



CNGSN & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Partners of **CASA GRANDE ENTERPRISES LLP**

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **CASA GRANDE ENTERPRISES LLP** ("the LLP"), which comprise the Balance Sheet as of March 31, 2023, the Statement of Profit and Loss and the Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view in conformity with the accounting principles generally accepted in India including the Accounting Standards issued by Institute of Chartered Accountants of India (ICAI), of the state of affairs of the LLP as at March 31, 2023 and its profit and its cash flows for the year ended on that date.

Basis for Opinion:

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the LLP in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

Management's Responsibility for the Financial Statement

Management is responsible for the preparation of the financial statement that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards issued by ICAI pursuant to the Limited Liability Partnership Act, 2008 read with Limited Liability Partnership Rules, 2009. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Limited Liability Partnership Act, 2008 read with Limited Liability Partnership Rules and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the LLP'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.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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, but not for the purpose of expressing an opinion on whether the LLP has in place an adequate internal financial controls system over financial reporting and operating effectiveness of such controls
- (c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- (d) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the LLP's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the LLP to cease to continue as a going concern.



- (e) Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- (f) We communicate with management 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.

For CNGSN & ASSOCIATES LLP
Chartered Accountants
F.R.No. - 004915S/S200036



Place: Chennai
Date: 19-07-2023


C N GANGADARAN
Partner

Membership No. 011205
UDIN No. 23011205BGPUZP3244

Casa Grande Enterprises LLP**Balance Sheet as at 31 March 2023***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

Particulars	Note	As at	
		March 31, 2023	March 31, 2022
EQUITY AND LIABILITIES			
Partners' funds			
Partners' capital	2	10.00	10.00
Partners' current account	3	1,851.58	2,914.54
		1,861.58	2,924.54
CURRENT LIABILITIES			
Short-term borrowings	4	1.50	-
Other current liabilities	5	524.84	508.11
		526.34	508.11
Total		2,387.92	3,432.65
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	6	3.08	3.62
Deferred tax assets	7	0.06	28.89
		3.14	32.51
CURRENT ASSETS			
Inventories	8	528.71	528.71
Trade receivables	9	1,089.81	2,267.72
Cash and cash equivalents	10	300.63	164.60
Short-term loans and advances	11	445.53	419.13
Other current assets	12	20.10	19.98
		2,384.78	3,400.14
Total		2,387.92	3,432.65
Summary of significant accounting policies	1		

The accompanying notes form an integral part of the financial statements
As per our report of even date attached.

For CNGSN & ASSOCIATES LLP

Chartered Accountants

Firm's Registration No.: 04915S

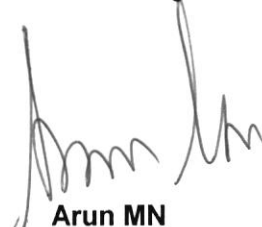


C.N. Gangadaran
Partner

Membership No: 011205

Place : Chennai
Date : 19.07.2023**For and on behalf of the designated partners of****Casa Grande Enterprises LLP**

Firm's Registration No.: AAB-3828



Arun MN
Authorized Representative of
Casagrand Premier Builder
Private Limited
DIN: 00793551

Place : Chennai
Date : 19.07.2023

Dorothy Thomas
Designated Partner

DIN: 00729577

Place : Chennai
Date : 19.07.2023

Casa Grande Enterprises LLP**Statement of Profit and Loss for the year ended 31 March 2023***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

Particulars	Note	For the year ended March 31, 2023	For the year ended March 31, 2022
INCOME			
Other income	13	4,258.94	2,382.54
Total Income		4,258.94	2,382.54
EXPENSES			
Change in inventories	14	-	-
Other expenses	15	4,146.45	2,330.71
Depreciation and amortization expenses	6	0.54	0.63
Total Expenses		4,146.99	2,331.34
PROFIT BEFORE TAX		111.95	51.20
Tax expenses			
Current tax		10.53	-
Deferred tax liability / (asset)		28.83	-6.03
PROFIT AFTER TAX		72.59	57.23
Summary of significant accounting policies	1		

The accompanying notes form an integral part of the financial statements
As per our report of even date attached.

