9.00
Payments of Lease Liabilities	44.23	88.34
Closing Balance	**107.32**	**66.76**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

For details pertaining to the carrying value of right of use of lease assets and depreciation charged thereon during the year, kindly refer note -3 “Property, Plant & Equipments & Intangible Assets”.

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

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
(i) Expenses related to Short Term Lease & Low Asset Value Lease		
- Finance Cost	13.31	9.00
- Depreciation	41.10	35.39
(ii) Expenses related to Short Term Lease & Low Asset Value Lease	236.31	384.08
Total Expenses	**290.72**	**428.47**

(iv) Maturity analysis of lease liabilities

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Maturity Analysis of contractual undiscounted cash flows		
Before 3 months	11.07	6.33
3- 6 months	11.07	5.23
6- 12 months	22.14	10.04
1- 3 years	80.30	60.21
3- 5 years	-	5.02
Above 5 years	-	-
Total undiscounted Lease Liability	**124.58**	**86.83**
Balances of Lease Liabilities		
Non Current Lease Liability	72.74	52.97
Current Lease Liability	34.58	13.79
Total Lease Liability	**107.32**	**66.76**

Note - 30: Contingent liabilities and commitments

(₹ in Lakhs)

Contingent liabilities (to the extent not provided for)	As at March 31, 2026	As at March 31, 2025
Contingent liabilities		
(a) Disputed demands for Income Tax	2,721.75	1,998.11
(b) Disputed demands for Value Added Tax, GST & Others	771.70	1,115.95
(c) Performance and financial guarantees given by the Banks on behalf of the Company	33,232.26	31,281.99
(d) Claims against the Group not acknowledged as debt	174.85	2,959.23
(i) The Creditors of the Group have filed a civil suit claiming of ₹ 88.28 lakhs (Previous year ₹ 88.28 lakhs) as amount due to them, which claims the Group is disputing.		
(ii) One of the labour supplier has filed a criminal complaint in Additional Magistrate Court, Dadar, Mumbai, for recovery of his dues for ₹ 3.95 lakhs (Previous year - ₹ 3.95 lakhs).		

Notes Forming Part of the Financial Statement
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(₹ in Lakhs)

Contingent liabilities (to the extent not provided for)	As at March 31, 2026	As at March 31, 2025
(iii) One of the customer has filed arbitration proceeding against the Company for loss on account of wastage i.e. excess consumption of cement and steel, loss on account of escalation of cement and steel, additional cost incurred for completing the balance work, loss for rectifying defective work, refund of amount in VAT and excess duty, loss of reputation and liquidated damages and interest, amounting to ₹ 2,867.00 lakhs (Previous year ₹ 2,867.00 lakhs). At present, Arbitrators have resigned in the year 2022 from the arbitration proceedings and till date no other panel of arbitrator assigned to this case. Since three years have been lapsed and limitation of appointment of new panel of arbitrators is also expired and respondent also not following up for the same hence it presumed that the claim of respondent is no longer exist.		
(iv) An immovable property classified under 'Investment Property' having a carrying amount of ₹13.06 crore (gross value ₹22.58 crore) has been provisionally attached by the Enforcement Directorate ("ED") pursuant to an order issued under the Prevention of Money Laundering Act, 2002 ("PMLA"). The Company had challenged the order passed by the Adjudicating Authority confirming the provisional attachment before the Hon'ble Appellate Tribunal, New Delhi. Vide order dated 22 January 2026, the Hon'ble Appellate Tribunal upheld the attachment; however, it directed that the legal possession of the said property by the Company shall not be disturbed. Accordingly, the Company continues to remain in possession and enjoyment of the property, subject to maintaining status quo and restriction on alienation of the said property pending final adjudication of the matter. Based on the legal opinion obtained and the current status of the proceedings, the management believes that there is no material impact of the aforesaid matter on the financial statements as at the reporting date.		
(v) one of the customer of the Goodlife Project at Katvi has filed a consumer complaint before the Consumer Court, Pune, against the Company seeking refund of consideration amounting to ₹4.66 lakhs, reimbursement of medical treatment expenses amounting to ₹25.00 lakhs, compensation for alleged harm amounting to ₹50.00 lakhs, and additional damages amounting to ₹2.96 lakhs. The Group maintains that it has at all times been willing and ready to refund the consideration amount received along with applicable stamp duty and registration charges. However, the customer declined to accept the said refund and proceeded to initiate the aforesaid complaint claiming amounts which, in the opinion of the management, are excessive and not tenable.		
For Development projects and according to the facts:		
Pending final decision and interim stay granted by the Hon'ble High Court of Bombay in case of MCHI, the Company, has in case of certain development projects, neither collected nor paid Maharashtra Value Added Tax and in case of certain development projects, has paid Maharashtra Value Added Tax		

(₹ in Lakhs)

Particular	As at March 31, 2026	As at March 31, 2025
Commitments		
(a) Estimated amount of contracts remaining to be executed on capital account and not provided for	2,037.10	2,023.01

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note 31 : Employee benefits

(a) Defined Contribution Plan

The Group makes Provident Fund contributions to defined contribution plan administered by the Regional Provident Fund Commissioner. Under this scheme, the Group is required to contribute a specified percentage of payroll cost to fund the benefits. The Group has recognised ₹177.61 Lakhs for Provident Fund contributions & Family Pension Fund (March 31, 2025 : ₹177.56 Lakhs) and ₹11.94 Lakhs towards ESIC (March 31, 2024 : ₹18.67 Lakhs) in the Statement of Profit and Loss. The provident fund and ESIC contributions payable by the Group are in accordance with rules framed by the Government from time to time.

Figures stated above are after capitalising

(b) Defined Benefit Plans:

Gratuity

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

Defined benefit plans – as per actuarial valuation on 31st March, 2026

(₹ in Lakhs)

Particulars	Funded Plan	
	Gratuity	
	2026	2025
Service Cost		
Current Service Cost	117.68	95.90
Past service cost and (gains)/losses from settlements	-	-
Net interest expense	57.19	58.48
Components of defined benefit costs recognised in profit or loss	174.87	154.38
Remeasurement on the net defined benefit liability		
Return on plan assets (excluding amount included in net interest expense)	3.34	0.33
Actuarial gains and loss arising form changes in financial assumptions	(33.46)	23.57
Actuarial gains and loss arising form experience adjustments	(52.01)	(84.80)
Actuarial gains and loss arising from demographic adjustments	-	-
Components of defined benefit costs recognised in other comprehensive income	(82.13)	(60.90)
Total	**92.74**	**93.48**
I. Net Asset/(Liability) recognised in the Balance Sheet as at 31st March		
1. Present value of defined benefit obligation as at 31st March	1,018.69	946.32
2. Fair value of plan assets as at 31st March	55.09	74.25
3. Surplus/(Deficit)	(963.60)	(872.07)
4. Current portion of the above	956.76	867.32
5. Non current portion of the above	61.93	78.99

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for the Period Ended March 31, 2026

(₹ in Lakhs)

Particulars	Funded Plan Gratuity 2026	2025
II. Change in the obligation during the year ended 31st March		
1. Present value of defined benefit obligation at the beginning of the year	(930.27)	(873.74)
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	-	-
3. Expenses Recognised in Profit and Loss Account		
- Current Service Cost	(114.72)	(92.70)
- Past Service Cost*	(60.00)	-
- Interest Expense (Income)	(60.52)	(61.70)
4. Recognised in Other Comprehensive Income		
Remeasurement gains / (losses)		
- Actuarial Gain (Loss) arising from:		
i. Demographic Assumptions	-	-
ii. Financial Assumptions	33.41	(23.37)
iii. Experience Adjustments	54.66	87.46
5. Benefit payments	81.39	33.78
6. Others (Specify)	-	-
7. Present value of defined benefit obligation at the end of the year	(996.05)	(930.27)
III. Change in fair value of assets during the year ended 31st March		
1. Fair value of plan assets at the beginning of the year	74.25	33.54
2. Add/(Less) on account of Scheme of Arrangement/Business Transfer	-	-
3. Expenses Recognised in Profit and Loss Account	-	-
- Expected return on plan assets	4.37	3.88
- Mortality Charges and Taxes	(0.13)	(3.41)
4. Recognised in Other Comprehensive Income	-	-
Remeasurement gains / (losses)		
- Actual Return on plan assets in excess of the expected return	(3.34)	(0.33)
- Others (specify)	-	-
5. Contributions by employer (including benefit payments recoverable)	61.33	74.35
6. Benefit payments	(81.39)	(33.78)
7. Fair value of plan assets at the end of the year	55.09	74.25
IV. The Major categories of plan assets		
Funds Managed By Insurer	100%	100%

Maturity Profile of Defined Benefit Obligation:

For the Year Ended March 31, 2026	Expected Benefit Payment
2027	236.77
2028	104.34
2029	61.94
2030	99.18
2031	125.77
2032-2036	760.88

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

A. Effect of 0.5 % to 1 % change in the assumed discount rate

	1% Increase 31-Mar-26	1% Increase 31-Mar-25	1% Decrease 31-Mar-26	1% Decrease 31-Mar-25
Defined Benefit Obligation	956.35	1,086.88	889.61	1,010.70

B. Effect of 1 % change in the assumed Salary Escalation Rate

	1% Increase 31-Mar-26	1% Increase 31-Mar-25	1% Decrease 31-Mar-26	1% Decrease 31-Mar-25
Defined Benefit Obligation	1066.22	972.48	991.79	904.97

C. Effect of 1% to 5% change in the assumed Withdrawal Rate

	1% Increase 31-Mar-26	1% Increase 31-Mar-25	1% Decrease 31-Mar-26	1% Decrease 31-Mar-25
Defined Benefit Obligation	1022.42	1,012.34	948.93	943.51

V. Experience Adjustments :

	Period Ended Gratuity 2026	2025
1. Defined Benefit Obligation	(996.05)	946.32
2. Fair value of plan assets	55.09	74.25
3. Surplus/(Deficit)	(963.60)	(872.07)
4. Experience adjustment on plan liabilities [(Gain)/Loss]	(52.01)	(84.80)
5. Experience adjustment on plan assets[Gain/(Loss)]	3.09	0.23

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

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

*Refer Note No.41 for incremental impact due to new wage code

Note 32 : Significant estimates and assumptions

Estimates and Assumptions

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

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

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

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

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

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

Details about gratuity obligations are given in Note 31.

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

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

Note 33 : Related Party Transactions

I Names of related parties

1. Joint Ventures
- Phoenix Ventures
- Ajanta Enterprises
- Vascon Developers LLP
- Vascon Saga Constructions LLP
- Vascon Qatar WLL

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

2. Associates
- DCS Conventions and Hospitality Private Limited
- Mumbai Estate Private Limited
- Sita Laxmi Mills Limited

3. Key Management Personnel
- Mr. R. Vasudevan (Promoter)
- Mr. Siddarth Vasudevan
- Dr Santosh Sundararajan
- Mr. Somnath Biswas
- Ms. Sarita Rameshlal Ahuja (resigned w.e.f 22-05-2024)
- Ms.Neelam Pipada (Appointed w.e.f 08-07-2024)

Other Directors
- Mr. K G Krishnamurthy (retired w.e.f 20.09.2024)
- Mr.Mukesh Malhotra
- Ms. Sowmya Aditya Iyer
- Mr. S Balasubramanium
- Ms. Tara Subramanium

4. Relatives of Key Management Personnel
- Mrs. Lalitha Vasudevan
- Mrs. Lalitha Sundararajan
- Mrs. Ramya Moorthy
- Mrs. Shilpa Shivaram

5. Establishments where in which individuals in serial number (4) and (5) exercise significant Influence
- Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)
- Vastech Consultants Private Limited
- Vastech consultants and engineers LLP
- Vatsalya Enterprises Private Limited
- Kanchi Properties Pvt Ltd. (upto 30.03.2026)
- Bellflower Premises Private Limited
- Cherry Construction Private Limited
- Stresstech Engineers Pvt Ltd.
- Syringa Engineers Private Limited (Formerly known as Syringa Properties Private Limited)
- Vascon Infrastructure Limited
- Venus Ventures
- Seraphic Design Private Limited
- Sira Assets LLP
- Hamcon Engineers Pvt Ltd
- Daffodil Projects Pvt Ltd
- Conamore Resorts Pvt Ltd.
- Rose Premises Pvt Ltd
- Rose Landmark LLP
- Bellflower Infradevelopment LLP
- Yucca Promoters LLP
- Yucca Reality LLP
- One Stop Shop India P Ltd

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

- Deep Advisory Services
- Vasudevan Ramamoorthy HUF
- Suburban Homes LLP
- Space Centric Marketing & Construction Consultancy Pvt Ltd

II. Related party transactions

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
(a)	**Sales and work**	1,557.33	1,895.00
	Enterprise where KMP & Relatives of KMP significant influence		
	Cherry Constructions Private Limited.	128.67	948.75
	Kanchi Properties Pvt Ltd.	43.43	-
	Rose Premsies P Ltd	1.10	2.50
	Yucca Promoters LLP	1,384.14	607.43
	Sira Assets LLP	-	336.32
	Total	**1,557.33**	**1,895.00**
(b)	**Interest Income/commission Received**	67.08	78.08
	Joint Venture		
	Ajanta Enterprises	67.08	64.92
		67.08	**64.92**
	Enterprise where KMP & Relatives of KMP significant influence		
	- Conamore Resorts Pvt Ltd.	-	13.16
		-	**13.16**
(c)	**Interest Expense /commission Paid**	123.12	167.56
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	18.86	75.00
	Hamcon Engineers Pvt Limited	9.96	7.60
	Sira Assets LLP	94.30	84.96
	Total	**123.12**	**167.56**
(d)	**Purchase of Goods / Work/Rent**	2,897.67	2,336.12
	KMP		
	Mr R Vasudevan	-	750.00
	Ms. Sowmya Aditya Iyer	-	5.57
	Total	**-**	**755.57**
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	-	50.67
	Rose Landmark LLP	215.00	-
	Lalitha Vasudevan	-	11.35
	Works		
	Stresstech Engineers Private Limited	1,710.02	819.27
	Bellflower Infradevelopment LLP	-	750.00
	Deep Advisory Services	218.00	144.98
	Sira Assets LLP	476.50	264.00
	Yucca Reality LLP	0.32	-
	Vastech Consultants Private Limited	30.60	26.59
	Vastech Consultants & Engineers LLP	247.23	263.69
	Total	**2,897.67**	**2,330.55**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

