



CNGSN & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **CASA GRANDE VALLAM 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

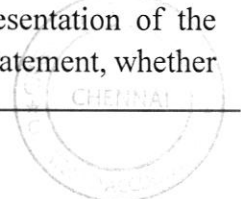
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view in conformity with the accounting principles generally accepted in India including the Accounting Standards issued by Institute of Chartered Accountants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

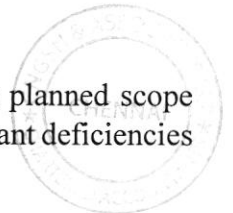
Auditor's responsibilities for the audit of the financial statements

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. 23011205BGPUZQ4543

Casa Grande Vallam 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
Capital and Liability			
Partners' Funds			
Partners' capital	2	1.00	1.00
Partners' current account	3	2,780.15	2,683.22
		2,781.15	2,684.22
CURRENT LIABILITIES			
Short-term borrowings	4	23.73	289.77
Trade payables	5		
- Dues to micro and small enterprises		17.60	6.30
- Dues to other than micro and small enterprises		1,862.69	1,836.31
Unearned revenue - construction		202.68	192.49
Other current liabilities	6	137.35	126.17
		2,244.05	2,451.04
Total		5,025.20	5,135.26
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	7	11.13	13.05
Deferred tax assets	8	397.57	221.47
Long-term loans and advances	9	16.85	16.85
Other non-current assets	10	1.30	-
		426.85	251.37
CURRENT ASSETS			
Inventories	11	4,244.93	4,394.74
Trade receivables	12	215.30	221.81
Cash and cash equivalents	13	52.14	30.92
Short-term loans and advances	14	83.78	230.18
Other current assets	15	2.20	6.24
		4,598.35	4,883.89
Total		5,025.20	5,135.26
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 Vallam LLP**

Firm's Registration No.: AAB - 2436

Arun MN

Authorized Representative of

Casagrando Premier Builder

Private Limited

DIN: 00793551

Place : Chennai

Date : 19.07.2023

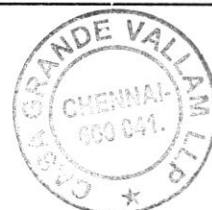
Dorothy Thomas

Designated Partner

DIN: 00729577

Place : Chennai

Date : 19.07.2023



Casa Grande Vallam 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			
Revenue from operations	16	120.22	430.99
Other income	17	82.14	1.18
Total Income		202.36	432.17
EXPENSES			
Construction activity expenses	18	529.64	360.04
Change in inventories	19	91.96	353.71
Other expenses	20	81.83	69.17
Finance costs	21	3.43	4.55
Depreciation and amortization expenses	7	2.38	2.57
Total Expenses		709.24	790.04
PROFIT/(LOSS) BEFORE TAX		(506.88)	(357.87)
Tax expenses			
Deferred tax (liability) / asset		176.11	221.47
Current tax relating to previous years		-	-
		176.11	221.47
PROFIT/(LOSS) AFTER TAX		(330.77)	(136.40)
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.

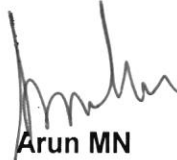
For CNGSN & ASSOCIATES LLP

Chartered Accountants

Firm's Registration No.:04915S

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

Firm's Registration No.: AAB - 2436


C.N. Gangadaran
Partner
Membership No: 011205Place : Chennai
Date : 19.07.2023

Arun MN
Authorized Representative of
Casagrand Premier Builder
Private Limited
DIN: 00793551Place : Chennai
Date : 19.07.2023