For CNGSN & ASSOCIATES LLP

Chartered Accountants

Firm's Registration No.: 04915S

**C.N. Gangadaran**

Partner

Membership No: 011205

Place : Chennai

Date : 19.07.2023

**For and on behalf of the designated partners of
Casa Grande Enterprises LLP**

Firm's Registration No.: AAB-3828

**Arun MN**Authorized Representative of
Casagrand Premier Builder
Private Limited

DIN: 00793551

Place : Chennai

Date : 19.07.2023

**Dorothy Thomas**

Designated Partner

DIN: 00729577

Place : Chennai

Date : 19.07.2023

Casa Grande Enterprises LLP**Cash flow statement for the year ended 31 March 2023***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

S.No.	Particulars	March 31, 2023	March 31, 2022
I.	Cash flow from operating activities		
	Profit (Loss) before tax	111.95	51.20
	Adjustments for:		
	Depreciation and amortisation expense	0.54	0.63
	Interest Income	(3.20)	(0.58)
	Operating profit before working capital changes	109.29	51.25
	Changes in working capital:		
	(Increase) / Decrease in trade receivables	1,177.91	(468.21)
	Decrease/(increase) in loans and advances	(36.16)	546.30
	Decrease/(increase) in other current assets	-	63.06
	Increase/(decrease) other current liabilities and provisions	16.73	136.86
	Cash generated from operations		
	Taxes Paid (including TDS receivable)	(0.77)	(1.25)
	Net cash generated from operating activities	1,267.00	328.01
II.	[B] CASH FLOW FROM INVESTING ACTIVITIES		
	Loan recovered from related parties	-	(207.68)
	Interest received	3.08	(16.74)
	Net cash used in investing activities	3.08	(224.42)
III.	[C] CASH FLOW FROM FINANCING ACTIVITIES		
	Increase/(decrease) Borrowings	1.50	(5.23)
	Contribution from partners	(1,135.55)	59.87
	Net cash used in financing activities	(1,134.05)	54.64
	Net increase/(decrease) in cash and cash equivalents	136.03	158.23
		164.60	6.37
	Cash and cash equivalents as at the beginning of the year		
	Cash and cash equivalents as at the end of the year	300.63	164.60

The accompanying notes form an integral part of the financial statements

As per our report of even date attached.

For CNGSN & ASSOCIATES LLP

Chartered Accountants

Firm's Registration No.: 04915S


C.N. Gangadharan
Partner

Membership No: 011205

Place : Chennai

Date : 19.07.2023

**For and on behalf of the designated partners of****Casa Grande Enterprises LLP**

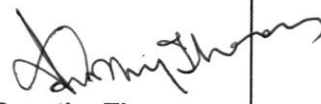
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Private Limited

DIN: 00793551

Place : Chennai

Date : 19.07.2023


Dorothy Thomas
Designated Partner

DIN: 00729577

Place : Chennai

Date : 19.07.2023

Casa Grande Enterprises LLP

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

(All amounts are in Indian Rupees Lakhs (₹), unless otherwise stated)

1 General information

(a) Entity overview

Casa Grande Enterprises LLP ('the entity') was incorporated on 03 November 2013. The entity is engaged in the business of real estate development.

(b) Comparatives

All amounts in the financial statements are presented in Indian Rupees (₹) except share data and as otherwise stated. Figures for the previous year have been regrouped/ re-arranged wherever considered necessary to conform to the figures presented in the current year.

1.1 Significant accounting policies

(a) Basis of preparation of financial statements

The financial statements are prepared under the historical cost convention and comply in all material respects with the accounting standards issued by the Institute of Chartered Accountants of India ('ICAI') and other generally accepted accounting principles in India (Indian GAAP), and the provisions of the Limited Liability Partnership Act, 2008.

(b) Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities on the date of the financial statements and the results of operations during the reporting periods. Significant estimates include income tax, and sufficiency of future taxable income for recognition of deferred tax assets. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from those estimates and any revisions to accounting estimates is recognised prospectively in the current and future periods.

Assets and liabilities are classified as current or non-current as per entity's normal operating cycle. Based on the nature of work, the entity has ascertained its operating cycle as upto twelve months for the purpose of current and non-current classification of assets and liabilities.

(c) Income recognition (other income)

Agency commission from intermediary services

Income is recognised to the extent that it is probable that the economic benefits will flow to the entity and the income can be reliably measured. Agency commission from intermediary services is recognised on the basis of net commission earned.

Income from properties held for development

Income from the sale of properties held for development is recognised once the title of property is transferred to the intended customer, which co-incides with the date of sale deed.

