

Independent Auditor's Report

To the Partners of Grace Gated Community LLP,

Report on Audit of financial statements

Opinion

1. We have audited the accompanying financial statements of Grace Gated Community LLP ('the LLP'), which comprises of the Balance Sheet as of 31 March 2023, the Statement of Profit and Loss and and the Cash Flow Statement for the year ended 31 March 2023, and a summary of the significant accounting policies and other explanatory information.
2. 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 the Institute of Chartered Accountants of India ('ICAI'), of the state of affairs of the LLP as at 31 March 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 issued by the 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 ICAI 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.

Emphasis of Matters

We draw attention to Note 1(e) to standalone financial statements, in respect of determination of revenues under percentage of completion method. We have relied upon the management's estimates of the percentage of completion, costs to completion and on the projections of revenues expected from projects, owing to the technical nature of such estimates, on the basis on which profits/losses have been accounted and reliability the construction work in progress is been determined.

Our opinion is not modified in respect of this matter



Responsibilities of Management for the Financial Statements

1. Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the ICAI pursuant to the requirements of 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 relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
2. 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 LLP or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

1. 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 Standards on Auditing 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.
2. As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - 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, misrepresentation, or the override of internal control.
 - 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 the operating effectiveness of such controls.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

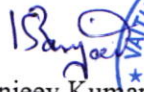


- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the LLP's ability to continue as a going concern. If we conclude 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.
 - 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.
3. We communicate with the 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.
 4. We also provide those charged with governance with a statement that we have complied with relevant ethical requirement regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Place: Chennai

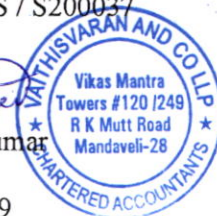
Date: 19-07-23

For Vaithisvaran & Co LLP
Chartered Accountants
FRN 004494S / S200037


R Sanjeev Kumar
Partner

M. No 245459

UDIN: 23245459BGXNWO1078



Grace Gated Community LLP**Balance Sheet as at 31 March 2023**

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

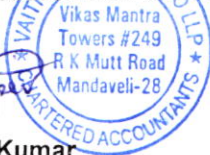
Particulars	Note	As at	
		March 31, 2023	March 31, 2022
EQUITY AND LIABILITIES			
Partner's funds			
Partner's capital	2	1.00	1.00
Partner's Current account	3	5,079.24	4,014.74
		5,080.24	4,015.74
NON-CURRENT LIABILITIES			
Long-term borrowings		382.00	95.00
		382.00	95.00
CURRENT LIABILITIES			
Short-term borrowings	5	96.54	1,946.98
Trade payables	6		
- Dues to micro and small enterprises		15.21	18.22
- Dues to other than micro and small enterprises		133.44	271.57
Unearned revenue - construction		-	109.15
Other current liabilities	7	336.81	259.05
Short-term provisions	8	-	1,183.71
		582.00	3,788.68
Total		6,044.24	7,899.42
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	9	1.54	1.97
Deferred tax assets	10	172.15	0.24
Long-term loans and advances	11	694.00	671.34
		867.69	673.55
CURRENT ASSETS			
Inventories	12	444.11	436.57
Trade receivables	13	685.81	602.97
Cash and cash equivalents	14	72.66	100.50
Short-term loans and advances	15	2,678.10	5,248.73
Other current assets	16	1,295.87	837.10
		5,176.55	7,225.87
Total		6,044.24	7,899.42
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 Vaithisvaran & Co LLP

Chartered Accountants

Firm's Registration No.: 004494S/S200037

**R.Sanjeev Kumar**
Partner

Membership No:245459

Place : Chennai

Date : 19.07.2023

**For and on behalf of the designated partners of
Grace Gated Community LLP**

Firm's Registration No.: AAH-7943

Arun MNAuthorized 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

Grace Gated Community 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	For the year ended
		March 31, 2023	March 31, 2022
INCOME			
Revenue from operations	17	1.09	860.76
Other income	18	165.22	394.30
Total Income		166.31	1,255.06
EXPENSES			
Construction activity expenses	19	657.13	726.18
Change in inventories	20	(1.65)	(110.20)
Other expenses	21	1.86	58.32
Finance costs	22	5.35	64.61
Depreciation and amortization expenses	22	0.43	0.64
Total Expenses		663.12	739.55
PROFIT BEFORE TAX		(496.81)	515.51
Tax expenses			
Current tax		-	151.16
Deferred tax liability / (asset)		(171.92)	0.92
Current tax relating to previous years		(26.75)	108.67
		(198.67)	260.75
PROFIT AFTER TAX		(298.14)	254.76
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 Vaithisvaran & Co LLP