Dorothy Thomas
Designated Partner
DIN: 00729577Place : Chennai
Date : 19.07.2023

Casa Grande Vallam 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.	[A] CASH FLOW FROM OPERATING ACTIVITIES		
	Profit (Loss) before tax	(506.88)	(357.87)
	Adjustments for:		
	Depreciation and amortisation expense	2.38	2.57
	Interest Income	(0.06)	(4.61)
	Interest Expenses	29.86	44.21
	Operating profit before working capital changes	(474.70)	(315.70)
	Changes in working capital:		
	Decrease/(increase) in trade receivables and current assets	6.51	831.74
	Decrease/(increase) in loans and advances	41.35	(4.22)
	Decrease/(increase) in Inventories	149.82	(628.82)
	Decrease/(increase) in other non current assets	(1.30)	-
	Increase/(decrease) in trade payables	37.68	(54.12)
	Increase/(decrease) other current liabilities and provisions	41.05	13.48
	Increase in unearned revenue	10.19	186.24
	Cash generated from operations	(189.40)	28.60
	Taxes Paid (including advance tax / Tax receivable)	(1.53)	(9.62)
	Net cash generated from operating activities	(190.93)	18.98
II.	[B] CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of fixed assets	(0.46)	(3.32)
	Loans to Related Parties	106.58	16.43
	Interest income	12.51	4.70
	Movement in Fixed deposits	-	0.10
	Net cash used in investing activities	118.63	17.91
III.	[C] CASH FLOW FROM FINANCING ACTIVITIES		
	Increase in Partners capital	-	0.15
	Interest paid	(68.14)	(8.08)
	Decrease / Increase Short Term Borrowings	(266.04)	(9.73)
	Decrease in current account	427.70	(101.57)
	Net cash used in financing activities	93.52	(119.23)
	Net increase/(decrease) in cash and cash equivalents (A+B+C)	21.22	(82.34)
	Cash and cash equivalents as at the beginning of the year	30.92	113.26
	Cash and cash equivalents as at the end of the year	52.14	30.92

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: 245459

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

Firm's Registration No.: AAB - 2436


Arun MN
Authorized Representative of Casagrand
Premier Builder Private Limited

DIN: 00793551

Place : Chennai
Date : 19.07.2023

Dorothy Thomas
Designated Partner
DIN: 00729577Place : Chennai
Date : 19.07.2023

Casa Grande Vallam LLP**Summary of significant accounting policies and other explanatory information**

(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)

1. Summary of significant accounting policies and other explanatory information for the year ended March 31, 2022**Entity Overview**

Casa Grande Vallam LLP ("the entity") is engaged primarily in the business of Real Estate Construction, Development and selling of apartments and villas.

Significant accounting policies**a. Basis of preparation of Financial Statements**

The Financial Statements of Casa Grand Vallam LLP 'the LLP' have been prepared and presented in accordance with Generally Accepted Accounting principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprises accounting standards notified by the Central Government of India under Section 133 of the Companies Act, 2013 ("the Act"), read with Rule 7 of the Companies (Accounts) Rules, 2014., other pronouncements of Institute of Chartered Accountants of India (ICAI), and the provisions of Companies Act, 2013.

b. Use of estimates

The preparation of Financial Statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the Financial Statements and reported amounts of revenue and expenses for the year. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

c. Inventory

- i. Inventories are valued at the lower of cost and net realisable value.
- ii. The methods of determining cost of various categories of inventories are as follows -
 - Building material purchased, lying unutilised at project sites is valued at lower of cost and net realisable value.
 - Construction work-in-progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses directly related to the projects undertaken by the entity and the same is valued at lower of cost and net realisable value.
 - Completed flats / villas are valued at lower of cost and net realisable.

d. Depreciation

Depreciation on fixed assets is provided on written down value method at the rates specified as per Income Tax Act, 1961 provided 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.

Particulars	%
Office Buildings	5
Plant and machinery	15
Vehicles	15
Furniture & fittings	10
Office equipments	10
Computers	40

Individual assets costing upto Rs.5,000/- are depreciated in full in the year of acquisition. Leasehold improvements are amortized over the period of lease term on written down value method.

Amortization on intangible assets is provided on written down value method at rate of 25% as per the Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year amortization has been applied.



e. Revenue recognition

Real Estate

Revenue comprises of values stated in the agreements with customers, including value of additions/ alterations and net off discounts and other trade benefits.