(d) Inventories

Properties held for development

Properties held for development represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost, where applicable and other costs incurred to get the properties ready for their intended use.



Casa Grande Enterprises LLP

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

(All amounts are in Indian Rupees Lakhs (₹), unless otherwise stated)

(e) Property, plant and equipment

Tangible assets and depreciation

Tangible assets are carried at cost of acquisition or construction less accumulated depreciation and impairment losses, if any. Cost of acquisition comprises the purchase price and any directly attributable cost of bringing the asset to its working condition for its intended use and is net of refundable duties and taxes as applicable. Cost of assets not ready for the intended use before such date is disclosed as capital work-in-progress.

Subsequent expenditure incurred on an item of tangible asset is added to the book value of that asset only if this increases the future benefits from the existing asset beyond its previously assessed standard of performance. Borrowing cost directly attributable to acquisition of these tangible assets which necessarily take a substantial period of time to get ready for their intended use is capitalized.

Depreciation is provided on Written Down Value method at the rates specified as per Income Tax Act, 1961 or based on the useful life of the assets as estimated by the management, whichever is higher. Depreciation on additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year depreciation has been applied.

Gains or losses that arise on disposal or retirement of an asset are measured as the difference between net disposal proceeds and the carrying value of an asset and are recognised in the statement of income and expenditure when the asset is derecognised.

(f) Impairment of assets

The entity assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the entity estimates the recoverable amount of the asset. An asset's recoverable amount is the higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life.

If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of income and expenditure. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and is accordingly reversed in the statement of income and expenditure.

(g) Income taxation

Tax expense for the year recognised in the statement of income and expenditure comprises current income tax and deferred income tax.

Current income tax

Current tax is payable on taxable profits, which differ from profit or loss in the financial statements. Current tax is computed based on tax rates and tax laws that have been enacted or substantially enacted by the end of the reporting period. Alternative Minimum TAX ("AMT") credit entitlement, paid in accordance with the tax laws, can be carried forward and utilised for a period of ten years from the year in which the same is availed. Accordingly, it is recognised as an asset in the balance sheet when it is probable that the future economic benefit associated with it will flow to the entity and the asset can be measured reliably.



Casa Grande Enterprises LLP

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

(All amounts are in Indian Rupees Lakhs (₹), unless otherwise stated)

Deferred income tax

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred income tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the reporting date.

Deferred tax liabilities are recognized for all taxable timing differences. Deferred tax assets are recognized for deductible timing differences only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

The carrying amount of deferred tax assets are reviewed by the entity at each balance sheet date and the carrying amount of a deferred tax asset is written down to the extent that it is no longer reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which deferred tax asset can be realized.

Deferred tax assets and deferred tax liabilities have been offset wherever the entity has a legally enforceable right to set off current tax assets against current tax liabilities and where the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

(h) Cash flow statement

Cash flows are reported using the indirect method, whereby surplus / deficit before extraordinary items and tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments, and items of income or expense associated with investing or financing cash flows. The cash flows from operating, financing and investing activities of the entity are segregated based on the available information. Cash comprises of cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

(j) Segment reporting

The entity operates in only one segment and does not operate in geographies with significantly differing risks and returns. Hence, there are no reportable business or geographical segments under Accounting Standard 17, 'Segment Reporting'.

(k) Provisions, contingent liabilities and contingent assets

A provision is recognized when the entity has a present obligation as a result of past event i.e., it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date.

A disclosure for a contingent liability is made when there is possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Contingent assets are neither recognized nor disclosed in the financial statements.

There were no capital commitments as at the year end. Other commitments are cancellable at the option of the entity and hence not disclosed.



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

2 Partners' capital	% of holding*	As at 31 March 2023	% of holding*	As at 31 March 2022
Name of the partners				
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	99%	9.90	99%	9.90
Dorothy Thomas	1%	0.10	1%	0.10
	100%	10.00	100%	10.00

* Share of profit/ loss will be in proportion to % of holding by each partner.

