

## 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, 2024, 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 material 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, 2024 and its Surplus 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.


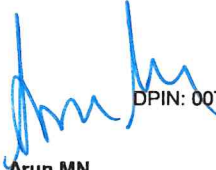
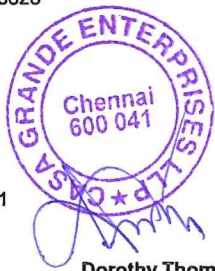
For CNGSN & Associates LLP  
Chartered Accountants  
F.R.No.04915S

  
C.N. Gangadaran  
Partner  
Membership No:011205  
Place: Chennai  
Dated: 01.07.2024  
UDIN: 24011205BKANEY5809





Casa Grande Enterprises LLP			
Balance Sheet as at 31 March 2024			
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)			
Particulars	Note	As at	As at
		March 31, 2024	March 31, 2023
<b>EQUITY AND LIABILITIES</b>			
<b>Partners' funds</b>			
Partners' capital	2	10.00	10.00
Partners' current account	3	5,091.22	1,851.58
		<b>5,101.22</b>	<b>1,861.58</b>
<b>CURRENT LIABILITIES</b>			
Short-term borrowings	5	40.26	1.50
Other current liabilities	6	1,946.66	524.84
Short-term provisions	4	1,142.40	1,070.51
		<b>3,129.32</b>	<b>1,596.85</b>
<b>Total</b>		<b>8,230.54</b>	<b>3,458.43</b>
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	7	3.03	3.08
Deferred tax assets	8	0.06	0.06
		<b>3.09</b>	<b>3.14</b>
<b>CURRENT ASSETS</b>			
Inventories	9	528.71	528.71
Trade receivables	10	5,082.93	1,089.81
Cash and cash equivalents	11	269.96	300.63
Short-term loans and advances	12	2,342.86	1,516.04
Other current assets	13	2.99	20.10
		<b>8,227.45</b>	<b>3,455.29</b>
<b>Total</b>		<b>8,230.54</b>	<b>3,458.43</b>
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.			
<b>For CNGSN &amp; ASSOCIATES LLP</b>		<b>For and on behalf of the designated partners of</b>	
Chartered Accountants		<b>Casa Grande Enterprises LLP</b>	
Firm's Registration No.: 049155		Firm's Registration No.: AAB-3828	
			
<b>C.N. Gangadaran</b> Partner		<b>Arun MN</b> Authorized Representative of Casagrand Premier Builder Limited	<b>Dorothy Thomas</b> Designated Partner
Membership No: 011205		DPIN: 00793551	DPIN: 00729577
Place : Chennai Date : 01.07.2024		Place : Chennai Date : 01.07.2024	Place : Chennai Date : 01.07.2024

Casa Grande Enterprises LLP				
Statement of Profit and Loss for the year ended 31 March 2024				
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)				
Particulars	Note	For the year ended March 31, 2024	For the year ended March 31, 2023	
<b>INCOME</b>				
Other income	14	7,929.75	4,258.94	
<b>Total Income</b>		<b>7,929.75</b>	<b>4,258.94</b>	
<b>EXPENSES</b>				
Change in inventories	15	-	-	
Other expenses	16	7,748.60	4,146.45	
Finance costs	17	6.91	-	
Depreciation and amortization expenses	7	0.05	0.54	
<b>Total Expenses</b>		<b>7,755.56</b>	<b>4,146.99</b>	
<b>PROFIT BEFORE TAX</b>				
		<b>174.19</b>	<b>111.95</b>	
<b>Tax expenses</b>				
Current tax		64.96	10.53	
Deferred tax liability / (asset)		-	28.83	
<b>PROFIT AFTER TAX</b>				
		<b>109.23</b>	<b>72.59</b>	
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.				
<b>For CNGSN &amp; ASSOCIATES LLP</b>		<b>For and on behalf of the designated partners of</b>		
Chartered Accountants		<b>Casa Grande Enterprises LLP</b>		
Firm's Registration No.: 04915S		Firm's Registration No.: AAB-3828		
				