Revenue is recognised as per the Revised Guidance Note issued by Institute of Chartered Accountants of India on "Accounting for Real estate transactions (Revised 2012)". As per which revenue is recognised under the percentage of completion method only when all the following events are completed.

- i. There is a rebuttable presumption that the outcome of a project can be estimated reliably.
- ii. All critical approvals necessary for commencement of the project have been obtained.
- iii. The stage of the completion of the project reaches a reasonable level of development.
- iv. Atleast 25% of the estimated construction and development costs has been incurred.
- v. Atleast 25% of the saleable project area is secured by contracts or agreements with buyers.
- vi. Atleast 10% of the total revenue as per the contract of sale are realised at the reporting date in respect of each contract.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. losses, if any, are fully provided for immediately.

f. Property, plant and equipment and capital work-in-progress

Property, plant and equipment are carried at the cost of acquisition or construction less accumulated depreciation. The cost of fixed assets includes non-refundable taxes, duties, freight and other incidental expenses related to the acquisition and installation of the respective assets.

Expenditure during the construction period directly attributable to the projects under implementation including borrowing costs on loans borrowed for the implementation of the project are included under capital work-in-progress, pending allocation to the assets. Advances paid towards acquisition of fixed assets included under long term loans and advances.

g. Foreign currency transactions and balances

Foreign currency transactions are recorded using the exchange rates prevailing on the dates of the respective transactions. Exchange differences arising on foreign currency transactions settled during the year are recognised in the profit and loss account.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are reinstated at the year-end exchange rate. The resultant exchange differences are recognised in the profit and loss account.

h. Investments

Long-term investments are stated at cost to the entity in accordance with Accounting Standard 13 on "Accounting for Investments". The entity provides for diminution in the value of Long-term investments other than those temporary in nature.

Current investments are valued at lower of cost and fair value. Any reduction to carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.



i. **Employee benefits**

Short-term employee benefits

The entity has recognised, the undiscounted amount of short term employee benefits expected to be paid in exchange for service, as an expense in the profit & loss account during the period in which the employee renders the services.

Post-employment benefit plans

Defined contribution plan

Contributions payable to recognised provident fund, which are defined contribution schemes, are charged to the profit and loss account.

Defined benefit plan

The cost of providing benefits is determined using the project unit cost method, with actuarial valuations being carried out at each balance sheet date. Actuary gains or losses are recognized in full in the profit & loss account for the period in which they occur.

j. **Borrowing costs**

Borrowing costs which are directly attributable to acquisition or construction of the qualifying assets as per the Accounting Standard 16 "Borrowing Cost" issued as per Section 133 of companies act, are capitalised up to the date, the qualifying asset is ready for use/ put to use. All other borrowing costs are charged to the revenue.

k. **Leases**

Leases where the lessor effectively retains substantially all the risks and benefits of ownership are classified as operating leases. Operating lease payments are recognised as an expense in the profit and loss account.

l. **Earnings per share**

The basic earnings per share ("EPS") is computed by dividing the net profit (loss) after tax for the year by the weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, net profit (loss) after tax for the year and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

m. **Accounting for taxes on income**

Income tax expense is accounted in accordance with Accounting Standard – 22 "Accounting for Taxes on Income" which includes current tax and deferred tax.

Current tax

The current charge for the income taxes is calculated in accordance with the relevant tax regulations applicable to the entity.

Deferred tax

Deferred taxes reflect the impact of current year timing differences between the taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax assets are recognised only to the extent that there is reasonable/ virtual certainty that sufficient future taxable income will be available.



Casa Grande Vallam LLP

Summary of significant accounting policies and other explanatory information

(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)

n. Impairment of assets

The entity assess 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. 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, then the carrying amount is reduced to its recoverable amount. The reduction is treated as impairment loss and is recognised in the profit & loss account. If at the balance sheet date there is a indication that if a previously assessed impaired 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.

o. Provisions, contingent liabilities and contingent assets

The entity creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a realisable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is 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 recognised nor disclosed.