			As at March 31, 2026	As at March 31, 2025
(e)	**Receiving of Services**		1,498.41	2,196.22
	Key Management Personnel			
	Dr Santosh Sundararajan			
	a)	Short term benefits **	292.01	276.65
	b)	Post Employment benefits*	18.96	18.02
	c)	Share based payments	387.39	1,040.76
	Mr. Somnath Biswas **			
	a)	Short term benefits	89.51	72.08
	b)	Post Employment benefits*	11.26	8.64
	c)	Share based payments	119.47	307.27
	Mr. Siddharth Vasudevan **			
	a)	Short term benefits	528.00	427.80
	b)	Post Employment benefits*	19.83	18.10
	Ms. Sarita Rameshlal Ahuja			
	a)	Short term benefits	-	2.44
	b)	Post Employment benefits*	-	0.04
	Ms. Neelam Pipada			
	a)	Short term benefits	27.83	17.20
	b)	Post Employment benefits*	0.81	0.53
	Total		**1,495.07**	**2,189.53**
	*Post employment benefit represents contribution to provident fund. As Gratuity expenses is based on actuarial valuations, the same cannot be computed for individual employees and hence not included			
	** Short term employment benefit represents Salary Net of Tax. Key Management Personnel wise Tax borne by employer bifurcation as below:			
	Name of the KMP		387.54	550.08
	a)	Mr. Santosh Sundarajan		
	b)	Mr. Somnath Biswas	119.62	159.10
	c)	Mr. Siddharth Vasudevan	278.82	226.64
	During the current & previous financial year short term employment benefits represents Net of Tax salary received by KMP.		785.98	935.82
	Enterprise where KMP & Relatives of KMP significant influence			
	Flora Facilities Private Limited		3.35	6.69
	Total		**3.35**	**6.69**
(f)	**Share of Profit from AOP/Firm**		-	12.26
	Joint Ventures			
	Vascon Developers LLP		-	12.26
	Total		**-**	**12.26**
(g)	**Share of Loss from AOP/Firm**		75.01	61.75
	Joint Ventures			
	Ajanta Enterprises		73.29	61.18
	Vascon Developers LLP		1.58	-
	Phoenix Ventures		0.14	0.57
	Total		**75.01**	**61.75**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
(h)	**Reimbursement of expenses**	0.61	2.74
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	0.61	2.74
		0.61	**2.74**
(i)	**Finance Provided (including equity contributions in cash or in kind)/repayment of loan/repayment of fixed deposit / Designated Partner Current Capital A/c**	2,772.19	2,454.76
	Joint Ventures		
	Mumbai Estate Private Limited	8.00	31.09
	Total	**8.00**	**31.09**
	Joint Ventures		
	Phoenix Ventures	-	1.30
	Vascon Developers LLP	1,895.92	12.67
	Total	**1,895.92**	**13.97**
	Enterprise where KMP & Relatives of KMP significant influence		
	Hamcon Engineers Pvt Ltd	0.29	0.84
	Daffodil Projects Pvt Ltd	0.74	-
	Kanchi Properties Pvt Ltd	860.13	1,170.00
	Space Centric Marketing & Construction Consultancy Pvt Ltd	-	0.02
	One Stop Shop India Pvt Ltd	0.12	-
	Flora Facilities Private Limited	6.99	1,238.84
	Total	**868.27**	**2,409.70**
(j)	**Finance availed /Received back(including equity contributions in cash or in kind)/ Designated Partner Current Capital A/c**	1,319.51	1,765.06
	Joint Ventures		
	Phoenix Venture	36.01	-
	Ajanta Enterprises	165.26	162.21
	Total	**201.27**	**162.21**
	Associates		
	Sita Laxmi Mills Limited	150.00	25.00
		150.00	**25.00**
	Enterprise where KMP & Relatives of KMP significant influence		
	Flora Facilities Private Limited	300.00	1,263.84
	Conamore Resorts Pvt Ltd.	668.24	314.01
	Total	**968.24**	**1,577.85**
(k)	**Outstanding as on**		
	A) **Receivable to Vascon Engineers Limited**	15,025.44	13,096.91
	Joint Ventures	8,523.43	6,135.23
	a) **Trade Receivable**		
	Phoenix Ventures	552.02	591.03
	Total	**552.02**	**591.03**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

		As at March 31, 2026	As at March 31, 2025
b)	**Loans & Advances**		
	Phoenix Ventures	8.97	4.50
	Total	**8.97**	**4.50**
c)	**Balance in current accounts**		
	Phoenix Ventures	376.72	376.86
	Vascon Developers LLP	7,544.77	4,950.42
	Ajanta Enterprises	40.96	212.43
	Total	**7,962.44**	**5,539.70**
Associates		2,618.09	2,610.09
a)	**Loans & Advances (Including deposits and trade advances)**		
	Mumbai Estate Private Limited	2,618.09	2,610.09
	Sita Laxmi Mills limited	135.00	285.00
	Total	**2,753.09**	**2,895.09**
Enterprise where KMP & Relatives of KMP significant influence		3,649.41	4,117.07
a)	**Trade Receivable**		
	Flora Facilities Private Limited (Formerly known as Flora Premises Private Limited)	19.62	23.50
	Yucca Promoters LLP	271.41	
	Daffodil Projects Pvt Ltd	424.28	424.28
	Mrs. Lalitha Vasudevan	3.35	3.35
	Rose Premsies Pvt Ltd	2.88	2.89
	Sira Assets LLp	316.68	316.68
	Cherry Constructions Private Limited.	407.51	461.75
	Total	**1,445.73**	**1,232.46**
b)	**Loans & Advances (Including deposits and trade advances)**		
	Flora Facilities Private Limited	-	18.86
	CONAMORE RESORTS PVT LTD.	1,629.18	2,297.42
	Daffodil Projects Pvt Ltd	8.60	7.86
	RAMYA SIDDHARTH MOORTHY	5.29	-
	Rose Premsies Pvt Ltd	19.75	19.75
	One Stop Shop India Pvt Ltd	156.35	156.23
	Venus Ventures	384.50	384.50
	Total	**2,203.67**	**2,884.61**
Key Management Personnel		234.52	234.52
a)	**Trade Receivable**		
	Mr. R. Vasudevan	11.63	11.63
	Ms. Sowmya Aditya Iyer	1.65	1.65
	Mr.Santosh Sundararajan	15.25	15.25
	Total	**28.52**	**28.52**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(₹ in Lakhs)

	As at March 31, 2026	As at March 31, 2025
b) Loans & Advances (Including deposits and trade advances)		
Mr. Mukesh Malhotra	206.00	206.00
	206.00	**206.00**
B) Receivable from Vascon Engineers Limited	5,357.25	3,661.78
Joint Venture	14.98	14.98
a) Trade Payable		
Ajanta Enterprises	14.98	14.98
Total	**14.98**	**14.98**
Key Management Personnel	129.69	145.59
a) Trade Payable		
Ms. Sowmya Aditya Iyer	12.31	12.31
Mr. Mukesh Malhotra	107.06	122.96
	119.37	**135.27**
b) For Deposit Received		
Mr. R Vasudevan	10.32	10.32
Total	**10.32**	**10.32**
Enterprise where KMP & Relatives of KMP significant influence	5,212.58	3,501.21
a) Trade Payable		
Deep Advisory Services	98.40	-
Stresstech Engineers Private Limited	881.71	430.87
Vastech Consultants & Engineers LLP	323.73	236.35
Vastech Consultants Private Limited	63.35	30.30
Yucca Promoters LLP	-	113.36
Yucca Reality LLP	0.38	-
Rose Landmark LLP	191.00	-
RAMYA SIDDHARTH MOORTHY	-	14.51
Mrs. Lalitha Vasudevan	25.03	25.03
Space Centric Marketing & Construction Consultancy Pvt Ltd	33.62	33.62
Total	**1,617.22**	**884.03**
b) Loans/(Advances)		
Flora Facilities Private Limited	1,310.34	1,008.96
Vasudevan Ramamoorthy HUF	162.62	162.62
Suburban Homes LLP	201.99	104.99
Hamcon Engineers Pvt Limited	181.56	172.88
Sira Assets LLP	1,738.85	1,167.73
Total	**3,595.36**	**2,617.18**

Notes:-

i) Related party relationships are as identified by the Company on the basis of information available and accepted by the auditors.

ii) No provision have been made in respect of receivable from related party as at March 31, 2026

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Note 34 : Key Ratios

Ratios	Numerator	Denominator	31st March, 2026	31st March, 2025	% Variance	Reason for Variance
(a) Current Ratio	Current Assets	Current Liabilities	1.95	1.89	3.30%	Increase in Current Ratio is mainly due to increase in current assets during the year as compared to current liabilities, indicating improved short-term liquidity position
(b) Debt-Equity Ratio	Total Debt (Non-current borrowings + Current Borrowings + Finance Lease Liability)	Equity Capital	0.26	0.19	39%	Increase in Debt-Equity Ratio is mainly due to increase in borrowings during the year as compared to the growth in shareholders' equity
(c) Debt Service Coverage Ratio	Net profit after taxes + Exception items + Noncash operating expenses (depreciation) + Finance costs + Other adjustments	Debt Service (Principal & Interest Repayment + Lease Repayment)	0.62	1.44	-57%	Decrease in Debt Service Coverage Ratio is mainly due to lower profitability and cash accruals during the year coupled with higher debt obligations and finance costs
(d) Return on Equity Ratio	Net Profit after taxes	Average Shareholder's Equity	4.36%	12.19%	-64.22%	Decrease in Return on Equity Ratio is mainly due to lower net profit during the year.
(e) Inventory turnover ratio	Cost of Goods Sold	Average Inventory	1.24	1.65	-25%	Decrease in Inventory Turnover Ratio is mainly due to higher average inventory levels maintained during the year compared to the increase in cost of goods sold
(f) Trade Receivables turnover ratio	Sale of Products	Average Trade Receivables	4.22	5.52	-24%	Decrease in Trade Receivables Turnover Ratio is mainly due to increase in average trade receivables during the year on account of delay in collections and higher credit period extended to customers
(g) Trade payables turnover ratio	Net Purchase during the Year	Average Trade Payables	1.73	2.35	-26%	Decrease in Trade Payables Turnover Ratio is mainly due to higher average outstanding payable balances during the year on account of extended credit period availed from suppliers and timing difference in payments to vendors.
(h) Net capital turnover ratio	Sale of Products	Working Capital	0.97	1.32	-27%	Decrease in Net Capital Turnover Ratio is mainly due to lower growth in sales compared to increase in working capital during the year, driven by higher receivables and inventory levels
(i) Net profit ratio	Net Profit after taxes	Sale of Products	5.16%	11.74%	-56.07%	Decreased as a result of lower revenue and margins
(j) Return on Capital employed	Earnings before interest and taxes (Loss before taxes + Finance costs)	Capital employed (Tangible Net worth + Total Debt)	6.11%	13.91%	-56.09%	Decrease In Ratio is mainly due to decreased EBIT
(k) Return on investment	Income on Investment	Cost of Investment	3.78%	2.21%	71.25%	Increase on account of higher income from investment

Notes Forming Part of the Financial Statement

for the Period Ended March 31, 2026

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

a) As at and for the year ended March 31, 2026 :

(₹ in Lakhs)

Name of the entity	Net assets		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount
Parent								
Vascon Engineers Limited	100%	1,14,804.41	100%	4,887.91	100%	62.43	100%	4,950.34
Subsidiaries								
Vascon Value Homes Private Limited	0%	(3.07)	0%	(0.40)	0%	-	0%	(0.40)
Kanchi Properties Private Limited	0%	34.44	0%	(0.03)	0%	-	0%	(0.03)
Marvel Housing Private Limited	0%	46.42	0%	2.03	0%	-	0%	2.03
Non Controlling Interest	0%	-	0%	-	0%	-	0%	-
Total	**100%**	**1,14,882.20**	**100%**	**4,889.51**	**100%**	**62.43**	**100%**	**4,951.94**

a) As at and for the year ended March 31, 2025 :

(₹ in Lakhs)

Name of the entity	Net assets		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount	As a % of consolidated profit or loss	Amount
Parent								
Vascon Engineers Limited	100%	1,09,240.35	97%	12,638.73	1402%	46.64	97%	12,685.37
Subsidiaries								
Vascon Value Homes Private Limited	0%	(2.55)	0%	(1.03)	0%	-	0%	(1.03)
Marvel Housing Private Limited	0%	44.39	0%	6.93	-43%	(1.43)	0%	5.50
GMP Technical Solutions Private Limited	0%	-	0%	-	-1071%	(35.61)	0%	(35.61)
Non Controlling Interest	0%	-	0%	-	-189%	(6.28)	0%	(6.28)
Discontinued Operations	0%	-	3%	380.49	0%	-	3%	380.49
Total	**100%**	**1,09,282.19**	**100%**	**13,025.12**	**100%**	**3.32**	**100%**	**13,028.44**

