



Young · Mature · Confident

VASCON ENGINEERS LTD.



VASCON®
Development with Conscience

Date: February 12, 2014

To,

National Stock Exchange of India,
Listing Department,
Exchange Plaza,
5th Floor, Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051

Ref: Symbol: VASCONEQ

Subject: Financial Results for the quarter ended December 31, 2013

Dear Sir/ Madam

Vascon Engineers Limited has concluded it's Board Meeting on February 12, 2014.

Please find attached the Unaudited Financial Results for the quarter ended December 31, 2013 along with Limited Review Report by the Statutory Auditors.

Request you to take the same on record.

Thank you

For Vascon Engineers Limited

M. Krishnamurthi

Company Secretary

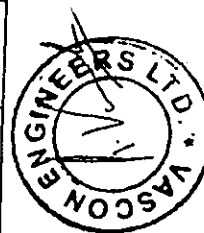
corporate office :

phoenix, bund garden road, camp, pune 411001 india tel. : +91-20-30562100 / 118 fax : +91-20-26131071

registered office :

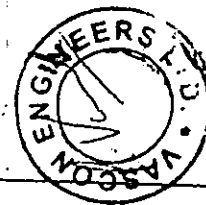
15/16 hazari baugh, lbs marg, vikhorli (west), mumbai - 400 083