3 Partners' current account	Casagrand Premier Builder Private Limited	Dorothy Thomas	K.R. Anerudan
Balance as at 1 April 2021	2,788.80	-	8.64
Contribution/withdrawal during the year	68.51	-	(8.64)
Profit for the year	56.66	0.57	-
Balance as at 31 March 2022	2,913.97	0.57	-
Contribution/withdrawal during the year	(1,135.59)	0.04	-
Profit for the year	71.86	0.73	-
Balance as at 31 March 2023	1,850.24	1.34	-

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Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

	As at March 31, 2023	As at March 31, 2022
4 Short-term borrowings		
Unsecured		
Borrowings		
- From Related parties	1.50	-
	1.50	-
5 Other current liabilities		
Advance from customers	84.65	14.31
Payable for land acquisition	0.50	0.50
Statutory Dues	2.09	6.55
Outstanding expenses	3.10	18.80
Other liabilities	434.50	467.95
	524.84	508.11

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Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***6 Property, plant and equipment and Intangible assets**

Particulars	Property, plant and equipment				
	Furniture & fittings	Computers	Office equipments	Vehicle	Total
Gross Block					
As at 01 April 2021	0.70	1.73	11.98	0.46	14.87
Additions	-	-	-	-	-
Adjustments	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 March 2022	0.70	1.73	11.98	0.46	14.87
Additions	-	-	-	-	-
Adjustments	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 March 2023	0.70	1.73	11.98	0.46	14.87
Depreciation					
As at 01 April 2021	0.34	1.70	8.27	0.31	10.62
For the year	0.04	0.01	0.56	0.02	0.63
Adjustments	-	-	-	-	-
On Disposals	-	-	-	-	-
As at 31 March 2022	0.38	1.71	8.83	0.33	11.25
For the year	0.03	0.01	0.48	0.02	0.54
Adjustments	-	-	-	-	-
On Disposals	-	-	-	-	-
As at 31 March 2023	0.41	1.72	9.31	0.35	11.79
Net Block					
As at 31 March 2022	0.32	0.02	3.15	0.13	3.62
As at 31 March 2023	0.29	0.01	2.67	0.11	3.08



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

	As at March 31, 2023	As at March 31, 2022
7 Deferred tax asset		
Deferred tax asset arising on account of:		
- Impact of carried forward business loss	0.06	28.89
	0.06	28.89
8 Inventories		
Work-in-progress	528.71	528.71
	528.71	528.71
9 Trade Receivable		
Unsecured considered good		
Related party (Net)	1,089.81	2,267.72
	1,089.81	2,267.72
Note		
Trade payables ageing schedule	March 31, 2023	March 31, 2022
(i) Undisputed Trade Receivables – considered good		
- Less than 6 months	865.33	610.22
- 6 months - 1 year	5.96	381.15
- 1-2 years	97.26	1,044.15
- 2-3 years	121.27	232.19
- More than 3 years	-	-
	1,089.81	2,267.72
	As at March 31, 2023	As at March 31, 2022
10 Cash and cash equivalents		
Cash on hand	1.22	2.22
Balances with banks		
- In current accounts	246.65	112.38
	247.87	114.60
Other bank balances		
- Balances held as margin money or security against borrowings	52.76	50.00
	52.76	50.00
	300.63	164.60



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

	As at March 31, 2023	As at March 31, 2022
11 Short-term loans and advances		
Unsecured		
Advances for purchase of land	105.00	105.00
Advances to suppliers	43.26	7.10
Advance tax & TDS receivable	49.59	59.35
Advances to related party	247.68	247.68
	445.53	419.13

LOANS AND ADVANCES RELATED PARTY**Type of borrower**

	March 31, 2023	March 31, 2022
Amount of loan or advance in the nature of loan outstanding	Repayable on demand	Repayable on demand
Percentage to the total loans and advances in the nature of loans	100%	100%
Promoters	-	-
Directors	-	-
KMPs	-	-
Related parties	247.68	247.68

	As at March 31, 2023	As at March 31, 2022
12 Other current assets		
Interest receivable	20.10	19.98
	20.10	19.98



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

	Year ended March 31, 2023	Year ended March 31, 2022
13 Other income		
Interest income	3.20	0.58
Advertising Income	4,255.74	2,381.96
	4,258.94	2,382.54
14 Change in inventories		
Inventories at the beginning of the year:		
Work-in-progress	528.71	528.71
Sub Total (A)	528.71	528.71
Inventories at the end of the year		
Work-in-progress	528.71	528.71
Sub - Total (B)	528.71	528.71
(Increase)/ Decrease in inventories (A - B)	-	-
15 Other expenses		
Rates and taxes	0.17	0.03
Payments to auditor (Refer Note 15A)	0.60	0.65
Professional fees	0.74	3.38
Selling and distribution expenses	4,144.92	2,326.63
Bank charges	0.02	0.02
	4,146.45	2,330.71
15A Payment to Auditors		
For statutory audit	0.60	0.50
For tax audit	-	0.15
	0.60	0.65