Casa Grande Vallam 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**

Name of the partners	As at March 31, 2023		As at March 31, 2022	
	% shareholding	Amount	% shareholding	Amount
Equity shares				
Dorothy Thomas	1%	0.01	1%	0.01
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	99%	0.99	99%	0.99
	100%	1.00	100%	1.00

3 Partners' current account

	Casagrand Premier Builder Private Limited	Dorothy Thomas	K.R. Anerudan
Balance at the beginning of April 01, 2021	2,921.40	-	(0.21)
Add: Profit / (loss) for the year	(135.04)	(1.36)	-
Less: (Withdrawal) / Contribution during the year	(101.78)	-	0.21
Balance at the end of March 31, 2022	2,684.58	(1.36)	-
Add: Profit / (loss) for the year	(327.46)	(3.31)	-
Less: (Withdrawal) / Contribution during the year	427.70	-	-
Balance at the end of the year	2,784.82	(4.67)	-

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Casa Grande Vallam 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		
- From Related parties	23.73	289.77
	23.73	289.77

Notes:

Short term Loan are taken from Group company which are payable on demand

	As at March 31, 2023	As at March 31, 2022
5 Trade payables		
Dues to Related party	109.03	1.23
Others	1,700.38	1,760.35
Retention payable	70.88	81.03
	1,880.29	1,842.61

Note:**Trade payables ageing schedule**

(i) MSME

a) Disputed

b) Undisputed

- Less than 1 year	8.90	-
- 1-2 years	4.58	0.60
- 2-3 years	0.08	1.62
- More than 3 years	4.03	4.08
	17.60	6.30

(ii) Others

a) Disputed

b) Undisputed

- Less than 1 year	137.91	103.66
- 1-2 years	23.48	1,570.16
- 2-3 years	1,546.18	23.91
- More than 3 years	155.12	138.58
	1,862.69	1,836.31

	As at March 31, 2023	As at March 31, 2022
6 Other current liabilities		
Advance from customers	28.25	34.51
Refund due to customers	64.22	40.46
Employee related payables	0.35	-
Statutory Dues	2.41	0.92
Outstanding expenses	32.34	10.63
Interest Payables - Related party	9.78	39.65
	137.35	126.17

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Casa Grande Vallam 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	Plant & machinery	Vehicle	Total
Gross Block						
As at 01 April 2021	0.84	5.47	7.45	17.48	1.35	32.59
Additions	1.93	-	1.39	-	-	3.32
Adjustments	-	-	-	-	-	-
Disposals	-	-	-	-	-	-
As at 31 March 2022	2.77	5.47	8.84	17.48	1.35	35.91
Additions	-	0.46	-	-	-	0.46
Adjustments	-	-	-	-	-	-
Disposals	-	-	-	-	-	-
As at 31 March 2023	2.77	5.93	8.84	17.48	1.35	36.37
Depreciation						
As at 01 April 2020	0.16	5.05	2.85	9.82	0.60	18.48
For the year	-	0.09	0.45	1.14	0.12	1.80
Adjustments	-	-	-	-	-	-
As at 01 April 2021	0.16	5.14	3.30	10.96	0.73	20.29
For the year	0.38	0.13	0.98	0.97	0.11	2.57
Adjustments	-	-	-	-	-	-
On Disposals	-	-	-	-	-	-
As at 31 March 2022	0.54	5.27	4.28	11.93	0.84	22.86
For the year	0.48	0.25	0.74	0.82	0.09	2.38
Adjustments	-	-	-	-	-	-
On Disposals	-	-	-	-	-	-
As at 31 March 2023	1.02	5.52	5.02	12.75	0.93	25.24
Net Block						
As at 31 March 2022	2.23	0.20	4.56	5.55	0.51	13.05
As at 31 March 2023	1.75	0.41	3.82	4.73	0.42	11.13