<b>C.N. Gangadaran</b>		<b>Arun MN</b>	<b>Dorothy Thomas</b>	
Partner		Authorized Representative of	Designated Partner	
Membership No: 011205		Casagrاند Premier Builder Limited		
Place : Chennai		DPIN: 00793551	DPIN: 00729577	
Date : 01.07.2024		Place : Chennai	Place : Chennai	
		Date : 01.07.2024	Date : 01.07.2024	



**Casa Grande Enterprises LLP**  
**Cash flow statement for the year ended March 31, 2024**  
*(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

S.No.	Particulars	March 31, 2024	March 31, 2023
I.	<b>Cash flow from operating activities</b>		
	Profit (Loss) before tax	174.19	111.95
	Adjustments for:		
	Depreciation and amortisation expense	0.05	0.54
	Interest Income	(3.87)	(3.20)
	Operating profit before working capital changes	170.37	109.29
	<b>Changes in working capital:</b>		
	(Increase) / Decrease in trade receivables	(3,993.12)	1,177.91
	Decrease/(increase) in loans and advances	(810.02)	(1,106.67)
	Decrease/(increase) in other current assets	-	-
	Increase/(decrease) other current liabilities and provisions	1,421.82	16.73
	<b>Cash generated from operations</b>		
	Taxes Paid (including TDS receivable)	(64.96)	(0.77)
	<b>Net cash generated from operating activities</b>	<b>(3,275.91)</b>	<b>196.49</b>
II.	<b>[B] CASH FLOW FROM INVESTING ACTIVITIES</b>		
	Loan recovered from related parties	(16.80)	-
	Interest received	20.98	3.08
	<b>Net cash used in investing activities</b>	<b>4.18</b>	<b>3.08</b>
III.	<b>[C] CASH FLOW FROM FINANCING ACTIVITIES</b>		
	Increase/(decrease) Borrowings	38.76	1.50
	Contribution from partners	3,130.41	(1,135.55)
	<b>Net cash used in financing activities</b>	<b>3,169.17</b>	<b>(1,134.05)</b>
	<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(102.56)</b>	<b>(934.48)</b>
	Cash and cash equivalents as at the beginning of the year	300.63	164.60
	Cash and cash equivalents as at the end of the year	269.96	300.63

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 : 01.07.2024



**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  
Limited  
DPIN: 00793551

Place : Chennai  
Date : 01.07.2024



  
**Dorothy Thomas**  
Designated Partner

DPIN: 00729577

Place : Chennai  
Date : 01.07.2024



**Casa Grande Enterprises LLP**

**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2024**

*(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 Material 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.

**(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.



**Casa Grande Enterprises LLP**

**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2024**

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

**(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.

**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.

**(i) 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'.

**(j) 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 2024	31 March 2023
<b>Name of the partners</b>			
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	99%	9.90	9.90
Dorothy Thomas	1%	0.10	0.10
	<b>100%</b>	<b>10.00</b>	<b>10.00</b>

\* 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 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	-	-
Contribution/withdrawal during the year		3,130.42	(0.01)	-	-
Profit for the year		108.14	1.09	-	-
Balance as at 31 March 2024		5,088.80	2.42	-	-

## 4 Provisions

	As at March 31, 2024		As at March 31, 2023	
	Long-term	Short-term	Long-term	Short-term
Provision for Income Tax	-	1,142.40	-	1,070.51
	-	1,142.40	-	1,070.51



**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, 2024	As at March 31, 2023
<b>5 Short-term borrowings</b>		
<b>Unsecured</b>		
Temporary bank overdraft	40.26	-
Borrowings		
- From Related parties	-	1.50
	<u>40.26</u>	<u>1.50</u>
<b>6 Other current liabilities</b>		
Advance from customers	-	84.65
Advance from customers - Related party	30.31	-
Payable for land acquisition	-	0.50
Statutory Dues	39.60	2.09
Outstanding expenses	4.10	3.10
Other liabilities	1,872.65	434.50
	<u>1,946.66</u>	<u>524.84</u>