Notes Forming Part of the Financial Statement

for the Period Ended March 31, 2026

Note No. 36 - Investment in Joint Arrangements

(a) Details of Material Joint Ventures

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

Name of associate	Principal activity	Place of incorporation and principal place of business	Proportion of ownership interest/ voting rights held by the Company (%)		Quoted (Y/N)
			31-Mar-26	31-Mar-25	
Ajanta Enterprises	Real Estate	Pune	50%	50%	N
Phoenix Ventures	Real Estate	Pune	50%	50%	N
Vascon Developers LLP	Real Estate	Pune	35%	35%	N
Vascon Saga Construction LLP	EPC	Bengaluru	76%	76%	N
Vascon Qatar WLL*	EPC	Qatar	49%	49%	N

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

*Vascon Qatar WLL figures are not material to the group

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

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Current assets	1,080.18	1,523.55
Non-current assets	85.37	54.42
Current liabilities	586.83	669.77
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	77.89	74.32
Current financial liabilities (excluding trade and other payables and provisions)	-	-
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Total Revenue	28.78	516.83
Profit (loss) for the year	(146.57)	(122.36)
Other comprehensive income for the year	-	-
Total comprehensive income for the year	(146.57)	(122.36)
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	8.43	14.05
Interest income	9.30	12.21
Interest expense	-	-
Income tax expense (income)	19.15	10.76

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Net assets of Ajanta Enterprise	578.72	908.19
Proportion of the Company's ownership interest in Ajanta Enterprise	50%	50%
Receivables / (Payable) from / to Partners	56.32	63.06
Goodwill	3,953.24	3,953.24
Carrying amount of the Company's interest in Ajanta Enterprise *	**4,298.92**	**4,470.40**

Details of Partner's Capital Account in Ajanta Enterprises

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
*** Partners in Ajanta Enterprises**		
Dhiren P Nandu - 10%	176.47	197.94
Shree Madhur Realtors Private Limited - 20%	368.95	354.75
Raj K Bhansali - 20%	(397.81)	(273.93)
Vascon Engineers Limited - 50%	431.10	610.39
Total Capital	**578.71**	**889.15**

* Includes Partner's Fixed and Current Capital

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

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Current assets	8,839.23	7,818.99
Non-current assets	-	-
Current liabilities	63.63	197.68
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	1,570.74	403.77
Current financial liabilities (excluding trade and other payables and provisions)	33.12	85.08
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Revenue	-	54.70
Profit (loss) for the year	(4.50)	35.93
Other comprehensive income for the year	-	-
Total comprehensive income for the year	(4.50)	35.93
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	-	-
Interest income	-	54.70
Interest expense	-	-
Income tax expense (income)	-	16.07

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Reconciliation of the above summarised financial information to the carrying amount of the interest in the Vascon Developers LLP recognised in the consolidated financial statements.

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Net assets of Vascon Developer LLP	8,775.61	7,621.31
Proportion of the Company's ownership interest in Vascon Developer LLP	35%	35%
Receivables / (Payable) from / to Partners	4,202.36	2,712.02
Goodwill	270.94	270.94
Carrying amount of the Company's interest in Vascon Developer LLP *	**7,544.76**	**5,650.42**

Details of Partner's Capital Account in Vascon Developer LLP

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
*Partners in Vascon Developer LLP	-	-
Vascon Engineers Limited - 35%	7,167.91	5,111.49
Mr. Ramamoothy Vasudevan - 15%	938.12	1,020.35
Ajinkya Mercantile LLP - 50%	669.57	1,489.47
Total Capital	**8,775.60**	**7,621.31**

* Includes Partner's Fixed and Current Capital

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

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Current assets	24.17	77.49
Non-current assets	833.37	833.37
Current liabilities	776.73	822.83
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	18.26	71.58
Current financial liabilities (excluding trade and other payables and provisions)	-	-
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Revenue	-	-
Profit (loss) for the year	(0.28)	(2.07)
Other comprehensive income for the year	-	-
Total comprehensive income for the year	(0.28)	(2.07)
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	-	-
Interest income	-	-
Interest expense	-	-
Income tax expense (income)	-	-

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

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

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Net assets of Phoenix Venture	80.81	88.03
Proportion of the Company's ownership interest in Phoenix Venture	50%	50%
Receivables from Partners	576.72	576.86
Carrying amount of the Company's interest in Phoenix Venture *	**617.13**	**620.88**

Details of Partner's Capital Account in Pheonix Venture

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
*Partners in Pheonix Venture		
Vascon Engineers Limited - 50%	567.90	570.86
Jasper Realtors Private Limited - 50%	(487.09)	(482.83)
Total Capital	**80.81**	**88.03**

* Includes Partner's Fixed and Current Capital

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

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Current assets	-	-
Non-current assets	-	-
Current liabilities	-	-
Non-current liabilities	-	-
The above amounts of assets and liabilities include the following:		
Cash and cash equivalents	-	-
Current financial liabilities (excluding trade and other payables and provisions)	2.00	2.00
Non-current financial liabilities (excluding trade and other payables and provisions)	-	-
Revenue	-	-
Profit (loss) for the year	-	-
Other comprehensive income for the year	-	-
Total comprehensive income for the year	-	-
Dividends received from the joint venture during the year	-	-
The above profit (loss) for the year includes the following:		
Depreciation and amortisation	-	-
Interest income	-	-
Interest expense	-	-
Income tax expense (income)	-	-

Reconciliation of the above summarised financial information to the carrying amount of the interest in the Cosmos Premises Private Limited recognised in the consolidated financial statements.

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
Net assets of the Vascon Construction Saga LLP	2.00	2.00
Proportion of the Company's ownership interest in Vascon Construction Saga LLP	76%	76%
Carrying amount of the Company's interest in Vascon Construction Saga LLP	**1.52**	**1.52**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

Details of Partner's Capital Account in Vascon Construction Saga LLP

(₹ in Lakhs)

Particular	31-Mar-26	31-Mar-25
*Partners in Vascon Construction Saga LLP		
Vascon Engineers Limited - 76%	1.52	1.52
Mr. Bangalore Ramesh Sathish - 12%	0.24	0.24
Mr. Ganesh Gajaraj Palani - 12%	0.24	0.24
Total Capital	**2.00**	**2.00**

* Includes Partner's Fixed and Current Capital

37 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(₹ in Lakhs)

Particular		March 31, 2026	March 31, 2025
(i)	Principal amount remaining unpaid to MSME suppliers as on	6,524.49	3,476.49
(ii)	Interest due on unpaid principal amount to MSME suppliers as on	162.73	81.17
(iii)	The amount of interest paid in terms of section 16, along with the amount of the payment made to the supplier beyond the appointed day during the year.	Nil	Nil
(iv)	The amount of interest due and payable for the period of delay in making payment without adding the interest under MSME Development Act	Nil	Nil
(v)	The amount of interest due and payable for the year (without adding the interest under MSME Development Act)	162.73	81.17
(vi)	The amount of interest accrued and remaining unpaid as on	243.90	81.17
(vii)	The amount of interest due and payable to be disallowed under Income Tax Act, 1961	162.73	81.17

Dues to Small and medium Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

38 The group enters into "international & domestic transactions" with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 ('regulation'). The pricing of such transactions will need to comply with Arm's length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The group has undertaken necessary steps to comply with the regulations. The management is of the opinion that the transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

39 Segment information has been presented in the Annexed Statements as permitted by Indian Accounting Standard (Ind AS) 108 on operating segment as notified under the Companies (Indian Accounting Standards) Rules, 2015.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

40 Disclosure of particulars of contract revenue

(₹ in Lakhs)

Particular	March 31, 2026	March 31, 2025
Contract Revenue Recognised during the year	91,076.14	1,00,270.78
Contract costs incurred during the year	79,950.70	85,800.55
Recognised Profit	11,125.44	14,470.23
Advances received for contracts in progress	(10,904.59)	(13,603.61)
Retention money for contracts in progress	10,718.19	8,471.74
Trade Receivable	21,409.03	16,595.47
Gross amount due from customer for contract work (assets)	61,932.36	49,482.22
Gross amount due to customer for contract work (liability)	(1,002.87)	(4,458.83)

41 On November 21, 2025, the Government of India notified four Labour Codes, which consolidate multiple existing labour laws into a unified framework governing employment and post-employment benefits. Based on the best information available, applicable legal interpretations and professional guidance, the Company has assessed the financial impact arising primarily from changes in the definition of wages and employee benefit entitlements. In accordance with IND AS 19, these changes constitute a plan amendment requiring immediate recognition of past service cost, resulting in an incremental impact of ₹59.02 Lakhs which has been recognised as an employee benefit expense in the current reporting period. The Company continues to monitor the finalisation of Central and State Rules and related clarifications and will account for any further impact in accordance with applicable accounting standards in the period in which such developments occur.

42 As per Section 135 of the Companies Act, 2013 (the Act), a company meeting the applicability threshold, needs to spend atleast 2% of its average net profit for the immediately preceding three financial years on Corporate Social Responsibility (CSR) Activity. A CSR Committee has been formed by the company to undertake CSR activities on 09/11/2016 pursuant to the requirement of the Act.

(₹ in Lakhs)

Particular	Year ended March 31, 2026	Year ended March 31, 2025
Amount required to be spent as per section 135 of the Act.	202.82	125.73
Amount spent during the year:		
i) Constructions/ Acquisition of an asset	-	-
ii) For the purposes other than (i) above	-	88.86
Total Amount Spent	**-**	**88.86**
Agreements entered for construction / acquisition of assets	-	-
Contribution for activities promoting educational facilities	-	-
Accrual towards unspent obligations in relation to ongoing projects	**202.82**	**36.87**

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

(i)	The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year;	₹ 202.82 Lakhs
(ii)	The total of previous years' shortfall amounts;	₹ 18.52 Lakh (Out of ₹ 36.87 lakh transferred to unspent CSR Account pertaining to the FY 2024-25 the Company spent ₹ 18.35 Lakh during FY 2025-26 towards approved ongoing CSR activities and balance ₹ 18.52 Lakh shall be utilised in due couse of time)
(iii)	The reason for above shortfalls by way of a note;	During the year, the Company was in the process of identifying suitable projects, implementation partne₹ and execution plans for the proposed CSR initiatives. Considering that the CSR amount to be utilised is substantial in nature, the Company believed that proper planning and effective utilisation of the funds would create meaningful and long-term impact in society and would help achieve the true objective of CSR activities. Accordingly, since the proposed activities involve structured planning and phased implementation, the CSR amount could not be utilised during the financial year. The unspent amount ₹ 202.82 Lakhs has been therefore transferred to the Unspent CSR Account as ongoing project within the prescribed timelines and shall be utilised towards approved CSR projects in accordance with applicable provisions.
(iv)	The nature of CSR activities undertaken by the Company.	Promoting Education, Promoting Healthcare, Protection of National Heritage,Art & Culture Training to Promote rural sports animal welfare and vocational skill development

Note 42 (a) CSR Expenditure Schedule

Year	Balance as at 1st April			Amount Spent during the year		Balance as at 31st March	
	With the Company	In Separate CSR unspent account	Amount required to be spent during the year	From the Company's Bank Account	From Separate CSR unspent account	With the Company	In Separate CSR unspent account
2026	-	36.87	202.82	-	18.35	**202.82	18.52
2025	-	-	125.73	88.86	-	*36.87	-

** ₹ 202.82 Lakhs has been transferred to an existing CSR unspent account instead of transferring it to the separate CSR unspent account on 30th April, 2026.

* ₹ 36.87 Lakhs has been transferred to a separate CSR unspent account on 30th April, 2025.

Company has made CSR Expenses provision towards unspent obligations in relation to ongoing projects ₹ 202.82 Lakhs.

43 The financial statements of subsidiaries, joint ventures and associates used in the consolidation are drawn upto the same reporting dates as of the company.

Following Subsidiaries along with Joint Ventures and Associates have not been audited for the year ended March 31, 2026 as of balance sheet date by other auditors, same have been consolidated on the basis of the accounts as certified by the management.

Mumbai Estate Private Limited (Associate)
Vascon Saga Construction LLP
Phoenix Ventures
Vascon Developers LLP
Ajanta Enterprises
Vascon Qatar WLL
DCS Conventions and Hospitality Private Limited (Associate)

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

44 During the financial year 2024-25, the Group entered into a Share Transfer Agreement dated March 31, 2025 and March 28, 2025, for divesting its entire shareholding in its wholly-owned subsidiary, Almet Corporation Limited (“”ACL””) and Marathwada Realtors Private Limited (“”MRPL””), respectively, in favour of the partners of Ramanuj Venture. While the share transfer was executed in favour of two of the three intended transferees in case of ACL, the third transferee was unavailable at the time of execution.

Subsequently, a dispute has emerged among the partners of Ramanuj Venture, with one of the partners raising objections regarding the validity of the share transfer. In view of this development. the Share Transfer Agreement of ACL has been placed in abeyance pending the resolution of the dispute, this matter is subjudice and it is under process.

However, since the Group no longer retains the ability to govern the financial and operating policies of ACL & MRPL or direct its relevant activities, it is considered to have relinquished control over the subsidiaries. Accordingly, the Group has ceased to consolidate ACL & MRPL from the date such control was relinquished, in accordance with Ind AS 110- Consolidated Financial Statements. The matter continues to be reviewed, and the Group will take appropriate action based on the outcome of the dispute.