Casa Grande Vallam 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	As at
	March 31, 2023	March 31, 2022
8 Deferred tax asset		
Deferred tax asset arising on account of:		
- Inadmissible expenses and carried forward business loss	397.57	221.47
	397.57	221.47
9 Long Term loans and advances		
Unsecured considered good		
Amounts paid on appeal	16.85	16.85
	16.85	16.85
10 Other non current assets		
Rental deposits	1.30	-
	1.30	-
11 Inventories		
Building material	32.01	93.01
Work-in-progress	4,212.92	4,301.73
	4,244.93	4,394.74
12 Trade Receivable		
Undisputed Trade Receivables – considered good	215.30	221.81
	215.30	221.81
Notes		
Trade Receivables ageing schedule	March 31, 2023	March 31, 2022
(i) Undisputed Trade Receivables – considered good		
- Less than 6 months	46.78	157.76
- 6 months - 1 year	103.04	27.39
- 1-2 years	25.65	12.47
- 2-3 years	10.69	14.73
- More than 3 years	29.14	9.46
	215.30	221.81
13 Cash and cash equivalents	As at	As at
	March 31, 2023	March 31, 2022
Cash on hand	0.79	0.87
Balances with banks		
- In current accounts	51.35	30.05
	52.14	30.92



Casa Grande Vallam 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
14 Short-term loans and advances		
Advances to suppliers	31.86	78.08
Advances to employees	0.24	0.50
Advances to related party	0.32	106.90
Advance tax & TDS receivable	45.27	43.74
Balances with government authorities - input credit	6.09	0.96
	83.78	230.18

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	0.32	106.90

	As at March 31, 2023	As at March 31, 2022
15 Other current assets		
Interest receivable	2.20	6.24
	2.20	6.24



Casa Grande Vallam 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
20 Other expenses		
Repairs and maintenance		
- Building	3.58	2.04
Rates and taxes	-	0.13
Payments to auditor (Refer Note 20A)	0.25	0.50
Commission and brokerage fees	1.12	1.30
Professional fees	0.15	3.42
Selling and distribution expenses	73.47	59.44
Other expenses	3.26	2.34
	81.83	69.17
20A Payment to Auditors		
For statutory audit	0.25	0.25
For tax audit	-	0.25
	0.25	0.50
21 Finance Cost		
Interest and financial charges		
- Interest expenses	26.43	39.66
- Interest on tax	3.43	4.55
	29.86	44.21
Less : Interest expenses transferred to Construction activity expenses	(26.43)	(39.66)
	3.43	4.55



22 Related party disclosure

a) Names of related parties and nature of relationship

Relationship	As at 31st March, 2023
Key management personnel - Authorized Representative	Arun MN (Authorized Representative of Casagrand Premier Builder Private Limited)
Partners	Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited) Dorothy Thomas
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 Rufy 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 Enterprises LLP Casa Grande Shelter 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) 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)
Fellow Subsidiaries	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 Alpine Private Limited (from 22/07/2022) Casagrand Millenia Private Limited (from 20/03/2023) Casagrand Astute Private Limited (from 22/07/2022)



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

22 Related party disclosure

Relationship	As at 31st March, 2023
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 Vallam LLP
Summary of significant accounting policies and other explanatory information
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)