**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)**7 Property, plant and equipment and Intangible assets**

Particulars	Property, plant and equipment				
	Furniture & fittings	Computers	Office equipments	Vehicle	Total
<b>Gross Block</b>					
<b>As at 1 April 2022</b>	<b>0.70</b>	<b>1.73</b>	<b>11.98</b>	<b>0.46</b>	<b>14.87</b>
Additions	-	-	-	-	-
Adjustments	-	-	-	-	-
Disposals	-	-	-	-	-
<b>As at 31 March 2023</b>	<b>0.70</b>	<b>1.73</b>	<b>11.98</b>	<b>0.46</b>	<b>14.87</b>
Additions	-	-	-	-	-
Adjustments	-	-	-	-	-
Disposals	-	-	-	-	-
<b>As at 31 March 2024</b>	<b>0.70</b>	<b>1.73</b>	<b>11.98</b>	<b>0.46</b>	<b>14.87</b>
<b>Depreciation</b>					
<b>As at 1 April 2022</b>	<b>0.38</b>	<b>1.71</b>	<b>8.83</b>	<b>0.33</b>	<b>11.25</b>
For the year	0.03	0.01	0.48	0.02	0.54
Adjustments	-	-	-	-	-
On Disposals	-	-	-	-	-
<b>As at 31 March 2023</b>	<b>0.41</b>	<b>1.72</b>	<b>9.31</b>	<b>0.35</b>	<b>11.79</b>
For the year	0.03	0.00	-	0.02	0.05
Adjustments	-	-	-	-	-
On Disposals	-	-	-	-	-
<b>As at 31 March 2024</b>	<b>0.44</b>	<b>1.72</b>	<b>9.31</b>	<b>0.37</b>	<b>11.84</b>
<b>Net Block</b>					
<b>As at 31 March 2023</b>	<b>0.29</b>	<b>0.01</b>	<b>2.67</b>	<b>0.11</b>	<b>3.08</b>
<b>As at 31 March 2024</b>	<b>0.26</b>	<b>0.01</b>	<b>2.67</b>	<b>0.09</b>	<b>3.03</b>





**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 2024	As at March 31, 2023
<b>8 Deferred tax asset</b>		
Deferred tax asset arising on account of:		
- inadmissible expenses and carried forward business loss	0.06	0.06
	<u>0.06</u>	<u>0.06</u>
Deferred tax liability arising on account of:		
- Difference between written down value of assets as per the books and the tax	-	-
	<u>0.06</u>	<u>0.06</u>
<b>9 Inventories</b>		
Work-in-progress	528.71	528.71
	<u>528.71</u>	<u>528.71</u>
<b>10 Trade Receivable</b>		
<b>Unsecured considered good</b>		
Aggregate amount of outstanding for a period exceeding six months from the date they are due	-	-
Others	-	-
Related party (Net)	5,082.93	1,089.81
Share in jointly controlled entities	-	-
Less: Provision for doubtful debts	-	-
	<u>5,082.93</u>	<u>1,089.81</u>
<b>Note</b>		
<b>Trade receivable ageing schedule</b>	<b>March 31 2024</b>	<b>March 31, 2023</b>
(i) Undisputed Trade Receivables – considered good		
- Less than 6 months	4,175.63	865.33
- 6 months - 1 year	732.50	5.96
- 1-2 years	5.80	97.26
- 2-3 years	66.90	121.27
- More than 3 years	102.10	-
	<u>5,082.93</u>	<u>1,089.81</u>
	<b>As at March 31 2024</b>	<b>As at March 31, 2023</b>
<b>11 Cash and cash equivalents</b>		
Cash on hand	1.22	1.22
Balances with banks		
- In current accounts	212.56	246.65
	<u>213.78</u>	<u>247.87</u>
<b>Other bank balances</b>		
- Balances held as margin money or security against borrowings	56.18	52.76
	<u>56.18</u>	<u>52.76</u>
	<u>269.96</u>	<u>300.63</u>