45 During the quarter ended March 2026, the Group acquired 100% stake in Kanchi Properties Private Limited at cost and consequently Kanchi Properties Private Limited became a wholly owned subsidiary of the Group with effect from March 31, 2026. Accordingly, the financial statements of the subsidiary have been consolidated from the date of acquisition. Further, pre-acquisition reserves of the subsidiary amounting to ₹33.45 Lakhs have been recognised as Capital Reserve in the Consolidated Financial Statements in accordance with Ind AS 103 – Business Combinations.

46 The Group had entered into a Share Purchase Agreement (SPA) with M/s. Samhi Hotels Limited (“Purchaser”) on May 14, 2025, to sell its investment in optionally convertible redeemable debentures (Nos. 67,26,394) of Ascent Hotels Private Limited, which is converted into Equity Shares in the ratio of 1:1 for a consideration of ₹4,500 Lakhs. The profit from the sale of investment is ₹1,750 Lakhs. (net of cost of investment & other direct expenses)

47 The Group had entered into a Share Purchase Agreement (SPA) with M/s. Shinryo Corporation (“Purchaser”) on July 17, 2024, to sell its entire stake (i.e. 85% of the total share capital of the Subsidiary) in GMP Technical Solutions Private Limited(“GMP”), a material subsidiary, which has been classified as ‘Asset held for sale’ previously, for ₹15,735 Lakhs. This involved the transfer of 12,689 equity shares (₹10 each). The Group relinquished the Control of GMP on October 10, 2024, with the sales consideration received on the same day and concluded as sold. The profit from the sale of Investment in GMP is ₹7,479 lakhs (net of cost of investment & other direct expenses) and is classified as an exceptional item in the Financial Statements. Consequently, appropriate disclosure has been made in the financial statements. The above subsidiary pertains to the Manufacturing and Building Management System (BMS) segments. However, this business segment ceased to exist following the sale of GMP.

48 Benami Property

There are no any proceeding initiated or pending against the Group for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.”

49 The Group has borrowings from banks or financial institutions on the basis of security of current assets. The quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

50 Other Regulatory Information as per Schedule III of the Division II of the Companies Act, 2013

i. Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the statutory period.

ii. Utilisation of borrowings availed from banks and financial institutions

The borrowings obtained by the Group from banks and financial institutions have been applied for the purposes for which such loans were was taken.

51 The Group have not advanced or loaned or invested funds to any other person(s) or entity(ies) including foreign entities (Intermediaries) with the understanding that the intermediary shall:

a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

b) provide any guarantee, security, or the hike to or on behalf of the Ultimate Beneficiaries

52 The Group have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

b) provide any guarantee, security, or the hike to or on behalf of the Ultimate Beneficiaries

53 Undisclosed Income

The Group have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act,1961 (Such as, search or survey or any other relevant provisions of the Income Tax Act,1961)

54 Wilful Defaulter

The Group has not declared Wilful Defaulter by any bank or financial institutions or any other lender.

55 Relationship with Struck off Companies

The Group has not done any transactions with companies struck off under section 248 of the Companies Act, 2013.

56 Valuation of PPE, right-of-use assets, intangible asset and investment property

The Group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

Notes Forming Part of the Financial Statement
for the Period Ended March 31, 2026

57 Details of crypto currency or virtual currency

The group has not traded or invested in crypto currency or virtual currency during the current or previous year.

58 The figures for the corresponding period / year have been regrouped and rearranged wherever necessary to make them comparable.

59 The financial statements for the year ended March 31, 2026 were approved by the Board of Directors and authorise for issue on May 11, 2026.

In terms of our report attached.

For Sharp & Tannan Associates
Chartered Accountants
Firm registration number - 109983W

Sd/-
CA Pramod Bhise
Partner
Membership No. : (F) - 047751

Date : May 11, 2026
Place : Pune

For and on behalf of the Board of Directors

Sd/-
Siddharth Vasudevan
Managing Director
(DIN-02504124)

Sd/-
Mukesh Malhotra
Director
(DIN-00129504)

Sd/-
Dr. Santosh Sundararajan
Whole Time Director & Group CEO
(DIN-00015229)

Sd/-
Somnath Biswas
Chief Financial Officer

Sd/-
Neelam Pipada
Company Secretary & Compliance Officer

Date : May 11, 2026
Place : Pune

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

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

Information about primary business segments

(₹ in Lakhs)

Particulars	EPC		Real Estate Development		Discontinued Operations		Unallocable		Total	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Revenue										
Total Sales including eliminations	91,640.99	1,00,720.84	3,287.73	7,068.71	-	-	-	-	94,928.72	1,07,789.55
External sales	91,640.99	1,00,720.84	3,287.73	7,068.71	-	-	-	-	94,928.72	1,07,789.55
Less: Eliminations	-	-	-	-	-	-	-	-	-	-
Other operating income	-	-	(76.00)	(49.50)	-	-	-	-	(76.00)	(49.50)
Total Revenue	91,640.99	1,00,720.84	3,211.73	7,019.22	-	-	-	-	94,852.72	1,07,740.06
Result										
Segment result	12,205.44	13,982.92	314.50	975.70	-	468.16	-	-	12,519.94	15,426.78
Unallocated expenditure net of unallocated income							(5,656.68)	828.85	(5,656.68)	828.85
Operating profit							(5,656.68)	828.18	6,863.26	16,255.63
Interest expenses							(1,619.95)	(1,888.06)	(1,619.95)	(1,888.05)
Interest and dividend income							1,264.67	1,019.09	1,264.67	1,019.09
Income taxes					-	(87.67)	(1,618.47)	(2,273.85)	(1,618.47)	(2,361.52)
Profit after tax							(7,630.43)	(2,314.64)	4,889.51	13,025.15
Other information										
Segment assets	1,08,136.09	95,801.20	1,12,164.21	99,679.74	-	-	15,822.70	17,364.01	2,36,123.00	2,12,844.95
Segment liabilities	64,191.68	57,272.51	48,008.24	40,194.51	-	-	9,040.88	6,095.13	1,21,240.80	1,03,562.15
Capital expenditure	310.51	353.05	-	-	-	-	40.04	231.15	350.55	584.20
Depreciation and amortisation	40.07	33.89	2.07	1.24	-	-	543.32	553.65	585.46	588.79

Notes :

1 The business group/Segment comprise of the following

EPC	Construction of Residential, Commercial, Industrial and other constructions
Real Estate Development	Development of Residential, Hotel premises, Industrial park etc
Manufacturing&BMS	Manufacturing of clean room partition & Building Management System (BMS) - upto 10th Oct 2024

2 Revenue and expenses have been identified to segment on the basis of nature of operations of segment. Revenue and expenses which relates to enterprises as whole and are not allocable to a segment on reasonable basis have been disclosed as "Unallocable".

3 Segment assets and liabilities represents assets and liabilities in respective segments. Invetsments, Tax related assets and other assets and liabilities that cannot be allocated to segment on reasonable basis have been disclosed as "Unallocable"

4 The Subsidiaries, Joint ventures and Associates have been included in segment classified as follows

EPC	Vascon Engineers Limited,Vascon Saga Constructions LLP, Marvel Housing Private Limited
Real Estate Development	Vascon Engineers Limited, Vascon Value Homes Private Limited, Kanchi Properties Private Limited (w.e.f. 31st March 2026)
	Almet Corporation Limited, Marathwada Realtors Private Limited (Upto 31st March 2025)
	Ajanta Enterprises, Phoenix Ventures,Mumbai Estate Private Limited
Manufacturing & BMS	GMP Technical Solutions Private limited, GMP Technical Servicers (FZE) & Creazoine Metal Products Private Limited (upto 10th Oct 2024)

Notice

NOTICE is hereby given that the 41st Annual General Meeting of the Members of **VASCON ENGINEERS LIMITED** ("the Company") will be held on **Friday, 7th Day of August, 2026 at 11:30 a.m. (IST) at "MonarQ" Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar Pune-411014,** to transact the following business:

ORDINARY BUSINESS:

1. **To consider and adopt the Audited Financial Statements of the Company for the Financial Year ended 31st March, 2026 and the Reports of the Board of Directors and Auditors thereon**
To consider and if thought fit, to pass the following resolutions as an **Ordinary Resolutions:**

    a) "**RESOLVED THAT** the Audited Standalone Financial Statement of the Company for the Financial Year ended 31st March, 2026 and the reports of the Board of Directors and Auditors thereon, as circulated to the Members, be and are hereby considered and adopted;

    b) **RESOLVED THAT** the Audited Consolidated Financial Statement of the Company for the Financial Year ended 31st March, 2026 and the report of Auditors thereon, as circulated to the Members, be and are hereby considered and adopted."

2. **To appoint a Director in place of Dr. Santosh Sundararajan (DIN: 00015229), who retires by rotation and being eligible offers himself for reappointment**
To consider and if thought fit, to pass the following resolution as an **Ordinary Resolution:**

    "**RESOLVED THAT** in accordance with the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, Dr. Santosh Sundararajan (DIN: 00015229), who retires by rotation at this Meeting be and is hereby re-appointed as a Director of the Company, liable to retire by rotation"

SPECIAL BUSINESS:

3. **To Ratify the Remuneration of Cost Auditors for the Financial Year ending 31st March, 2027**
To consider and if thought fit, to pass the following resolution as an **Ordinary Resolution:**

    "**RESOLVED THAT** in accordance with the provisions of Section 148 and other applicable provisions of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), pursuant to the recommendation of the Audit Committee, the remuneration payable to Mrs. Varsha S. Limaye, Cost Accountants having Firm Registration Number 12358, appointed by the Board of Directors of the Company as Cost Auditors to conduct the audit of the cost records of the Company for the Financial Year ending 31st March, 2027, amounting to ₹2,50,000 (Rupees Two Lakh Fifty Thousand only) (plus Goods and Services Tax and reimbursement of out-of-pocket expenses) be and is hereby ratified;

    RESOLVED FURTHER THAT approval of the Company be accorded to the Board of Directors of the Company (including any Committee thereof) to do all such acts, deeds, matters and things and to take all such steps as may be required in this connection including seeking all necessary approvals to give effect to this Resolution and to settle any questions, difficulties or doubts that may arise in this regard."

4. **To re-appoint Mr. Sankaramahalingam Balasubramanian (DIN: 06622735) as Non-Executive Independent Director for a second and final term of five consecutive years**
To consider and, if thought fit, to pass the following Resolution as a **Special Resolution:**

    "**RESOLVED THAT** pursuant to the provisions of Sections 149, 150, 152 and other applicable provisions of the Companies Act, 2013 ("Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) read with Schedule IV to the Act and the applicable provisions of the SEBI Listing Regulations, (including any statutory modification(s) or re-enactment thereof for the time being in force), the Articles of Association of the Company and based on the recommendation of Nomination and Remuneration Committee and the Board of Directors of the Company, Mr. Sankaramahalingam Balasubramanian (DIN: 06622735), who held office of Independent Director for the first term of 5 years upto November 25, 2026 and is eligible for being re-appointed as an Independent Director, who has submitted a declaration confirming that he meets the criteria of independence under Section 149(6) of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations and in respect of whom the Company has received a notice in writing under section 160 of the Companies Act, 2013 proposing his candidature for the office of Director be and is hereby re-appointed as an Independent Director of the Company not liable to retire by rotation, to hold office for second term of five consecutive years with effect from November 26, 2026 to November 25, 2031.

    RESOLVED FURTHER THAT any Director and/or the Company Secretary of the Company be and is hereby authorised to do all acts, deeds and things including filings and take steps as may be deemed necessary, proper or expedient to give effect to this Resolution and matters incidental thereto."

5. **To appoint Mr. Divya Maneklal Shah (DIN: 11707687) as the Non-Executive Independent Director of the Company for a term of 5 Years w.e.f. May 15, 2026 and continuation of holding of office of Non-Executive Independent Director on attaining the age of 75 years during the said term**
To consider and, if thought fit, to pass the following Resolution as a **Special Resolution:**

    RESOLVED THAT pursuant to the provisions of Sections 149, 150 and 152 read with Schedule IV and other applicable provisions of the Companies Act, 2013 ("Act") and Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force) and relevant provisions of the SEBI Listing Regulations read with the provisions of Articles of Association of the Company Mr. Divya Maneklal Shah (DIN: 11707687) who was appointed as an Additional Director and also as an Independent Director of the Company by the Board of Directors with effect from May 15, 2026 and who holds the said office pursuant to the provisions of Section 161 of the Companies Act, 2013 upto the date of this Annual General Meeting or the last date on which the Annual General Meeting for Financial Year 2025-26 should have been held, whichever is earlier and who is eligible for appointment under the relevant provisions of the Companies Act, 2013, and in respect of whom the Company has received a notice in writing from a member signifying his intention to propose him as a candidate for the office of the Director, be and is hereby appointed as an Independent Director of the Company, not liable to retire by rotation for a first term of five consecutive years commencing from May 15, 2026 to May 14, 2031, not being liable to retire by rotation.

    RESOLVED FURTHER THAT pursuant to Regulation 17(1A) of the SEBI Listing Regulations and other applicable provisions, if any, of the Act and the Rules made thereunder, including any statutory modification or re-enactment thereof for the time being in force, consent of the Members be and is hereby granted to Mr. Divya Maneklal Shah, for continuing her directorship as a Non-Executive Independent Director on attaining the age of 75 years during his said term.

    RESOLVED FURTHER THAT the Board of Directors and the Company Secretary of the Company be and are hereby severally authorised to do all such acts, deeds, matters and things and execute all such documents, instruments and writings as may be required to give effect to this resolution."