Chartered Accountants

Firm's Registration No.: 004494S/S200037

**R.Sanjeev Kumar**

Partner

Membership No:245459

Place : Chennai

Date : 19.07.2023

**For and on behalf of the designated partners of
Grace Gated Community LLP**

Firm's Registration No.: AAH-7943

Arun MNAuthorized 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

Grace Gated Community 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	(496.81)	515.51
	Adjustments for:		
	Depreciation and amortisation expense	0.43	0.64
	Interest income	(206.78)	(435.87)
	Interest expense	150.88	111.79
	Operating profit before working capital changes	(552.28)	192.07
	Changes in working capital:		
	(Increase) / Decrease in trade receivables	(82.84)	(141.64)
	(Increase) / Decrease in Short term loans and advances	1,190.30	(1,495.11)
	(Increase) / Decrease in Inventories	(7.54)	(57.94)
	Decrease/(Increase) in other non-current assets	-	1.70
	Decrease/(Increase) in Unbilled revenue	(297.93)	-
	(Decrease) / Increase in trade payables	(141.13)	(457.15)
	(Decrease) / Increase in Unearned revenue	(109.15)	(117.08)
	Decrease/(Increase) Non financial assets	(22.66)	-
	Increase/(decrease) other current liabilities	120.43	(22.94)
	Cash generated from operations	97.20	(2,098.09)
	Direct Tax paid net	(111.24)	(462.55)
	Net cash generated from operating activities	(14.04)	(2,560.64)
II.	[B] CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of fixed assets	-	-
	Loan repaid by related parties	347.98	1,107.10
	Interest & other income received	45.94	11.93
	Net cash used in investing activities	393.92	1,119.03
III.	[C] CASH FLOW FROM FINANCING ACTIVITIES		
	(Repayment) / Proceeds from short-term borrowings, net	(1,563.44)	1,656.08
	Interest paid	(206.92)	(125.07)
	Contribution by the partners for current account	1,362.64	-
	Net cash used in financing activities	(407.73)	1,531.01
	Net increase/(decrease) in cash and cash equivalents (A+B+C)	(27.84)	89.40
	Cash and cash equivalents as at the beginning of the year	100.50	11.10
	Cash and cash equivalents as at the end of the year	72.66	100.50

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

For Vaithisvaran & Co LLP

Chartered Accountants

Firm's Registration No.: 004494S/S200037



R.Sanjeev Kumar
Partner

Membership No: 245459

Place : Chennai
Date : 19.07.2023

For and on behalf of the designated partners of

Grace Gated Community LLP

Firm's Registration No.: AAH-7943

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

Grace Gated Community 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, 2023

Entity Overview

Grace Gated Community LLP 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 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. The entity falls under level I enterprise as specified by the ICAI in matters relating to applicability of Accounting Standards to small and medium size enterprises.

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.
 - Traded goods are valued at lower of cost and estimated net realizable value after providing for obsolescence and other losses, where considered necessary. The cost comprises of cost of purchase, cost of conversion and other costs including appropriate overheads in the case of work in process, incurred in bringing such inventories to present location and condition. Cost includes freight, taxes and duties net of GST credit wherever applicable. Cost of stock in trade is determined on weighted average basis.



Grace Gated Community 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, 2023**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.

- There is a rebuttable presumption that the outcome of a project can be estimated reliably.
- All critical approvals necessary for commencement of the project have been obtained.
- The stage of the completion of the project reaches a reasonable level of development.
- Atleast 25% of the estimated construction and development costs has been incurred.
- Atleast 25% of the saleable project area is secured by contracts or agreements with buyers.
- 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.



Grace Gated Community 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, 2023

Construction Services

Cost plus contracts

Contract revenue is determined by adding the aggregate cost plus proportionate margin as agreed with the customer.

Fixed price contracts

Contract revenue is recognised only to the extent of cost incurred till such time the outcome of the job cannot be ascertained reliably. When the outcome of the contract is ascertained reliably, contract revenue is recognised at cost of work performed on the contract plus proportionate margin, using the percentage of completion method. Percentage of completion is the proportion of cost of work performed till reporting date, to the total estimated contract costs.

Expected loss, if any, on the construction related activity is recognised as an expense in the period in which it is foreseen, irrespective of the stage of the completion of the contract. While determining the amount of foreseeable loss, all elements of cost and related incidental income not included in contract revenue is taken into consideration.