**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 2024	As at March 31, 2023
<b>12 Short-term loans and advances</b>		
<b>Unsecured</b>		
Advances for purchase of land	100.50	105.00
Advances to suppliers	846.03	43.26
Advance tax & TDS receivable	1,131.85	1,120.10
Advances to related party	264.48	247.68
	<b>2,342.86</b>	<b>1,516.04</b>
<b>LOANS AND ADVANCES RELATED PARTY</b>		
<b>Type of borrower</b>	<b>March 31 2024</b>	<b>March 31, 2023</b>
	Repayable on demand	Repayable on demand
Amount of loan or advance in the nature of loan outstanding	100%	100%
Percentage to the total loans and advances in the nature of loans		
Promoters	-	-
Directors	-	-
KMPs	-	-
Related parties	264.48	247.68
	<b>As at March 31 2024</b>	<b>As at March 31, 2023</b>
<b>13 Other current assets</b>		
Interest receivable	2.99	20.10
	<b>2.99</b>	<b>20.10</b>



**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, 2024	Year ended March 31, 2023
<b>14 Other income</b>		
Interest income	3.87	3.20
Advertising Income	7,925.88	4,255.74
<b>Less: Other Income from Discontinuing Operations</b>	<u>-</u>	<u>-</u>
	<u><b>7,929.75</b></u>	<u><b>4,258.94</b></u>
<b>15 Change in inventories</b>		
Inventories at the beginning of the year:		
Work-in-progress	528.71	528.71
<b>Sub Total (A)</b>	<u><b>528.71</b></u>	<u><b>528.71</b></u>
Inventories at the end of the year		
Work-in-progress	528.71	528.71
WIP - RMC	-	-
Land	-	-
<b>Sub - Total (B)</b>	<u><b>528.71</b></u>	<u><b>528.71</b></u>
<b>(Increase)/ Decrease in inventories (A - B)</b>	<u><u>-</u></u>	<u><u>-</u></u>
<b>16 Other expenses</b>		
Rates and taxes	0.01	0.17
Payments to auditor (Refer Note 15A)	1.60	0.60
Rent	1.80	-
Professional fees	1.60	0.74
Selling and distribution expenses	7,733.61	4,144.92
Other expenses	9.96	-
Bank charges	0.02	0.02
	<u><b>7,748.60</b></u>	<u><b>4,146.45</b></u>
<b>16A Payment to Auditors</b>		
For statutory audit	1.60	0.60
	<u><b>1.60</b></u>	<u><b>0.60</b></u>
<b>17 Finance Cost</b>		
Interest and financial charges		
- On borrowings	0.56	-
- On others	6.35	-
	<u>6.91</u>	<u>-</u>
<b>Less : Borrowing Cost transferred to Construction activity expenses</b>	<u>-</u>	<u>-</u>
	<u><b>6.91</b></u>	<u><b>-</b></u>