6. **To Approve Material Related Party Transactions with Vascon Developers LLP**
To consider and if thought fit, to pass the following resolution as an **Ordinary Resolution:**

    "**RESOLVED THAT** pursuant to the Regulations 2(1)(zc), 23(4) and other applicable Regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as amended from time to time, the applicable provisions of the Companies Act, 2013 ("Act") read with Rules made thereunder, other applicable laws/ statutory provisions, if any [including any statutory modification(s) or amendment(s) or re-enactment(s) thereof, for the time being in force], the Company's Policy on Related Party Transactions and subject to such approval(s), consent(s), permission(s) as may be necessary from time to time and basis the approval and recommendation of the Audit Committee and the Board of Directors of the Company, approval of the Members of the Company be and is hereby accorded to the Board of Directors of the Company to enter/continue to enter into Material Related Party Transaction(s)/ Contract(s)/ Arrangement(s)/Agreement(s) (whether by way of an individual transaction or transaction taken together or series of transactions or otherwise) with

Notice

Vascon Developers LLP, a related party pursuant to Section 2(76) of the Act and Regulation 2(1)(zb) of the SEBI Listing Regulations during financial year 2026-27, for an aggregate value not exceeding ₹150 Crore, on such material terms and conditions as detailed in the explanatory statement to this Resolution and as may be mutually agreed between the related party and the Company, provided that the said Transaction(s)/ Contract(s)/Arrangement(s)/Agreement(s) shall be carried out in the ordinary course of business and at arm's length basis."

RESOLVED FURTHER THAT the Board (hereinafter referred to as 'Board' which term shall be deemed to include the Audit Committee of the Company thereof to exercise its powers including powers conferred under this resolution), be and is hereby authorised, to do and perform all such acts, deeds, matters and things, as may be necessary, including finalising the terms and conditions, methods and modes in respect thereof and finalising and executing necessary documents, including contract(s), scheme(s), agreement(s) and such other documents, file applications and make representations in respect thereof and seek approval from relevant authorities, including Governmental/ regulatory authorities, as applicable, in this regard and deal with any matter, take necessary steps as the Board may, in its absolute discretion deem necessary, desirable or expedient, to give effect to this resolution and to settle any question that may arise in this regard and incidental thereto, without being required to seek any further consent or approval of the Members or otherwise to the end and intent that the Members shall be deemed to have given their approval thereto expressly by the authority of this resolution.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all such acts, deeds, matters and things as it may deem fit in its absolute discretion, to delegate all or any of its powers conferred under this resolution to any Director or Key Managerial Personnel or any officer of the Company and to resolve all such issues, questions, difficulties or doubts whatsoever that may arise in this regard and all action(s) taken by the Company in connection with any matter referred to or contemplated in any of the foregoing resolution/(s), be and are hereby approved, ratified and confirmed in all respects.

RESOLVED FURTHER THAT all actions taken by the Board in connection with any matter referred to or contemplated in this Resolution, be and are hereby approved, ratified and confirmed in all respects."

By order of the Board
For **Vascon Engineers Limited**

Sd/-
Neelam Piyush Pipada
Company Secretary
Membership Number: A31721

Date: May 11, 2026
Place: Pune

NOTES

1. **A Member Entitled to attend and Vote is Entitled to Appoint a Proxy to Attend and Vote at the Meeting, Instead of Himself/Herself and the Proxy need not be a Member.**

2. Proxies in order to be effective must be deposited at the Registered Office of the Company not less than 48 hours before the time of the meeting.

3. In terms of Section 105 of the Companies Act, 2013 read with Rule 19 of the Companies (Management and Administration) Rules, 2014 a person can act as proxy on behalf of members not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the company carrying voting rights. A member holding more than ten percent of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other shareholder.

4. During the period beginning 24 hours before the time fixed for the commencement of the meeting and ending with the conclusion of the meeting, members would be entitled to inspect the proxies lodged, between 9:00 am to 6:00 pm, provided not less than 3 days' written notice is given to the Company.

5. Corporate Members intending to send their authorised representative(s) to attend the Annual General Meeting are requested to forward a certified copy of Board Resolution authorising their representative to attend and vote at the Annual General Meeting either to the Company in advance or submit the same at the venue of the General Meeting.

6. Appointment / Re-appointment of Directors

At the ensuing Annual General Meeting, Dr. Santosh Sundararajan (DIN: 00015229) retire by rotation and being eligible, offer himself for re-appointment.

7. Details of Directors seeking appointment / reappointment at the 41st Annual General Meeting in pursuance of provisions of the Companies Act, 2013 & Regulation 36 (3) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 are given as an Annexure to the Notice.

8. The relevant Statement made pursuant to Section 102 (1) of the Companies Act, 2013 in respect of Special Business to be transacted at the Annual General Meeting, set out in the Notice, is enclosed hereto and forms part of the Notice.

SEBI mandate on KYC Compliance

9. SEBI has mandated that any service request from Members holding securities in physical mode shall be entertained only upon registration of the PAN and KYC details. Members are requested to submit Form ISR-1 duly filled and signed along with self-attested copy of the PAN card and such other documents as prescribed in the Form, to register or update:

   a. PAN and KYC details

   b. E-mail address to receive communication through electronic means.

   Members are also requested to update their nomination by submitting Form SH-13 or Form ISR-3 for opting out of nomination.

   The said forms are available on the website of the Company at https://www.vascon.com/investors/services and on the website of KFintech at https://ris.kfintech.com/clientservices/isc/isrforms.aspx

   Members have an option to submit duly filled Form ISR-1 in person at any of the branches of KFin, details of which are available at https://www.kfintech.com/contact-us or submit e-signed form online along with requisite documents by accessing the link https://kprism.kfintech.com/ or the original copy of physical forms can be sent through post or courier at following address:

   KFin Technologies Ltd.
   Unit: Vascon Engineers Limited
   Selenium Building, Tower-B,
   Plot No 31 & 32, Financial District,
   Nanakramguda, Serilingampally,
   Hyderabad, Rangareddi,
   Telangana-500 032.
   Toll free no.: 1800 309 4001

10. Members holding shares in dematerialised mode, who have not registered/updated their PAN, KYC details and nomination are requested to register/update the same with the respective DPs.

11. **Inspection of documents:** The Register of Directors and Key Managerial Personnel and their Shareholding maintained under Section 170 of the Act, and the Register of Contracts or Arrangements in which the

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Directors are interested, maintained under Section 189 of the Act, Certificate from Secretarial Auditor under Employee Stock Option Scheme, 2020 and relevant documents referred to in this Notice or Explanatory Statement will be available electronically for inspection by the Members before as well as during the AGM. Members seeking to inspect such documents can send an e-mail to compliance.officer@vascon.com mentioning his / her / its folio number / DP ID and Client ID.

12. **Circulation of Notice of the AGM along with Integrated Annual Report electronically:** Notice of the AGM along with the Integrated Annual Report for financial year ("FY") 2026 is being sent by electronic mode to those Members whose email address is registered with the Company or KFintech, Registrar & Share Transfer Agent ("RTA") or National Securities Depository Limited ("NSDL")/Central Depository Services (India) Limited ("CDSL"), collectively ("Depositories"). Additionally, the Company will also send a letter to shareholders providing the web-link and QR code for accessing the Integrated Annual Report to those Members who have not registered their email address with the Company or RTA or Depositories. [Regulation 36(1) of the SEBI Listing Regulations].

    The Notice and Integrated Annual Report 2025-26 will also be available on the Company's website www.vascon.com, websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of KFintech https://www.kfintech.com. Hard copy of the full Annual Report will be sent to the shareholders who request for the same.

    The Company will also be publishing an advertisement in newspapers containing the details about the AGM i.e. date and time of AGM, venue of the AGM, availability of notice of AGM at the Company's website, manner of registering the email IDs of those shareholders who have not registered their email addresses, and other matters as may be required.

    Members can request for hard copy of the Annual Report by sending a request at compliance.officer@vascon.com

13. **IEPF related information:**
    The Company has transferred the unclaimed/unpaid dividend to the Investor Education and Protection Fund ("IEPF") established by Central Government. Details of Dividends so far transferred to the IEPF Authority are available on the website of IEPF Authority and the same can be accessed through the link www.iepf.gov.in.

    Adhering to various requirements set out in Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended the Company has during Financial Year 2018-19, transferred to IEPF Authority all shares in respect of which dividend had remained unpaid or unclaimed for seven consecutive years or more as on due date November 15, 2018. Details of shares so far transferred are available on the website of the Company and the same can be accessed through the link: www.vascon.com

    The said details were uploaded on the website of IEPF Authority www.iepf.gov.in

    Members/Investors whose shares, unclaimed dividend has been transferred to the IEPF may claim the shares or apply for refund as the case may be, to the IEPF authority by making an electronic application in e-form IEPF-5 as detailed on the website of the Ministry of Corporate Affairs at the weblink: http://www.iepf.gov.in/IEPF/refund.html

14. **Dividend related Information:**
    Interim Dividend declared in FY 2023-24, the details of unpaid and unclaimed dividends from the said declared dividend lying with the Company as on March 31, 2026 are uploaded on the website of the Company and can be accessed through the link www.vascon.com

    SPECIAL WINDOW FACILITY FOR SHAREHOLDERS OF AGE 75 YEARS & ABOVE (SENIOR CITIZENS), FOR CLAIMING UNPAID/UNCLAIMED DIVIDEND & SHARES FROM IEPF AUTHORITY.

    a. Ministry of Corporate Affairs (MCA), IEPF Authority vide its notification No. F.No. AKAM/Senior-Citizen/Special Window dated June 07, 2022 has launched a 'Special Window Facility' for senior citizens of age 75 years & above ('Senior Citizen Members/Claimants') to auto-prioritise the requests in IEPF-5 for claiming unpaid/unclaimed dividend and shares from IEPF. For facilitating such claimants, IEPF Authority has established a dedicated telephone number 011-23441727 and E-mail ID – seniorcitizen.iepfa@mca.gov.in

    b. Senior Citizens can e-mail the details of their application in e-form IEPF-5 on Company's dedicated e-mail ID compliance.officer@vascon.com after sending the physical documents to the Company/ or its RTA. The Company shall prioritise the processing of such applications.

15. **Instructions for members/proxies:**
    Proxies are requested to bring the attendance slip duly filled and signed along with the identity proof. Members are requested to bring either duly filled in and signed attendance slip.

    A proxy shall not have a right to speak at the AGM and shall not be entitled to vote except on a poll.

    Members attending in person at the AGM shall be counted for the purpose of reckoning the quorum under section 103 of the Act.

    Route map for directions to the venue of the meeting is provided in this Notice and is also available on the website of the Company at https://www.vascon.com/investors/annual-reports

    In case of joint holders attending the meeting, only such joint holder whose name appears first in the order of names will be entitled to vote at the meeting.

    In case a person becomes a member of the Company after dispatch of AGM Notice, and is a member as on the cut-off date for e-voting, i.e., Friday, 31 July 2026 (end of day), such member may obtain the user ID and password from KFin by sending request on evoting@kfintech.com from registered e-mail ID. In case the e-mail ID is not registered, such members, are requested to register/update the same with the respective DPs.

16. **Dispute Resolution:** SEBI has made available an online dispute resolution mechanism through the SMART ODR Portal for the investors to raise disputes arising in the Indian Securities Market. After exhausting the options to resolve their grievances directly with the Company/RTA and through the SCORES platform, investors can initiate dispute resolution through the SMART ODR Portal. Link to access SMART ODR Portal is available here. [SEBI Master Circular No. HO/38/13/ (4)2026-MIRSD-POD/I/4298/2026 dated February 6, 2026]

17. **General Information:**

    I. Institutional/Corporate shareholders (i.e., other than individuals/HUF, NRI, etc.) are required to send a scanned copy (pdf/jpg format) of its board or governing body's resolution/authorisation, etc., authorising their representative to attend the AGM on its behalf and to vote through remote e-voting. The said resolution/authorisation shall be sent to the scrutiniser by e-mail through its registered e-mail address to amit.jaste@ajcs.in.

    II. Attendance Slip will also be available on the Company's website at https://www.vascon.com/investors/annual-reports website of the Stock Exchanges i.e. BSE Ltd. at www.bseindia.com and National Stock Exchange of India Ltd. at www.nseindia.com and on the website of e-voting service provider, KFintech at https://evoting.kfintech.com/public/Downloads.aspx.

    III. For more details on shareholders' matters, please refer to the chapter on 'General Shareholder Information', included in the Annual Report.

    IV. Members may reach out at the contact details mentioned below for addressing e- voting related grievances:

    Mr. Dnyanesh Gharote
    Vice President-Corporate Registry
    KFin Technologies Ltd.
    Unit: Vascon Engineers Ltd.
    Selenium Building, Tower-B, Plot No. 31 & 32,
    Financial District, Nanakramguda, Serilingampally,
    Hyderabad, Rangareddi|
    Telangana-500 032
    Toll free no.: 1800 309 4001
    E-mail ID: einward.ris@kfintech.com

    V. The Board of Directors at their meeting held on May 11, 2026 have appointed Amit Jaste, Practising Company Secretary (FCS No. 7289, CP No. 12234) as the Scrutiniser to scrutinise the e-voting process and voting at the AGM in a fair and transparent manner.

    VI. The Scrutiniser shall, immediately after the conclusion of voting at the AGM, first count the votes cast at the

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meeting, thereafter unblock the votes cast through remote e- voting in the presence of at least two witnesses, not in the employment of the Company and make a consolidated Scrutinisers' report of the total votes cast in favour or against, if any, within prescribed timelines and provide the same to the Chairman or any person so authorised by him, who shall countersign the same and declare the result thereof.