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***16 Related party disclosure****a) Names of related parties and nature of relationship**

Relationship	As at 31st March, 2023
Key management personnel	Arun MN Dorothy Thomas
Holding Company	Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)
Fellow Subsidiaries	Casa Grande Civil Engineering Private Limited Casa Grande Grace Private Limited Casa Interior Studio Private Limited (Till 31/01/2022) Casa Grande Propcare Private Limited (Till 31/01/2022) Casagrand Staylogy Private Limited Casa Grande Homes Private Limited Casagrand Horizons Private Limited Gazy Mag Private Limited Casagrand Magick Ruffy Private Limited Casa Grande Smart Value Homes Private Limited Casa Grande Milestone Private Limited Casa Grande Zest Private Limited Casa Grande Axiom Private Limited Casa Grande Garden City Builders Private Limited Casagrand Vistaaz Private Limited Casa Grande Coimbatore LLP Casa Grande Shelter LLP Casa Grande Vallam LLP Grace Gated Community LLP Danub Homes Private Limited Dawning Developers LLP Casa Grande Realtors LLP Sky Magna LLP (Till FY 2020-21) Casagrand Aesthetic Private Limited Casagrand Regale Private Limited Casagrand Dream Home Private Limited (Casagrand Bizpark Private Limited W.E.F 10.01.2022)



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

Relationship	As at 31st March, 2023
Fellow Subsidiaries	Casagrand Spaceintell Private Limited Upstay Builder Private Limited (from 22/10/2021) Casagrand Zingo Private Limited (from 28/10/2021) Casagrand Exotia Private Limited (from 10/11/2021) Casagrand Hyderwise Private Limited (from 31/12/2021) Casagrand Everta Private Limited (from 10/11/2021) Casagrand Vivacity Private Limited (from 3/11/2021) Casagrand Vivaace Private Limited (from 07/12/2021) Casagrand Fresh Private Limited (from 14/04/2021) SHV LPG India Private Limited / Casagrand Magnum Private Limited (wef 22-02-2022) Casagrand Anchor Private Limited (from 26/10/2021) Casagrand Stage7 Private Limited (from 29/04/2022) Casagrand Perch Builder Private Limited (from 06/05/2022) Casagrand Beacon Private Limited (from 25/06/2022) Casagrand Lotus Private Limited (from 16/06/2022) Casagrand Blue Horizon Private Limited (from 06/07/2022) Exotia Builder Private Limited (from 07/07/2022) Flock Builder Private Limited (from 07/07/2022) Casagrand Fittedhomes Private Limited (from 19/07/2022) Casagrand Alphine Private Limited (from 22/07/2022) Casagrand Millenia Private Limited (from 20/03/2023) Casagrand Astute Private Limited (from 22/07/2022)
Entities in which key management personnel exercise significant influence	Blitzkrieg Technology Private Limited Propel Holdings LLP IRIS Development LLP Blue Sea Homes Search LLP UKR Agency Private Limited (Till FY 2020-21) Gallante Promoter LLP Nobilitas Home Search LLP Sea View Homes Search LLP Solace Gated Community LLP Venerate Homes Search LLP Zest Homes Search LLP Casagrand Supreme Home LLP AAK Realty Service LLP Arun Hope Foundation Casagrand Millenia Private Limited Casagrand Brightkids Private Limited Syona Cosmetics Private Limited Chengalpattu Warehousing Parks Private Limited Thinksai Software Private Limited (Till FY 2021-22) Arun Family Trusteeship LLP Casagrand Arun MN Academy Foundation Casa Interior Studio Private Limited (From 01/02/2022) Casa Grande Propcare Private Limited (From 01/02/2022) Casagrand Starpark Private Limited Casagrand Luxor Private Limited Chengalpattu Logistics Parks Private Limited



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***(b) Transactions with related parties during the year***