UNAUDITED CONSOLIDATED AND STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 ST DECEMBER, 2013



Sr. No.	PARTICULARS	CONSOLIDATED						STANDALONE					
		Quarter Ended		Nine Months Ended		Year Ended		Quarter Ended		Nine Months Ended		Year Ended	
		31st December, 2013 (Unaudited)	30th September, 2013 (Unaudited)	31st December, 2013 (Unaudited)	31st December, 2012 (Unaudited)	31st March, 2013 (Audited)	31st December, 2013 (Unaudited)	31st December, 2013 (Unaudited)	30th September, 2013 (Unaudited)	31st December, 2012 (Unaudited)	31st December, 2013 (Unaudited)	31st March, 2013 (Audited)	31st December, 2013 (Unaudited)
1	Income from operations	17,747	15,578	45,217	51,728	70,477	8,451	7,365	7,365	7,940	22,228	30,305	42,220
	Other Operating Income	(445)	63	(390)	296	284	52	334	334	161	546	534	1,143
	Total Income from operations net	17,302	15,641	44,827	52,024	70,761	8,503	7,699	7,699	8,121	22,774	30,839	43,363
2	Expenditure												
a)	Construction Expenses / Cost of materials consumed	10,439	14,186	34,594	35,321	48,544	5,954	9,496	9,496	7,527	21,171	26,201	35,445
b)	Purchase of stock-in-trade		4	4	977	2,318		4	4	(10)	4	977	2,312
c)	Changes of inventories of finished goods, work in progress and stock in trade	2,457	(2,256)	(1,578)	3,263	3,018	1,018	(2,591)	(2,591)	(1,310)	(2,370)	(1,967)	(1,967)
d)	Employees benefits expenses	2,475	1,897	6,263	5,601	7,730	1,408	1,054	1,054	1,310	3,754	3,284	4,693
e)	Depreciation and amortisation expenses	453	428	1,268	1,465	2,054	270	236	236	380	696	871	1,246
f)	Other expenses	1,827	1,424	4,811	4,972	6,808	385	495	495	933	1,616	2,665	3,781
	Total Expenses	17,651	15,683	45,362	51,599	70,472	9,235	8,694	8,694	10,099	24,871	32,031	45,501
3	Profit / (Loss) from Operations before Other Income, Finance costs & Exceptional Items (1-2)	(349)	(42)	(535)	425	289	(732)	(994)	(994)	(1,978)	(2,097)	(1,192)	(2,118)
4	Other Income	291	449	1,584	1,736	2,898	134	317	317	425	976	1,349	2,631
5	Profit / (Loss) from ordinary activities before Finance costs & Exceptional Items (3+4)	(58)	832	1,049	2,161	3,187	(598)	(677)	(677)	(1,553)	(1,121)	157	512
6	Finance costs	989	852	2,781	2,737	3,319	854	745	745	945	2,466	2,553	3,057
7	Profit / (Loss) from ordinary activities after Finance costs but before Exceptional Items (5-6)	(1,047)	(1,455)	(1,732)	(576)	(1,132)	(1,452)	(1,422)	(1,422)	(2,498)	(3,587)	(2,395)	(2,545)
8	Exceptional Items	(1)	884	(883)	(185)	(588)	(10)	1,645	1,645	5	1,645	57	(346)
9	Profit / (Loss) from Ordinary Activities before tax (7-8)	(1,048)	(439)	(2,037)	(761)	(720)	(1,462)	(223)	(223)	(2,493)	(1,942)	(2,338)	(2,891)
10	Tax Expenses	169	436	797	615	984				35			209
11	Net Profit / (Loss) from Ordinary Activities after tax (9-10)	(1,217)	(1)	(1,646)	(1,376)	(1,704)	(1,462)	(223)	(223)	(2,528)	(1,942)	(2,328)	(3,089)
12	Extraordinary Items												
13	Net Profit / (Loss) for the period (11-12)	(1,217)	1	(1,646)	(1,376)	(1,704)	(1,462)	(223)	(223)	(2,528)	(1,942)	(2,328)	(3,089)
14	Share of profit / (loss) of Associates												
15	Less: Minority Interest	6	42	65	(38)	(33)							
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13-14)	(1,223)	(41)	(1,711)	(1,338)	(1,671)	(1,462)	(223)	(223)	(2,528)	(1,942)	(2,328)	(3,089)
17	Paid-up Equity Share Capital (Face Value Rs. 10/- per share)	9,018	9,018	9,018	9,018	9,018	9,018	9,018	9,018	9,018	9,018	9,018	9,018
18	Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year)												
19	Earnings Per Share (EPS)												
a)	Basic EPS before Extraordinary Items for the period and for the previous year (in Rs.) [Not Annualised]	(1.36)	(0.05)	(1.90)	(1.48)	(1.85)	(1.61)	0.25	0.25	(2.80)	(2.15)	(2.58)	(3.43)
b)	Diluted EPS before Extraordinary Items for the period and for the previous year (in Rs.) [Not Annualised]	(1.34)	(0.05)	(1.88)	(1.48)	(1.85)	(1.59)	0.25	0.25	(2.80)	(2.13)	(2.58)	(3.43)
c)	Basic EPS after Extraordinary Items for the period and for the previous year (in Rs.) [Not Annualised]	(1.36)	(0.05)	(1.90)	(1.48)	(1.85)	(1.61)	0.25	0.25	(2.80)	(2.15)	(2.58)	(3.43)
d)	Diluted EPS after Extraordinary Items for the period and for the previous year (in Rs.) [Not Annualised]	(1.34)	(0.05)	(1.88)	(1.48)	(1.85)	(1.59)	0.25	0.25	(2.80)	(2.13)	(2.58)	(3.43)

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PARTICULARS		Quarter ended 31st December, 2013
Investor Complaints		148
Pending at the beginning of the quarter		1
Received during the quarter		1
Disposed of during the quarter		15
Remaining unresolved at the end of the quarter		

Consolidated Segment wise Revenue, Results and Capital Employed for the quarter and Nine Months ended 31st December, 2013