VII. The results declared along with the Scrutiniser's report shall be placed on the Company's website at https://www.vascon.com/investors/annual-reports and on the website of KFintech at https://evoting.kfintech.com/public/Downloads.aspx and shall also be communicated to the stock exchanges.

18. E-voting related instructions:

A. Voting through electronic means:

a) In terms of the provisions of section 108 of the Act, read with rule 20 of the Companies (Management and Administration) Rules, 2014, as amended (hereinafter called 'the Rules' for the purpose of this section of the Notice) and regulation 44 of the SEBI Listing Regulations, the members are provided with the remote e-voting facility to exercise votes on the items of business given in the Notice, through the e-voting services provided by KFin or to vote at the AGM.

b) The Members, whose names appear in the Register of Members/list of Beneficial Owners as on Friday, 31 July 2026 (end of day), being the cut-off date fixed for determining voting rights of members are entitled to participate in the e-voting process. A person who is not a member as on the cut-off date should treat this Notice for information purpose only.

c) Members who have registered their e-mail ID, user ID and initial password are provided in the body of the email and members whose e-mail ID is not registered, a letter containing login credentials for remote e-voting is being dispatched.

d) Members can cast their vote online from Monday, 03 August 2026 (9:00 a.m.) till Thursday, 06 August 2026 (5:00 p.m.). Voting beyond the said date shall not be allowed and the remote e-voting facility shall be blocked.

e) Once the vote on a resolution is cast by a member, the member shall not be allowed to change it subsequently or cast the vote again.

INFORMATION AND INSTRUCTIONS FOR REMOTE E-VOTING BY INDIVIDUAL MEMBERS HOLDING SHARES OF THE COMPANY IN DEMAT MODE

As per the SEBI Master Circular bearing reference no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, as amended, all "individual members holding shares of the Company in demat mode" can cast their vote, by way of a single login credential, through their demat accounts / websites of Depositories / Depository Participants.

The procedure to login and access remote e-voting, as devised by the Depositories / Depository Participant(s), is given below:

I. Login method for remote e-voting for individual shareholders holding securities in demat mode:

Type of Shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL	1. For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID,8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on the 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. User already registered for IDeAS facility:** i. Visit URL: https://eservices.nsdl.com ii. Click on the "Beneficial Owner" icon under "Login" under 'IDeAS' section. iii. On the new page, enter User ID and Password. Post successful authentication, click on "Access to e-Voting" iv. Click on company name or e-Voting service provider and you will be re-directed to e-Voting service provider website for casting the vote during the remote e-Voting period. **3. User not registered for IDeAS e-Services** v. To register click on link : https://eservices.nsdl.com vi. Select "Register Online for IDeAS" or click at: https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp vii. Proceed with completing the required fields. viii. Follow steps given in points 1 **Alternatively by directly accessing the e-Voting website of NSDL** ix. Open URL: https://www.evoting.nsdl.com x. Click on the icon "Login" which is available under 'Shareholder/Member' section. xi. A new screen will open. You will have to enter your User ID (i.e. your sixteen-digit demat account number held with NSDL), Password / OTP and a Verification Code as shown on the screen. xii. Post successful authentication, you will requested to select the name of the company and the e-Voting Service Provider name, i.e. KFintech. xiii. On successful selection, you will be redirected to KFintech e-Voting page for casting your vote during the remote e-Voting period.
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 users to login to Easi / Easiest are requested to visit cdsl website www.cdslindia.com and click on login icon & New System Myeasi Tab. 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 e-voting 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, 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 cdsl website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option.

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Type of Shareholders	Login Method
	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. 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 e-voting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholder login through their demat accounts / Website of Depository Participant	I. You can also login using the login credentials of your demat account through your DP registered with NSDL /CDSL for e-Voting facility. II. Once logged-in, 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. III. Click on options available against company name or e-Voting service provider – KFintech and you will be redirected to e-Voting website of KFintech for casting your vote during the remote e- Voting period without any further authentication

Important note: Members who are unable to retrieve User ID / Password are advised to use Forgot user ID and Forgot Password option available at respective websites.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL:

Login type	Helpdesk details
Securities held with NSDL	Please contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 022 – 48867000
Securities held with CDSL	Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 1800 22 55 33

II. Login method for remote e-voting for shareholders other than individual shareholders holding securities in demat mode and shareholders holding securities in physical mode:

A. Members whose email IDs are registered with the Company/ Depository Participant(s), will receive an email from KFintech which will include details of E-Voting Event Number (9879), USER ID and password. They will have to follow the following process:

i. Launch internet browser by typing the URL: https://evoting.kfintech.com

ii. Enter the login credentials (i.e. User ID and password). In case of physical folio, User ID will be EVEN (E-Voting Event Number) 9136, followed by folio number. In case of Demat account, User ID will be your DP ID and Client ID. However, if you are already registered with KFintech for e-voting, you can use your existing User ID and password for casting the vote.

iii. After entering these details appropriately, click on “LOGIN”.

iv. You will now reach password change Menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A- Z), one lower case (a-z), one numeric value (0-9) and a special character (@,#,$, etc.,). The system will prompt you to change your password and update your contact details like mobile number, email ID etc. on first login. You may also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.

v. You need to login again with the new credentials.

vi. On successful login, the system will prompt you to select the “EVEN” i.e., ‘Vascon Engineers Limited - AGM” and click on “Submit”

vii. On the voting page, enter the number of shares (which represents the number of votes) as on the Cut-off Date under “FOR/AGAINST” or alternatively, you may partially enter any number in “FOR” and partially “AGAINST” but the total number in “FOR/ AGAINST” taken together shall not exceed your total shareholding as mentioned herein above. You may also choose the option ABSTAIN. If the Member does not indicate either “FOR” or “AGAINST” it will be treated as “ABSTAIN” and the shares held will not be counted under either head.

viii. Members holding multiple folios/demat accounts shall choose the voting process separately for each folio/ demat accounts.

ix. Voting has to be done for each item of the notice separately. In case you do not desire to cast your vote on any specific item, it will be treated as abstained.

x. You may then cast your vote by selecting an appropriate option and click on “Submit”.

xi. A confirmation box will be displayed. Click “OK” to confirm else “CANCEL” to modify. Once you have voted on the resolution (s), you will not be allowed to modify your vote. During the voting period, Members can login any number of times till they have voted on the Resolution(s).

xii. Corporate/Institutional Members (i.e. other than Individuals, HUF, NRI etc.) are also required to send scanned certified true copy (PDF Format) of the Board Resolution/Authority Letter etc., authorising its representative to attend the EGM through VC / OAVM on its behalf and to cast its vote through remote e-voting, together with attested specimen signature(s) of the duly authorised representative(s), to the Scrutiniser at email id amit.jaste@ajcs.in with a copy marked to evoting@kfintech.com. The scanned image of the above- mentioned documents should be in the naming format “Corporate Name_EvenNo.”

III. In case of a Member whose email IDs are not registered /updated with the Company/KFintech / Depository Participants(s):

a) Members holding shares in dematerialised mode who have not registered /updated their email addresses with their Depository Participants are requested to register / update their email addresses with the Depository Participants with whom they maintain their demat accounts.

b) After due verification, KFintech will forward your login credentials to your registered email address.

Members can also update their mobile number and e-mail address in the “user profile details” in their e-voting login on https://evoting.kfintech.com which may be used for sending further communication(s).

B. Voting facility at AGM:

a) In addition to the remote e-voting facility as described above, the Company has made voting facility available at the venue of the AGM through electronic voting system and members attending the meeting, who have not already cast their votes by remote e-voting, shall be able to exercise their right at the meeting.

Members who have cast their votes by remote e-voting prior to the meeting may attend the meeting but shall not be entitled to cast their vote again.

Explanatory Statement pursuant to Section 102 of the Companies Act, 2013

ITEM NO. 03

To ratify the Remuneration of Cost Auditors for the Financial Year ending 31st March, 2027.

In accordance with the provisions of Section 148 of the Companies Act, 2013 and Company (Audit and Auditors) Rules, 2014 as amended from time to time, the Company is required to appoint a cost auditor to audit the cost records of the Company. The remuneration of Cost Auditor is required to be ratified by the members subsequently in accordance with the provisions of the Act and Rules.

On the recommendation of the Audit Committee, Board of Directors have approved appointment of Mrs. Varsha S Limaye (Registration No.: 12358), Cost Accountant as Cost auditor of the Company for the F.Y. 2026-27 at a remuneration of ₹250,000/-(Rupees Two Lakhs Fifty Thousand Only) plus applicable taxes.

Cost Accountants have furnished certificates regarding their eligibility for appointment as Cost Auditors of the Company.

None of the Directors or Key Managerial Personnel of the Company or any of their relatives are in anyway, concerned or interested, financially or otherwise in the said resolution.

The Board recommends the Resolution at Item No.3 for approval of the Members.

ITEM NO. 04

The reappointment of Mr. Sankaramahalingam Balasubramanian (DIN: 06622735) as Non-Executive Independent Director for a second and final term of five consecutive years:

Mr. Sankaramahalingam Balasubramanian (DIN: 06622735) was appointed as Independent Director as an Independent Director of the Company pursuant to Section 149 of the Companies Act, 2013 read with the Companies

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(Appointment and Qualification of Directors) Rules, 2014 and other applicable provisions of the Act by the Board effective from November 26, 2021 to hold office upto five years. The members at the Annual General Meeting held on September 28, 2022 had approved the same. His tenure is due for retirement from the first term as an Independent Director on November 25, 2026.

NRC after taking into account the performance evaluation of Mr. Sankaramahalingam Balasubramanian during his first term of 5 (five) years and considering his knowledge, acumen, expertise, experience and substantial contribution and time commitment, has recommended to the Board his re-appointment for a second term of 5 (five) years. The NRC has considered his diverse skills, leadership capabilities, expertise , as being key requirements for this role. In view of the above, the NRC and the Board are of the view that he possesses the requisite skills and capabilities, which would be of immense benefit to the Company, and hence, it is desirable to re-appoint him as an independent director.

Based on the recommendation of the NRC, the Board, recommended the re-appointment of Mr. Sankaramahalingam Balasubramanian as an independent director, for a second term of 5 (five) years effective from November 26, 2026 to November 25, 2031 (both days inclusive), not liable to retire by rotation.

As per Section 149 of the Act, an Independent Director may hold office for two terms of up to 5 (five) consecutive years each.

Mr. Sankaramahalingam Balasubramanian fulfils the requirements of an Independent Director as laid down under Section 149(6) of the Act, and Regulation 16(1)(b) of the SEBI Listing Regulations.

The Company has received all statutory disclosures / declarations, including

(i) Consent in writing to act as director in Form DIR-2, pursuant to Rule 8 of the Appointment Rules,

(ii) Intimation in Form DIR-8 in terms of the Appointment Rules to the effect that he is not disqualified under Section 164 of the Act,

(iii) Declaration to the effect that he meets the criteria of independence as provided in sub-section (6) of Section 149 of the Act read with Rule 6 of The Companies (Appointment and Qualifications of Directors) Rules, 2014 and Regulation 16 of the SEBI Listing Regulations, 2015 and,

(iv) Declaration pursuant to BSE Circular No. LIST/ COMP/14/2018-19 dated 20 June 2018, and NSE Circular No. NSE/ CML/2018/24 dated 20 June 2018 that he has not been debarred from holding office of a director by virtue of any Order passed by the Securities and Exchange Board of India or any other such authority,

(v) Confirmation that he is not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact his ability to discharge duties as an Independent Director of the Company

A copy of the draft letter for the re-appointment of Mr. Sankaramahalingam Balasubramanian as an Independent Director setting out the terms and conditions will be open for inspection by members in the manner as specified in the Notice up to the date of the Annual General Meeting. The other details of Mr. Sankaramahalingam Balasubramanian in terms of Regulation 36(3) of the Listing Regulations and Secretarial Standard-2 are given in Annexure to this Notice.

Except Mr. Sankaramahalingam Balasubramanian, being the appointee, none of the Directors and Key Managerial Personnel of the Company and their relatives are concerned or interested, in the resolution set out at Item No. 4.

ITEM NO.5

To Appoint Mr. Divya Maneklal Shah (DIN: 11707687) as the Non-Executive Independent Director of the Company for a term of 5 Years W.e.f. May 15, 2026 and continuation of holding of office of Non-Executive Independent Director on attaining the age of 75 years during the said term

Pursuant to Section 161 of the Companies Act, 2013, the Board at its meeting held on May 11, 2026 appointed Mr. Divya Maneklal Shah as an Additional Director in the category of Non-Executive - Independent Director on the Board of the Company, in terms of Section 149(4) read with Rule 3 of Companies (Appointment and Qualification of Directors) Rules, 2014 and Regulation 17 of SEBI Listing Regulations, on the recommendation of the NRC of the Board, for a term of Five years w.e.f May 11, 2026 to May 10, 2031, (both days inclusive) subject to the approval of the shareholders through Special Resolution. The Company has received a notice in writing from a member under Section 160 of the Companies Act, 2013 (“Act”) proposing the candidature of Mr. Divya Maneklal Shah for the office of Director of the Company.

The Company has received all statutory disclosures / declarations, including

a) Consent in writing from Mr. Divya Maneklal Shah to act as Director in Form DIR-2 pursuant to Rule 8 of the Companies (Appointment & Qualification of Directors) Rules, 2014 (‘Appointment Rules’),

b) Intimation in Form DIR-8 in terms of the Appointment Rules from Mr. Divya Maneklal Shah to the effect that he is not disqualified under sub-section (2) of Section 164 of the Act, and

c) A declaration to the effect that he meets the criteria of independence as provided in sub-section (6) of Section 149 of the Act and under SEBI Listing Regulations.

d) Declaration pursuant to BSE Circular No. LIST/ COMP/14/2018-19 dated June 20, 2018, and NSE Circular No. NSE/CML/2018/24 dated June 20, 2018 that he has not been debarred from holding office of a Director by virtue of any Order passed by the Securities and Exchange Board of India or any other such authority.