Amounts due in respect of price escalation claims and/or variation in contract work are recognized as revenue only if the contract allows for such claims or variations and/or there is evidence that the customer has accepted it and are capable of being reliably measured.

Man Power Supply Services

Revenue is determined by adding the aggregate cost plus proportionate margin as agreed with the customer.

Security and Maintenance Services

The security and maintenance services income is recognised on accrual basis..

Management Consultancy

Income from project management services is recognized on accrual basis.

Interior Services

Revenue is from trading activity and rendering of service. Revenue from the sale of goods is recognised at the point of despatch to customers. Sale of goods is accounted excluding goods and service tax.

Revenue from rendering of service is recognized on 'Cost Plus' basis in accordance with the terms of the agreement entered into with the customer. For determination of cost, all the eligible costs incurred / identified towards such contracts is considered based on the confirmation from the customer.



Grace Gated Community 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, 2023

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.



Grace Gated Community 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, 2023

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.



Grace Gated Community 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, 2023

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.

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.



Grace Gated Community 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	
	Amount	% holding	Amount	% holding
2 Partners Capital				
Dorothy Thomas	0.01	1.00%	0.01	1.00%
Casagrاند Premier Builder Private Limited (Formerly known as Casagrاند Builder Private Limited)	0.99	99.00%	0.99	99.00%
	1.00	100.00%	1.00	100.00%

	Casagrاند Premier Builder Private Limited	K.R.Anerudhan	Dorothy Thomas	Total
3 Partner's Current account				
Balance at the beginning of April 01, 2021	3,721.89	38.09	-	3,759.98
Add: Profit / (loss) for the year	252.21	-	2.55	254.76
Less: (Withdrawal) / Contribution during the year	38.09	(38.09)	-	-
Balance at the end of March 31, 2022	4,012.20	-	2.55	4,014.74
Add: Profit / (loss) for the year	(295.16)	-	(2.98)	(298.14)
Less: (Withdrawal) / Contribution during the year	1,362.64	-	-	1,362.64
Balance at the end of March 31, 2023	5,079.67	-	(0.43)	5,079.24

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-current	Current*	Non-current	Current*
Secured				
From others			-	720.00
Unsecured				
From Others	382.00	50.00	95.00	-
	382.00	50.00	95.00	720.00

* Amount disclosed under the head "Other Current Liabilities" (Note 5)



Grace Gated Community 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
5 Short-term borrowings		
Secured		
Temporary bank overdraft	-	15.32
Others	-	720.00
	-	735.32
Unsecured		
Borrowings		
- From Related parties	46.54	1,211.66
- From Others	50.00	-
	96.54	1,211.66
	96.54	1,946.98

Notes:

Short term Loan taken from Group company are payable on demand

6 Trade payables		
Dues to Related party	-	16.40
Others	63.98	158.39
Retention payable	84.67	115.00
	148.65	289.79

Note:**Trade payables ageing schedule**

	As at March 31, 2023	As at March 31, 2022
(i) MSME		
a) Disputed	-	-
b) Undisputed		
- Less than 1 year	2.11	10.72
- 1-2 years	8.41	3.65
- 2-3 years	3.26	3.85
- More than 3 years	1.43	-
	15.21	18.22
(ii) Others		
a) Disputed	-	-
b) Undisputed		
- Less than 1 year	7.89	152.05
- 1-2 years	36.24	47.95
- 2-3 years	28.78	36.86
- More than 3 years	60.53	34.71
	133.44	271.57



Grace Gated Community 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 Other current liabilities				
Interest accrued but not due on borrowings		20.23		0.97
Interest Payables - Related party		17.83		79.76
Advance from customers		2.29		21.95
Refund due to customers		171.66		52.66
Statutory Dues		1.41		2.56
Outstanding expenses		9.39		3.65
Other liabilities		114.00		97.50
		336.81		259.05
8 Provisions	As at March 31, 2023		As at March 31, 2022	
	Long-term	Short-term	Long-term	Short-term
Provision for Income Tax	-	-	-	1,183.71
	-	-	-	1,183.71



Grace Gated Community LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***9 Property, plant and equipment and Intangible assets**