22 Related party disclosure

(b) Transactions with related parties during the year*

Nature of Transactions	Year ended 31 March 2023	Year ended 31 March 2022
Interest Income		
Casa Grande Axiom Private Limited	0.76	0.60
Casa Grande Grace Private Limited	3.54	2.92
Casa Grande Realtors LLP	0.47	-
Casa Grande Shelter LLP	1.89	-
Casa Grande Zest Private Limited	0.02	-
Casagrand Millenia Private Limited	0.29	-
Grace Gated Community LLP	1.44	-
Interest Expenses		
Casa Grande Civil Engineering Private Limited	23.85	27.18
Dawning Developers LLP	8.42	9.01
Casa Grande Garden City Builders Private Limited	0.22	-
Casa Grande Homes Private Limited	0.37	-
Casa Grande Milestone Private Limited	0.40	-
Casa Grande Smart Value Homes Private Limited	0.24	-
Casagrand Millenia Private Limited	0.01	-
Casagrand Vistaaz Private Limited	1.26	-
Danub Homes Private Limited	0.08	-
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	-	3.46
Facility management services		
Casa Grande Propcare Private Limited	146.56	6.26
Reimbursement of Expenses		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	46.27	10.56
Loan Received		
Casa Grande Axiom Private Limited	12.17	0.60
Casa Grande Grace Private Limited	52.65	10.64
Casa Grande Realtors LLP	8.49	1.00
Casa Grande Shelter LLP	30.03	0.02
Casa Grande Smart Value Homes Private Limited	0.04	-
Casa Grande Zest Private Limited	0.02	-
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	382.19	-
Grace Gated Community LLP	16.97	10.00
Danub Homes Private Limited	-	0.17
Loan Given		
Casa Grande Civil Engineering Private Limited	240.60	24.34
Casa Grande Garden City Builders Private Limited	0.17	-
Casa Grande Homes Private Limited	5.68	12.57
Casa Grande Milestone Private Limited	0.40	-
Casagrand Millenia Private Limited	0.03	-
Casagrand Vistaaz Private Limited	1.26	-
Dawning Developers LLP	83.87	9.01
Danub Homes Private Limited	0.08	-
Current Account Contribution Paid		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	427.7	(101.78)
KR Anerudan	-	0.21



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

22 Related party disclosure

(c) Balances outstanding with related parties at the year end*

Nature of Transactions	Year ended 31 March 2023	Year ended 31 March 2022
Trade payables		
Casa Grande Propcare Private Limited	108.61	0.81
Casa Interior Studio Private Limited	0.42	0.42
Short term borrowings		
Casa Grande Coimbatore LLP	15.29	15.29
Casa Grande Civil Engineering Private Limited	7.26	201.10
Dawning Developers LLP	-	68.00
Casa Grande Homes Private Limited	-	5.38
Casa Grande Axiom Private Limited	1.03	-
Casa Grande Grace Private Limited	0.15	-
Casa Grande Milestone Private Limited	0.00	-
Short term Loans and advances		
Casagrand Millenia Private Limited	0.32	-
Casa Grande Grace Private Limited	-	44.44
Casa Grande Realtors LLP	-	8.12
Casa Grande Shelter LLP	-	28.48
Grace Gated Community LLP	-	15.66
Casa Grande Axiom Private Limited	-	10.00
Casa Grande Smart Value Homes Private Limited	-	0.20
Danub Homes Private Limited	-	0.00
Interest Receivable		
Casa Grande Axiom Private Limited	0.22	0.60
Casa Grande Grace Private Limited	1.13	5.64
Casa Grande Realtors LLP	0.10	-
Casa Grande Shelter LLP	0.34	-
Casagrand Millenia Private Limited	0.29	-
Grace Gated Community LLP	0.13	-
Interest Payable		
Casa Grande Civil Engineering Private Limited	4.27	27.18
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	3.46	3.46
Dawning Developers LLP	1.56	9.01
Casa Grande Garden City Builders Private Limited	0.05	-
Casa Grande Homes Private Limited	0.07	-
Casa Grande Smart Value Homes Private Limited	0.07	-
Casagrand Millenia Private Limited	0.30	-
Capital Account		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	0.99	0.99
Dorothy Thomas	0.01	0.01
Current Account Balance		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	2,784.82	2,684.58
Dorothy Thomas	(4.67)	(1.36)



Casa Grande Vallam LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***23 Contingent liability**

(i) Claims against the entity not acknowledged as debts

Particulars	As at	As at
	31 March 2023	31 March 2022
GST	68.74	-
Other matters	-	-
	68.74	-

24 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


C.N. Gangadaran

Partner

Membership No: 011205

Place : Chennai

Date : 19.07.2023

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

Firm's Registration No.: AAB - 2436


Arun MN

Designated Partner

DIN: 00793551

Place : Chennai

Date : 19.07.2023


Dorothy Thomas

Designated Partner

DIN: 00729577

Place : Chennai

Date : 19.07.2023