Nature of Transactions	Year ended 31 March 2023	Year ended 31 March 2022
Advertising income		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	847.93	921.33
Casa Grande Civil Engineering Private Limited	527.52	-
AAK Realty Services LLP	9.63	68.75
Casagrand Hyderwise Private Limited	2.18	3.49
Casa Grande Garden City Builders Private Limited	1,259.22	352.03
Casa Grande Milestone Private Limited	-	1.06
Casa Grande Grace Private Limited	162.89	103.34
Casa Grande Coimbatore LLP	30.16	36.79
Casa Grande Homes Private Limited	10.20	82.42
Casagrand Millenia Private Limited	187.53	34.34
Casa Grande Realtors LLP	-	2.61
Casa Grande Smart Value Homes Private Limited	162.33	158.45
Gazy Mag Private Limited	97.58	76.32
Casagrand Magick Ruffy Private Limited	144.09	276.67
Danub Homes Private Limited	298.76	327.43
Interest income		
Casagrand Spaceintell Private Limited	25.27	-
Arun Hope Foundation	43.91	-
Casa Grande Axiom Private Limited	44.89	-
Casa Grande Zest Private Limited	171.22	-
Casagrand Astute Private Limited	14.09	-
Casagrand Horizons Private Limited	238.78	-
Casagrand Perch Builder Private Limited	17.22	-
Loan Received		
CGD Satharai Private Limited	-	1.50
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	-	1,049.86
Loan Given		
Casa Grande Shelter LLP	-	5.00
Casa Grande Vallam LLP	-	0.23
Advance from Customer		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	251.80	-
Reimbursement of expenses		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	0.17	-
Current Account contribution received		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	(1,135.59)	68.51
Dorothy Thomas	0.04	-



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***(c) Balances outstanding with related parties at the year end***

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Trade payables		
Casa Grande Propcare Private Limited	-	-
Casa Interior Studio Private Limited	0.44	0.44
Trade Receivables		
Casa Grande Grace Private Limited	-	140.11
Dawning Developers LLP	-	5.67
Casa Grande Civil Engineering Private Limited	49.71	10.52
Casa Grande Coimbatore LLP	197.91	166.16
AAK Realty Services LLP	62.79	72.64
Casagrand Hyderwise Private Limited	-	3.67
Casa Grande Garden City Builders Private Limited	313.27	372.19
Casa Grande Homes Private Limited	-	11.05
Casa Grande Axiom Private Limited	-	16.93
Casagrand Millenia Private Limited	0.60	-
Casa Grande Magick Ruffy Private Limited	1.19	495.11
Danub Homes Private Limited	114.51	148.12
Casagrand Spaceintell Private Limited	26.60	-
Casa Grande Milestone Private Limited	-	176.40
Casa Grande Zest Private Limited	114.28	-
Arun Hope Foundation	46.62	-
Casagrand Astute Private Limited	14.84	-
Casagrand Horizons Private Limited	90.04	-
Casa Grande Smart Value Homes Private Limited	57.48	396.52
Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Short term Borrowings		
CGD Satharai Private Limited	1.50	1.50
Trade Receivables		
Gazy Mag Private Limited	-	169.63
Casa Grande Realtors LLP	-	6.18
Casagrand Millenia Private Limited	-	76.82
Loan Given		
Propel Holdings LLP	210.00	210.00
Casa Grande Propcare Private Limited	37.68	37.68
Advance from customers		
Casa Grande Grace Private Limited	71.97	-
Interest receivable		
Propel Holdings LLP	16.80	16.80
Current account		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	1,850.24	2,913.97
Dorothy Thomas	1.34	0.57
Share Capital		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	9.90	9.90
Dorothy Thomas	0.10	0.10



Casa Grande Enterprises LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***17 Contingent liability**

(i) Claims against the entity not acknowledged as debts

Particulars	As at	As at
	31 March 2023	31 March 2022
Income tax	6.19	-
	6.19	-

We have ongoing disputes with direct tax authorities relating to tax treatment of certain items in the entity. These mainly include timing difference of expenses claimed, tax treatment of certain items of income/expense, etc. in their tax computation.

18 Figures are rounded off to the nearest lakhs. Previous year figures have been regrouped and/or reclassified wherever necessary, to conform to the current year classification.

As per our review report of even date attached


For CNGSN & ASSOCIATES LLP

Chartered Accountants

Firm's Registration No.: 04915S

For and on behalf of the designated partners of**Casa Grande Enterprises LLP**

Firm's Registration No.: AAB-3828


C.N. Gangadharan
Partner
Arun MN
Authorized Representative of
Casagrand Premier Builder
Private Limited
Dorothy Thomas
Designated Partner

Membership No: 011205

Place : Chennai
Date : 19.07.2023Place : Chennai
Date : 19.07.2023Place : Chennai
Date : 19.07.2023