Mr. Divya Maneklal Shah holds office as an Additional Director upto the date of next General Meeting or for a period of 3 months from the date of appointment whichever is earlier, in accordance with Section 161 of the Act and the Regulation 17(1C)(a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”).

Pursuant to Sections 149 and 152 of the Act, it is proposed to appoint Mr. Divya Maneklal Shah as a Director not liable to retire by rotation.

Further, Mr. Divya Maneklal Shah has confirmed that he is not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact her ability to discharge her duties as an Independent Director of the Company.

Mr. Divya Maneklal Shah has confirmed that he is in compliance with Rules 6(1) and 6(2) of the Companies (Appointment and Qualification of Directors) Rules, 2014, with respect to his registration with the data bank of Independent Directors maintained by the Indian Institute of Corporate Affairs. Further Mr. Divya Maneklal Shah has confirmed that, he had not been a partner of a firm that had transactions during last three financial years with Vascon Engineers Limited or its subsidiaries amounting to ten percent or more of its gross turnover.

Mr. Divya Maneklal Shah does not hold by himself or for any other person on a beneficial basis, any shares in the Company. Further, there are no inter se relationship between him and any other member of the Board and Key Managerial Personnel of the Company.

Brief profile of Mr. Divya Maneklal Shah, nature of his expertise in functional areas his directorship and membership / chairmanship of Board Committees, shareholding and relationship between directors inter-se as stipulated under applicable provisions of the Listing Regulations, are provided in Annexure of the Notice.

After reviewing the profile of Mr. Divya Maneklal Shah, the Nomination and Remuneration Committee and the Board was of the view that Mr. Divya Maneklal Shah possesses appropriate skills, experience and knowledge as required for the role of an Independent Director. The skills coupled with rich experience will benefit the Company. Accordingly, the Board has recommended his candidature as an Independent Director of the Company. The Board considers that appointment of Mr. Divya Maneklal Shah would be of immense benefit to the Company and is justified.

A copy of the draft letter of appointment to be issued to Mr. Divya Maneklal Shah setting out terms and conditions of appointment will be open for inspection by members in the manner as specified in the Notice up to the date of the Annual General Meeting.

Further, in terms of Regulation 25(2A) of SEBI Listing Regulations, appointment of Mr. Divya Maneklal Shah as an Independent Director requires approval of Members of the Company by passing a special resolution. In terms of Regulation 17(1A) of the Listing Regulations, the Company is required to obtain prior approval of Members by passing a special resolution since Mr. Divya Maneklal Shah will attain the age of seventy-five years on April 23, 2028.

Accordingly, the approval of Members is also sought for appointment of Mr. Divya Maneklal Shah as an Independent Director and the continuation of his appointment on attaining the age of 75 years on April 23, 2028 during his term which will end on May 14, 2031.

Except Mr. Divya Maneklal Shah, none of the other Directors or Key Managerial Personnel of the Company or their relatives are concerned or interested financially or otherwise in this resolution. The Board recommends the Special Resolution set out in Item No. 5 of the Notice for approval by the members.

Notice

ITEM NO.6

To Approve Material Related Party Transactions With Vascon Developers LLP

As per the provisions of Regulation 23 of SEBI Listing Regulations, all material related party transactions, require the prior approval of shareholders through an Ordinary resolution, even though they are on an arm's length basis and in the ordinary course of business. Further, a Related Party Transaction will be considered 'material' under the aforesaid Regulation, if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year by the Company and/or by its subsidiaries, exceeds ₹1,000 Crore or 10% of the annual consolidated turnover of the Company as per the last audited financial statements of the Company, whichever is lower ("Materiality Threshold").

In the Financial Year 2026-27, the Company, along with its associates, proposes to enter into certain related party transaction(s) with Vascon Developers LLP, as mentioned below, on mutually agreed terms and conditions, on arm's length basis and in the ordinary course of business and the aggregate of such transaction(s) together with the transactions already entered into, are expected to cross the Materiality Threshold. Accordingly, as per the SEBI Listing Regulations, prior approval of the shareholders is being sought through Ordinary Resolution for all such transaction(s)/contract(s)/arrangement(s) /agreement(s) entered/to be entered by the Company with Vascon Developers LLP.

The Company is engaged in providing Engineering, Procurement, and Construction which includes Construction of Airports, Buildings which are carried out either directly or through its subsidiaries and joint ventures with third parties at PAN India Level also company is engaged in Real Estate business (Residential and Commercial) at Pune and Mumbai.

The Company is holding 35% share of profit in Vascon Developer LLP. Vascon Developer LLP is engaged in the business of construction and development of residential / commercial / other buildings and it is executing two project viz Greenfield project in Powai, Mumbai and Joint Development Agreement in Baner, Pune.

During the course of rendering EPC services, the Company also leverages niche skills, capabilities and resources of entities within the Vascon Group and considering the Company's extensive experience, technical expertise, engineering capabilities and successful execution of EPC contracts, Vascon Developer LLP proposes to appoint the Company as the Engineering, Procurement and Construction (EPC) Contractor for execution of the Project.

In view of the above, the Company and/or its Subsidiaries may have the following transactions with Vascon Developers LLP

1. Execution of Construction Contract, providing construction / sales marketing/ technical services; and other operational assets or equipment if any
2. Availing or rendering of services;
3. Any other services incidental to the execution of the residential project Tranquil Heights
4. Transfer or exchange of any resources, services or obligations to meet business objectives/requirements including advances if any for continuation of project

The Management of the Company has provided the Audit Committee with the relevant details (as required under the Standards) about the proposed RPTs including rationale, material terms, justification as to why the proposed RPT(s) are in the interest of the Company and the basis of pricing. The Audit Committee has reviewed and taken note of the certificate placed before it by the Designed Partner of LLP, confirming that the proposed RPT(s) are in the interest of the Company.

The quantum of above proposed transactions may exceed the Materiality Threshold. Therefore, Audit Committee has granted approval for entering into RPTs with LLP for an aggregate amount up to 150 Crore subject to approval of members for the potential quantum of transactions with Vascon Developer LLP, which includes transaction already entered with Vascon Developers LLP in the current financial year on an arm's length basis and in the ordinary course of business of the Company.

Details of the proposed transactions with Vascon Developers LLP being a related party of the Company, including the information pursuant to Clause 4 of the Standards read with applicable laws and as placed before the Audit Committee for consideration while seeking prior approval of the proposed RPT(s), are provided below:

<table>
<tr><th>Sr. No</th><th>Particulars of the information</th><th colspan="4">Information provided by the Management</th></tr>
<tr><td>1</td><td>Name of the Related Party and its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise)</td><td colspan="4">Vascon Developers LLP, Incorporated under LLP Act 2008, India, Associate Entity operating real estate and construction business</td></tr>
<tr><td>2</td><td>Contribution</td><td colspan="4">35% Contribution in Capital Contribution and P & L Sharing</td></tr>
<tr><td rowspan="4">3.</td><td rowspan="4">Financial Performance of the Entity (In Lakh)</td><td>Particular</td><td>2024-25</td><td>2023-24</td><td>2022-23</td></tr>
<tr><td>Turnover</td><td>0.00</td><td>0.00</td><td>0.00</td></tr>
<tr><td>Networth</td><td>7680.00</td><td>6532.84</td><td>3124.04</td></tr>
<tr><td>Net profit</td><td>35.93</td><td>10.73</td><td>1.64</td></tr>
<tr><td rowspan="8">4</td><td rowspan="8">Total transactions for past three years</td><td>Sr. No</td><td>Year</td><td>Nature of Transaction</td><td>Amount in Lakh</td></tr>
<tr><td>1</td><td>FY 2025-26</td><td>Share of Loss</td><td>1.58</td></tr>
<tr><td>2</td><td>FY 2025-26</td><td>Project advance (net basis)</td><td>1895.92</td></tr>
<tr><td>3</td><td>FY 2024-25</td><td>Project Advance (net basis)</td><td>12.67</td></tr>
<tr><td>4</td><td>FY 2024-25</td><td>Share of Profit</td><td>12.26</td></tr>
<tr><td>5</td><td>FY 2023-24</td><td>Interest Income</td><td>52.03</td></tr>
<tr><td>6</td><td>FY 2023-24</td><td>Share of Profit</td><td>3.05</td></tr>
<tr><td>7</td><td>FY 2023-24</td><td>Project Advance (net basis)</td><td>342.90</td></tr>
<tr><td>5.</td><td>Total Amount of all the transactions undertaken by the listed entity with the Related Party during the current Financial Year</td><td colspan="4">320 Lakhs as on the signing of the this Report</td></tr>
<tr><td>6.</td><td>Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last three financial years</td><td colspan="4">Not Applicable</td></tr>
<tr><td>8</td><td>Material terms and particulars of the proposed transaction</td><td colspan="4">Transactions in the ordinary course of business with terms and conditions that are generally prevalent in the industry segments and the market that the Company operates in.</td></tr>
<tr><td>9</td><td>Tenure of the proposed transaction</td><td colspan="4">Contractual commitments
expected for a tenure up to 60 Months</td></tr>
<tr><td>10</td><td>Value of the proposed transaction</td><td colspan="4">₹150 Crore</td></tr>
<tr><td>11</td><td>Value of the transaction as a percentage of-</td><td colspan="4"></td></tr>
<tr><td></td><td>(i) Listed entity's annual consolidated turnover for the immediately preceding financial year</td><td colspan="4">(i) 15.81% of the Company's annual consolidated turnover.</td></tr>
<tr><td></td><td>(ii) the related party's annual consolidated turnover (if consolidated turnover is not available, calculation to be made on standalone turnover of related party) for the immediately preceding financial year, if available</td><td colspan="4">(ii) For Vascon Developers LLP, the turnover is currently nil, as revenue will be recognized upon completion of the project in accordance with Ind AS 115.</td></tr>
<tr><td>12</td><td>Type of Transaction</td><td colspan="4">1. Execution of Construction Contract, providing construction / sales marketing/ technical services; and other operational assets or equipment if any
2. Availing or rendering of services;
3. Any other services incidental to the execution of the residential project Tranquil Heights
4. Transfer or exchange of any resources, services or obligations to meet business objectives/requirements including advances if any for continuation of project</td></tr>
</table>

Notice

Sr. No	Particulars of the information	Information provided by the Management
13	Justification of the proposed transaction	The Company possesses the necessary technical expertise, experienced workforce, project management capabilities and execution infrastructure to undertake EPC projects The proposed transaction is commercially justified as it enables the Company to leverage its core business expertise by undertaking the complete execution of the project, thereby generating EPC revenue during the construction phase. The EPC contract is expected to strengthen the Company's order book, improve revenue visibility, enhance utilisation of its resources and contribute to operational efficiencies. Further, as the Company holds a 35% share of profit in Vascon Developer LLP, it will also participate in 35% of the distributable profits of Vascon Developer LLP in accordance with the LLP Agreement. Accordingly, the Company is expected to derive economic benefits through both (i) revenue earned from execution of the EPC contract and (ii) its share in the profits of LLP
14	Whether the RPTs proposed to be entered into are: (i) not prejudicial to the interest of public shareholders, and (ii) going to be carried out on the same terms and conditions as would be applicable to any party who is not a related party Certificate from the CEO or CFO or any other KMP of the listed entity and also from promoter directors of the listed entity (as referred in Para 3(2)(b) of these Standards)	Certificate obtained from CFO of the Company that the proposed transaction is not prejudicial to the interest of public shareholders
15	Copy of the valuation or other external party report, if any such report has been relied upon	Not Applicable
16	Name of the Director or KMP who is related, if any, and the nature of their relationship	Siddharth Vasudevan Moorthy is authorised representative on behalf of Vascon Engineers Limited and a relative holds 15% Stake in the Vascon Developers LLP
17	If the transaction relates to any loans, inter-corporate deposits, advances or investments made or given by the listed entity or its subsidiary:	
A.	Source of funds	Not Applicable
B.	In case any financial indebtedness is incurred to make or give loans, intercorporate deposits, advances or investment: • Nature of indebtedness. • Cost of funds; and • Tenure of the indebtedness	Not Applicable
C	Applicable terms, including covenants, tenure, interest rate and repayment schedule, whether secured or unsecured; if secured, the nature of security	Not Applicable
D	Purpose for which the funds will be utilised by the ultimate beneficiary of such funds pursuant to the RPT	Not Applicable
18	Any other relevant information	Not Applicable

The material related party transactions as set out in Item Nos. 6 of this Notice have been unanimously approved by the Independent Directors on the Audit Committee. Approval of Members sought for the material related party transactions as given in Item Nos. 6 shall be valid up to the date of next AGM. Basis the consideration and approval of the Audit Committee, the Board recommends the Ordinary Resolutions as set out in Item Nos. 6 of this Notice for approval of the Members.

None of the Directors or Key Managerial Personnel of the Company or their respective relatives, other than as mentioned above,are concerned or interested in the respective resolutions.

The Members may note that as per the provisions of the SEBI Listing Regulations, all related parties of the Company, whether or not a party to the proposed transaction(s), shall remain abstain from voting on the said resolution.