**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)*

**18 Related party disclosure**

**a) Names of related parties and nature of relationship**

<b>Relationship</b>	<b>As at March 31, 2024</b>
Key management personnel - Authorized Representative	Arun MN (Authorized Representative of Casagrand Premier Builder Limited)
Partners	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Dorothy Thomas
Key management personnel of parent entity	Siva Sankar Reddy Nagella Rajneesh Jain (Till 14-04-2024) Raghunathan Sumanth Krishna Nisha Abhishek Jha
Fellow Subsidiaries	Casa Grande Zest Private Limited Casa Grande Grace Private Limited Casa Grande Garden City Builders Private Limited Casa Grande Milestone Private Limited Casa Grande Homes Private Limited Casa Grande Civil Engineering Private Limited Casagrand Horizons Private Limited Casa Grande Axiom Private Limited Casagrand Staylogy Private Limited Casagrand Vistaaz Private Limited Casagrand Magick Ruffy Private Limited Casagrand Smart Value Homes Private Limited Casagrand Bizpark Private Limited Casagrand Regale Private Limited Gazy Mag Private Limited Casagrand Millenia Private Limited Casagrand Perch Builder Private Limited Casagrand Beacon Private Limited Casagrand Lotus Private Limited Flock Builder Private Limited Casagrand Fittedhomes Private Limited Casagrand Alphine Private Limited (from 22/07/2022) Casagrand Astute Private Limited Casagrand Aesthetic Private Limited Casagrand Stage7 Private Limited Exotia Builder 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>Relationship</b>	<b>As at 31st March, 2024</b>
Fellow Subsidiaries	Casagrand Zingo Private Limited Casagrand Everta Private Limited Casagrand Exotia Private Limited Casagrand Vivaace Private Limited Casagrand Hyderwise Private Limited Casagrand Fresh Private Limited Casagrand Contracts Private Limited (from 17-07-2023) Casagrand Covaan Private Limited (from 08-08-2023) Casagrand Urbano Private Limited (from 30-08-2023) Casagrand Avalon Private Limited (from 31-08-2023) Casagrand Gallantee Real Estate LLC (10-07-2023) Casa Grande Shelter Private Limited (w.e.f. 11-12-2023) Casa Grande Realtors Private Limited (w.e.f. 13-12-2023) Casa Grande Vallam Private Limited (w.e.f. 13-12-2023) Danub Homes Private Limited Casagrand Anchor Private Limited Casagrand Vivacity Private Limited Casagrand Blue Horizon Private Limited Casagrand Magnum Private Limited Headway Ace Induspark Private Limited (from 04-05-2023) CGD Industrial Parks Private Limited (from 03-10-2023) Headway Premier Induspark Private Limited (from 04-12-2023) Vision Premier Induspark Private Limited (from 04-12-2023) Beacon Premier Induspark Private Limited (from 04-12-2023) Casagrand Spaceintell Private Limited Upstay Builder Private Limited Irris Whiteboard Private Limited (from 13-02-2024) Casa Grande Shelter LLP (Till 11-12-2023) Casa Grande Realtors LLP (Till 13-12-2023) Casa Grande Vallam LLP (Till 13-12-2023) Dawning Developers LLP Grace Gated Community LLP
Entities in which key management personnel exercise significant influence	Arun Hope Foundation Blitzkrieg Technology Private Limited Casagrand Bright Kids Private Limited Zest Home Search LLP IRIS Development LLP Arun Family Trusteeship LLP Casagrand Supreme Home LLP Nobilitas Home Search LLP Blue Sea Homes Search LLP Casagrand Luxor Private Limited Chengalpattu Warehousing Parks Private Limited(Till 18-12-2023) Solace Gated Community LLP Venerate Homes LLP Sea View Home Search LLP AAK Realty Services LLP Gallante Promoter LLP Casa Grande Coimbatore LLP Propel Holdings LLP Casagrand Arun Mn Academy Foundation Spacio Premier Global Park Private Limited (Till October 2023) Casagrand Starpark Private Limited Casa Grande Propcare Private Limited Domyhome Interior Design & Solutions Private Limited (formerly known as Casa Interior Studio Private Limited w.e.f. 30-05-2024)