Particulars	Quarter Ended			Nine Months Ended		Year Ended 31st March, 2013
	31st December, 2013 (Unaudited)	30th September, 2013 (Unaudited)	31st December, 2012 (Unaudited)	31st December, 2013 (Unaudited)	31st December, 2012 (Unaudited)	
1. Segment Revenue						
EPC	6,127	6,618	6,512	18,569	27,638	
Real Estate Development	5,833	3,364	27,59	11,055	12,586	
Hotel	187	89	179	373	357	
Manufacturing & B&S	6,050	6,171	5,926	16,654	15,287	
Total	18,197	16,242	15,376	46,642	55,868	
Less: Inter-Segment Revenue	(895)	(601)	(1,468)	(1,815)	(3,844)	
Net Sales/Income from operations	17,302	15,641	13,908	44,827	52,024	
2. Segment Results						
EPC	453	(211)	(335)	758	2,386	
Real Estate Development	810	567	339	2,093	1,380	
Hotel	37	(4)	58	(5)	28	
Manufacturing & B&S	146	723	288	1,182	855	
Subtotal	1,481	1,075	350	4,028	4,649	
Less: Intra:	(987)	(846)	(1,048)	(2,172)	(2,737)	
Other unallocable expenditure net of unallocable income	(1,542)	210	(1,340)	(2,105)	(2,673)	
Total Profit before tax	(1,049)	437	(537)	(449)	(761)	
3. Capital Employed						
EPC	21,336	20,813	20,871	21,336	20,871	
Real Estate Development	41,017	41,685	37,136	41,017	32,136	
Hotel	4,372	4,208	2,566	4,372	2,566	
Manufacturing & B&S	10,733	10,845	6,492	10,733	4,472	
Unallocable	(8,782)	(7,707)	4,616	(8,782)	4,616	
Total	68,676	67,844	71,481	68,676	71,481	

Vascon Engineers Limited

Notes:

1. The above unaudited financial results were reviewed by the Audit Committee, the Board of Directors at its meeting held on 12th February, 2014 has approved the above results and its release.
2. The above financial results are in accordance with the accounting policies followed by the Company in preparation of statutory accounts.
3. Consolidated financial results have been prepared in accordance with Accounting Standard 21 - "Consolidated Financial Statement" and Accounting Standard 27 - "Financial Reporting of Interests in Joint Ventures" and AS - 23 "Accounting for Investments in Associates in consolidated financial statements".
4. The details of utilisation of proceeds of Initial Public Offer (IPO) in January 2010 as required under clause 43 of the Listing Agreement as under:

		(Rs in lakhs)	
Sr No	Particulars	Amounts to be utilised	Actual utilisation till 31st December, 2013
1	Construction of our EPC contracts and real estate development projects	11,892	11,892
2	Repayment of debt	3,617	3,617
3	General corporate purposes	1,034	1,034
4	Issue expenses paid out of IPO proceeds	1,277	1,277
	Total	17,820	17,820

5. For the purpose of Consolidated Results, the Company has identified in line with Accounting Standard 17 "Segment Reporting" issued by the Institute of Chartered Accountants of India, four primary reporting business segments as follows:
 - a) EPC
 - b) Real Estate Development
 - c) Hotel
 - d) Manufacturing and BMS
6. The Company / group has engaged in its business mainly within India. Accordingly no separate geographical disclosures are considered necessary.
7. As per approval granted by the Central Government, enhanced managerial director remuneration w.e.f 01.04.2011 has been provided amounts to Rs. 6.33 crs upto december 2013 quarter.
8. Previous period figures have been regrouped and reclassified wherever necessary, for the purpose of comparison.

Place: Mumbai

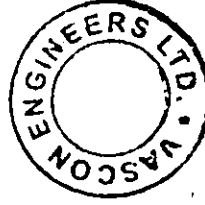
Date: 12th February, 2014

By Order of the Board of Directors

[Signature]

R. Vasudevan

Managing Director



[Signature]



Anand Mehta & Associates

Chartered Accountants
Mulratna, 1st Floor,
334, Narshi Natha Street,
Masjid (West), Mumbai 400 009
Office 022-23400882 Fax 23420195
Email: amcon.mumbai@amcount.com

To
The Board of Directors,
Vascon Engineers Limited,
15/16, Hazari Baug,
L. B. S. Marg,
Vikhroli (West),
Mumbai 400 083