ANNEXURE TO THE NOTICE

Details of Directors Seeking Appointment / Re-Appointment at the Forthcoming Annual General Meeting

[Pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard 2 on General Meeting]

Particulars	Sankaramalingam Balasubramanian	Santosh Pursram Sundararajan	Divya Maneklal Shah
Designation	Non-Executive Independent Director	Whole Time Director and Group CEO	Non-Executive Independent Director
DIN	06622735	00015229	11707687
Age	60 years	49 years	73 years
Date of Birth	07-May-1966	15-Dec-1976	26-April -1953
Qualifications	Bachelor of Engineering, Post Graduate Diploma in Management from Indian Institute of Management, Bengaluru, India	B.E. (Civil), Masters' in Financial Management and Ph. D in Structural Engineering	Bachelor of Arts from the Wilson College and while educating himself in law at the Govt. Law College.
Experience (including expertise in specific functional areas) / Brief Resume	Mr. Sankaramahalingam Balasubramanian has over three decades of industry experience, mostly in the areas of Banking and Finance and had a diverse sectoral experience covering power (generation, transmission, distribution and renewable) oil & gas, transportation, metals & mining, telecommunications, financial services and insurance among other. He has worked extensively with start-up, early and growth stage companies assisting them on financing, resources and operations and his experience includes project structuring, contract structuring and negotiations, financial modelling, limited recourse debt financing, Export Credit Agency backed financing, interest and currency derivatives, transaction documentation, etc. Over the years, he has established and maintained strong relationships with banks, financial institutions and corporate, both Indian and international.	Dr. Santosh Sundararajan is a Civil Engineer with a Ph. D in Structural Engineering from the National University of Singapore. He also holds a Masters degree in Financial Management from London University. He is a practising structural engineer with more than 20 years experience in the field of Civil Structural and allied building works, having worked both in Singapore and India. He has been with Vascon group since 2008 and has been serving as the group CEO since 2013.	Mr. Shah joined the Law firm of M/s. Ambubhai Diwanji, as it then was and signed articles with Mr. Y. M. Desai a senior partner of the firm. Mr. Shah graduated in Law in the year 1977 and commenced his practice in the same firm. Mr. Shah passed the Solicitor's exam conducted by the Bombay Incorporated Law society in the year 1980. Mr. Shah was admitted as a partner of M/s. Ambubhai Diwanji in the year 1984. In the year 1991, the name of the firm was changed to M/s. Desai and Diwanji and Mr. Shah continued to be a partner till March 2004 when he started his own law firm in the name of M/s. Divya Shah Associates. In July 2005 Mr. Shah was appointed as a Notary Public by The Government of India.
Terms and Conditions of appointment/re-appointment	Not Liable to retire by Rotation	As per the resolution at Item no. 2 of the notice convening the meeting, read with explanatory statement thereto, Dr. Santosh Sundararajan is proposed to be appointed as a Whole Time Director liable to retire by rotation	Not Liable to retire by Rotation
Remuneration last drawn	Being a Non-Executive Independent Director, he receives remuneration by way of sitting fees for attending meetings of the Board	As per the details in Notice of AGM	Being a Non-Executive Independent Director, he receives remuneration by way of sitting fees for attending meetings of the Board
Remuneration sought to be paid	Not Applicable	As per details set out in the Notice of AGM dated August 07, 2026	Not Applicable

Notice

Particulars	Sankaramalingam Balasubramanian	Santosh Pursram Sundararajan	Divya Maneklal Shah
Date of first appointment on the Board	November 26, 2021	May 31, 2021	May 15, 2026
Relationship with other Directors/ Key Managerial Personnel	Not related to any Directors	Not related to any Directors	Not related to any Directors
No. of Board Meetings attended during the financial year 2025-26	05 out of 05 meetings held	05 out of 05 meetings held	He is appointed w.e.f. May 15, 2026 hence not applicable
Board Membership of other listed companies as on March 31, 2026	Not Applicable	Not Applicable	Not Applicable
Audit Committee	Yes	Nil	Nil
Stakeholders Relationship Committee	Yes	Nil	Nil
Nomination and Remuneration Committee (NRC)	Nil Any other Company: NIL	Nil	Nil
Corporate Social Responsibility Committee	Yes	Nil	Nil
No. of Equity Shares held as on March 31, 2026	0	13048924	0

By Order of the Board of Directors
For **Vascon Engineers Limited**

Sd/-
Neelam Piyush Pipada
Company Secretary & Compliance Officer
Membership No.: A31721

Place: Pune
Date: May 11, 2026

Registered and Corporate Office:
Vascon Weikfield Chambers, Behind Hotel Novotel,
Opposite Hyatt Hotel, Pune Nagar Road, Pune-411014
CIN: L70100PN1986PLC175750
Website: www.vascon.com
E-mail: compliance.officer@vascon.com
Tel No.: 020-30562100 / 30562200

VASCON

Vascon Engineers Limited

Registered and Corporate Office: Vascon Weikfield Chambers, Behind Hotel Novotel,
Opposite Hyatt Hotel, Pune Nagar Road, Pune-411014
Tel No.: +91 20 3056 2200
Contact Person: Neelam Pipada, Company Secretary and Compliance Officer
Email: compliance.officer@vascon.com ; Website: www.vascon.com
CIN: L70100PN1986PLC175750

ATTENDANCE SLIP

Folio No./DP and Client ID:	
No of shares	

I, hereby record my presence at the 41st Annual General Meeting of the Company to be held on Friday, 07th August, 2026 11:30 a.m. at MonacQ Hall, Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar, Pune-411014.

__________________________ _____________________________

Name of the Member/Proxy Signature of the Member/Proxy

(Block Letter)

Notes:

1. Only Member/Proxy can attend the meeting. No minors would be allowed at the meeting.
2. Members/ Proxy who wish to attend the meeting must bring this attendance slip to the meeting and hand over at the entrance duly filled in and signed.
3. Members/ Proxy should bring his/her copy of the Annual Report for reference at the meeting

VASCON

Form No. MGT-11 PROXY FORM

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014]

Day, Date & Time : Friday, August 07, 2026 at 11:30 a.m.

Venue of the Meeting: MonacQ Hall, Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar Pune-411014

Please fill attendance slip and hand it over at the entrance of the meeting venue

Name	
Registered Address	
Email ID	
DP ID*	
Client ID*	
Folio No	

*Applicable for investors holding shares in electronic form.

I/We, being the member(s) of Vascon Engineers Limited, as my/our Proxy to attend vote (for me/us and on my/our behalf at the 41st Annual General Meeting of the Company to be held on Friday, August 07, 2026 at 11:30 a.m.and at any adjournment thereof) in respect of such resolutions as are indicated below;

1) ____________________________ of ______________ having e-mail id ___________________ or failing him

2) ____________________________ of ______________ having e-mail id ___________________ or failing him

3) ____________________________ of ______________ having e-mail id ___________________ or failing him

** I/We direct my/our Proxy to vote on the Resolutions in the manner as indicated below:

Affix Revenue Stamp

Signature of Member

_________________________ _____________________________ ____________________________

Signature of 1st Proxy holder (Block Letter)

Signature of 2nd Proxy holder

Signature of 3rd Proxy holder

Sl No.	Resolutions	No. of shares held	For	Against	Abstain
1	To consider and adopt (a) the audited financial statements of the Company for the financial year ended March 31, 2026, the reports of the Board of Directors and Auditors thereon; and (b) the audited consolidated financial statements of the Company for the financial year ended March 31, 2026 and the report of Auditors' thereon				
2	Re-appointment of Mr. Santosh Sundararajan (DIN: 00015229) as a Director, liable to retire by rotation				
3	Ratification of the remuneration of Cost Auditors for the financial year ending 31st March, 2027				
4	Re-appointment of Mr. Sankaramahalingam Balasubramanian (DIN: 06622735) as Non-Executive Independent Director				
5	Appointment of Mr. Divya Maneklal Shah (DIN: 11707687) as the Non-Executive Independent Director of the Company for a term of 5 years w.e.f. May 15, 2026 and continuation of holding of office of Non-Executive Independent Director on attaining the age of 75 years during the said term				
6	Approval of Related Party Transactions				

** This is optional. Please put a tick mark (√) in the appropriate column against the resolutions indicated in the box. If a member leaves the "For" or "Against" column blank against any or all the Resolutions, the proxy will be entitled to vote in the manner he/she thinks appropriate. If a member wishes to abstain from voting on a particular resolution, he/she should write "Abstain" across the boxes against the Resolution.

____

Signature (s) of Member (s)

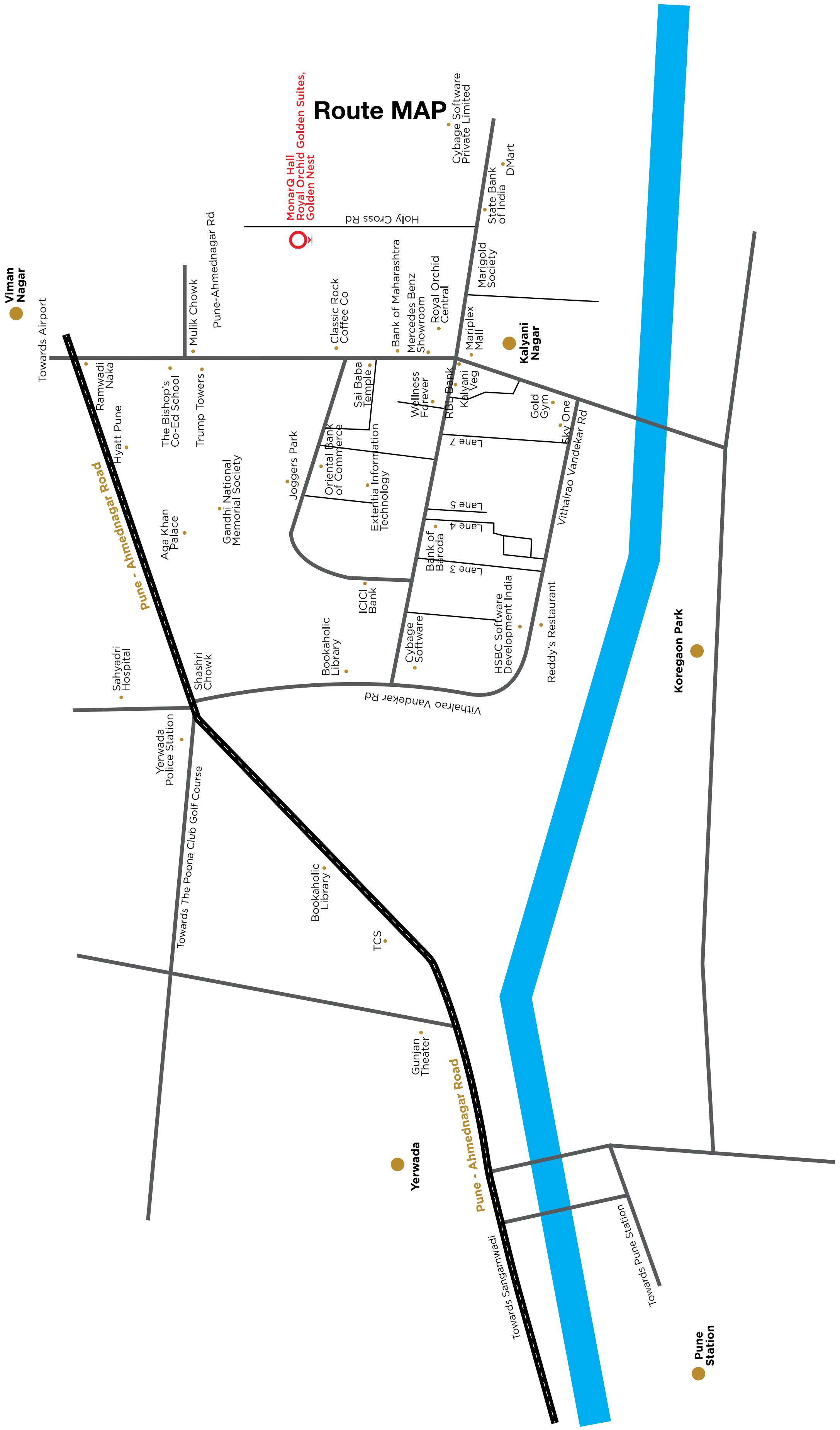
Notes:

1. The Proxy to be effective should be deposited at the Registered office of the company not less than FORTY EIGHT HOURS before the commencement of the Meeting.
2. A Proxy need not be a member of the Company
3. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the vote of the other joint holders. Seniority shall be determined by the order in which the names stand in the Register of Members.
4. The form of Proxy confers authority to demand or join in demanding a poll.
5. The submission by a member of this form of proxy will not preclude such member from attending in person and voting at the meeting.
6. In case a member wishes his/her votes to be used differently, he/she should indicate the number of shares under the columns "For" or "Against" as appropriate
7. Appointing a proxy doesn't prevent a member from attending a meeting in person if he/she wishes. When a member appoints a proxy and both member and proxy attend the meeting, proxy will stand automatically revoked.
8. Undated proxy forms will not be considered.

Map: AGM Venue

MonacQ Hall, Royal Orchid Golden Suites, Golden Nest, Opp. Cerebrum IT Park, Kalyani Nagar, Pune-411014

Friday, 07th August, 2026 11: 30 a.m.



Notes


VASCON
TRANQUIL HEIGHTS
POWAI
MahaRERA Registration No.:
PR1180002600330
www.maharera.mahaonline.gov.in

VASCON

www.vascon.com

REGISTERED & CORPORATE OFFICE:

Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel, Pune-Nagar Road, Pune 411014.

Telephone: +91 20 3056 2100/200/300 | Fax: +91 20 3056 2600 | CIN: L70100PN1986PLC175750

• OFFICES AT PUNE, MUMBAI & COMBATORE •