**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 2024	Year ended 31 March 2023
<b>Advertising income</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	1,867.94	847.93
Casa Grande Civil Engineering Private Limited	1,004.68	527.52
AAK Realty Services LLP	4.05	9.63
Casagrand Hyderwise Private Limited	153.54	2.18
Casa Grande Garden City Builders Private Limited	1,742.66	1,259.22
Casa Grande Milestone Private Limited	453.55	-
Casa Grande Grace Private Limited	127.15	162.89
Casa Grande Coimbatore LLP	41.12	30.16
Casa Grande Homes Private Limited	-	10.20
Casa Grande Axiom Private Limited	0.60	-
Casagrand Millenia Private Limited	0.08	187.53
Casa Grande Smart Value Homes Private Limited	488.16	162.33
Gazy Mag Private Limited	82.51	97.58
Casagrand Magick Rufy Private Limited	6.18	144.09
Casa Grande Zest Private Limited	36.94	-
Danub Homes Private Limited	749.55	298.76
Casagrand Anchor Private Limited	503.44	-
Casagrand Arun Mn Academy Foundation	25.21	-
Casagrand Horizons Private Limited	568.04	-
Casagrand Magnum Private Limited	58.23	-
Casagrand Perch Builder Private Limited	3.89	-
Casagrand Vivaace Private Limited	4.42	-
<b>Interest income</b>		
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
<b>Advance from Customer</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	-	251.80
Casagrand Millenia Private Limited	31.00	-
CGD Satharai Private Limited	1.50	-
<b>Reimbursement of expenses</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	-	0.17
<b>Rental Expenses</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	1.80	-
<b>Current Account contribution received</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	-	(1,135.59)
Dorothy Thomas	-	0.04
<b>Profit for the year</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	71.86	56.66
Dorothy Thomas	0.73	0.57





**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 2024	Year ended 31 March 2023
<b>Trade payables</b>		
Domyhome Interior Design & Solutions Private Limited (formerly known as Casa Interior Studio Private Limited w.e.f. 30-05-2024)	0.44	0.44
<b>Trade Receivables</b>		
Casa Grande Grace Private Limited	78.00	-
Casa Grande Civil Engineering Private Limited	1,016.00	49.71
Casa Grande Coimbatore LLP	3.60	197.91
AAK Realty Services LLP	-	62.79
Casagrand Hyderwise Private Limited	173.50	-
Casa Grande Garden City Builders Private Limited	1,664.80	313.27
Casa Grande Axiom Private Limited	0.70	-
Casagrand Millenia Private Limited	-	0.60
Casa Grande Magick Rufy Private Limited	8.50	1.19
Danub Homes Private Limited	289.10	114.51
Casagrand Spaceintell Private Limited	26.60	26.60
Casa Grande Milestone Private Limited	46.20	-
Casa Grande Zest Private Limited	157.90	114.28
Arun Hope Foundation	-	46.62
Casagrand Astute Private Limited	14.80	14.84
Casagrand Arun Mn Academy Foundation	75.00	-
Casagrand Horizons Private Limited	736.40	90.04
Casagrand Anchor Private Limited	545.50	-
Casagrand Perch Builder Private Limited	4.20	-
Casagrand Vivaace Private Limited	5.20	-
Casagrand Magnum Private Limited	62.20	-
Gazy Mag Private Limited	97.40	-
Casa Grande Smart Value Homes Private Limited	77.40	57.48
<b>Short term Borrowings</b>		
CGD Satharai Private Limited	0.00	1.50
<b>Loan Given</b>		
Propel Holdings LLP	226.80	210.00
Casa Grande Propcare Private Limited	37.68	37.68
<b>Advance from customers</b>		
Casa Grande Grace Private Limited	-	71.97
Casagrand Millenia Private Limited	30.31	-
<b>Interest receivable</b>		
Propel Holdings LLP	-	16.80
<b>Current account</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	5,088.80	1,850.24
Dorothy Thomas	2.42	1.34
<b>Share Capital</b>		
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	0.99	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)*

**19 Contingent liability**

(i) Claims against the entity not acknowledged as debts

Particulars	As at	As at
	31 March 2024	31 March 2023
Income tax	6.19	6.19
	<u>6.19</u>	<u>6.19</u>

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.

20 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. Gangadaran**  
Partner

Membership No: 011205

Place : Chennai  
Date : 01.07.2024



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

DPIN: 00793551

Place : Chennai  
Date : 01.07.2024



**Dorothy Thomas**  
Designated Partner

DPIN: 00729577

Place : Chennai  
Date : 01.07.2024