Dear Sirs,

Limited Review Report

1. Introduction

We have reviewed the accompanying statement of unaudited consolidated financial results of Vascon Engineers Limited (the Company), its 12 subsidiaries, 1 subsidiary LLP, 7 jointly controlled entities and 2 Associates ("Vascon Group") for the quarter and nine months ended 31st December, 2013 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the management and Registrar and Transfer Agent respectively and have not been reviewed by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors on 12th February, 2014. Management is responsible for the preparation and fair presentation of this interim financial information in accordance with Indian Generally Accepted Accounting Principles. Our responsibility is to issue a report on these Consolidated Financial results based on our review.

Kulni



2. Scope of Review

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus, provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3. Emphasis of Matter

Without qualifying our review conclusion, we draw attention to;

- a. We did not review the financial result of 1 subsidiary included in the consolidated financial results, whose consolidated financial result reflects net total profit of Rs. 622.86 Lakhs (after eliminating intra group transactions) for the quarter and nine months ended 31st December, 2013. The financial results and other information's have been reviewed by the other auditor whose reports have been furnished to us.
- b. We did not review the financial results of entities mentioned herein below included in the consolidated financial results, whose consolidated unaudited financial results reflect net total loss of Rs. 473.47 Lakhs (after eliminating intra group transactions) for the quarter and nine months ended 31st December, 2013.

Particulars	Numbers	Amount Rupees Profit/(Loss)
Joint Venture	1	(13.38)
Associates	1	(460.09)
Total		(473.47)



c. We did not review the financial results of entities mentioned herein below included in the consolidated financial results, whose consolidated financial results reflect net profit/loss of Rs. Nil (after eliminating intra group transactions) for the quarter and nine months ended 31st December, 2013. These financial review reports have not been received as on date from the auditors of respective entities.

Rupees in lakhs

Particulars	Numbers	Amount Rupees Profit/(Loss)
Subsidiary LLP	1	Nil
Associates	1	Nil
Total		Nil

4. Conclusion

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards notified pursuant to the Companies (Accounting Standards) Rules, 2006 [Standards referred to in sub-section(3C) of section 211 of the Companies Act, 1956, which as per General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs continues to apply under Section 133 of the Companies Act, 2013] and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Anand Mehta & Associates**

Chartered Accountants

Firm Registration No. 127305W

Kuln V. Mehta

Kuln V. Mehta

Partner

M. No. 038440



Mumbai; 12th February, 2014



Anand Mehta & Associates

Chartered Accountants
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334, Narshi Natha Street,
Masjid (West), Mumbai 400 009
Office 022-23400882 Fax 23420195
Email: amcon.mumbai@amcount.com

To
The Board of Directors,
Vascon Engineers Limited,
15/16, Hazari Baug,
L. B. S. Marg,
Vikhroli (West),
Mumbai 400 083

Dear Sirs,

Limited Review Report

1. Introduction

We have reviewed the accompanying statement of standalone unaudited financial results of Vascon Engineers Limited ("The Company") for the quarter and nine months ended 31st December, 2013 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the management and Registrar and Transfer Agent respectively and have not been reviewed by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors on 12th February, 2014. Management is responsible for the preparation and fair presentation of this interim financial information in accordance with Indian Generally Accepted Accounting Principles. Our responsibility is to issue a report on these financial results based on our review.



Kulni

2. Scope of Review

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus, provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3. Conclusion

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards notified pursuant to the Companies (Accounting Standards) Rules, 2006 [Standards referred to in sub-section(3C) of section 211 of the Companies Act, 1956, which as per General Circular 15/2013 dated 13th September, 2013 of the Ministry of Corporate Affairs continues to apply under Section 133 of the Companies Act, 2013] and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Anand Mehta & Associates**

Chartered Accountants

Firm Registration No. 127305W

Kuln V. Mehta

Kuln V. Mehta

Partner

M. No. 038440

Mumbai; 12th February, 2014