Particulars	Property, plant and equipment				
	Furniture & fittings	Computers	Office equipments	Plant & machinery	Total
Gross Block					
As at 01 April 2021	0.55	2.84	1.15	0.30	4.84
Additions	-	-	-	-	-
Adjustments	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 March 2022	0.55	2.84	1.15	0.30	4.84
Additions	-	-	-	-	-
Adjustments	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 March 2023	0.55	2.84	1.15	0.30	4.84
Depreciation					
As at 01 April 2021	0.11	1.78	0.28	0.07	2.24
For the year	0.04	0.43	0.13	0.03	0.63
Adjustments	-	-	-	-	-
On Disposals	-	-	-	-	-
As at 31 March 2022	0.15	2.21	0.41	0.10	2.87
For the year	0.04	0.25	0.11	0.03	0.43
Adjustments	-	-	-	-	-
On Disposals	-	-	-	-	-
As at 31 March 2023	0.19	2.46	0.52	0.13	3.30
Net Block					
As at 31 March 2022	0.40	0.63	0.74	0.20	1.97
As at 31 March 2023	0.36	0.38	0.63	0.17	1.54



Grace Gated Community 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
10 Deferred tax asset		
Deferred tax asset arising on account of:		
- Inadmissible expenses and carried forward business loss	172.15	0.24
	172.15	0.24
11 Long Term loans and advances		
Unsecured considered good		
Amounts paid on appeal	22.66	-
AMT credit entitlement	671.34	671.34
	694.00	671.34
12 Inventories		
Building material	14.80	8.91
Work-in-progress	429.31	427.66
	444.11	436.57
13 Trade Receivable		
Undisputed Trade receivables - Considered good	685.81	602.97
	685.81	602.97
Note		
Trade receivable ageing schedule		
(i) Undisputed Trade Receivables – considered good		
- Less than 6 months	178.25	101.88
- 6 months - 1 year	24.23	320.21
- 1-2 years	313.86	45.68
- 2-3 years	41.79	131.77
- More than 3 years	127.68	3.43
	685.81	602.97
14 Cash and cash equivalents		
Cash on hand	1.04	0.88
Balances with banks		
- In current accounts	18.86	49.62
	19.90	50.50
Other bank balances		
- Balances held as margin money or security against borrowings	52.76	50.00
	52.76	50.00
	72.66	100.50



Grace Gated Community 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
15 Short-term loans and advances		
Unsecured		
Advances for purchase of land	-	1,462.99
Advances to suppliers	77.93	9.50
Advances to related party	2,233.02	2,581.00
Advance to joint venture partners	200.00	-
Advance tax & TDS receivable	0.28	1,032.63
Balances with government authorities - input credit	166.87	154.77
Prepaid expenditure	-	7.84
	2,678.10	5,248.73

LOANS AND ADVANCES RELATED PARTY

Type of borrower	-	-
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	2,233.02	2,581.00

	As at March 31, 2023	As at March 31, 2022
16 Other current assets		
Revenue yet to be billed - property development	297.93	-
Interest receivable	997.94	837.10
	1,295.87	837.10



Grace Gated Community 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
17 Revenue from operations		
Revenue from Construction Segment		
-Revenue from property development	-	843.71
-Modification sales	1.09	14.68
	1.09	858.39
Other operating revenue		
Cancellation income	-	2.37
	-	2.37
	1.09	860.76
18 Other income		
Interest income	141.12	435.87
Income from sale of scrap	-	5.47
Others	24.10	0.14
Less: Other Income from Intercompany Interest	-	(47.18)
	165.22	394.30
19 Construction activity expenses		
Land cost	-	81.25
Approval, legal and liaison expenses	53.37	20.30
Construction cost	523.89	525.25
Purchase material	-	99.38
Interest and financial charges	79.87	47.18
(-) Intercompany Interest	-	(47.18)
	657.13	726.18
20 Change in inventories		
Inventories at the beginning of the year:		
Work-in-progress	427.65	317.45
Sub Total (A)	427.65	317.45
Inventories at the end of the year		
Work-in-progress	429.30	427.65
Sub - Total (B)	429.30	427.65
(Increase)/ Decrease in inventories (A - B)	(1.65)	(110.20)
21 Other expenses		
Repairs and maintenance		
- Plant and Machinery	-	-
- Others	-	0.02
Rates and taxes	0.05	0.64
Payments to auditor (Refer Note 21A)	0.50	2.25
Commission and brokerage fees	-	4.82
Professional fees	0.60	0.49
Selling and distribution expenses	0.45	44.61
Security charges	-	5.41
Bank charges	0.26	0.08
	1.86	58.32
21A Payment to Auditors		
For statutory audit	0.50	2.00
For tax audit	-	0.25
	0.50	2.25



Grace Gated Community LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***22 Finance Cost**

Interest and financial charges

- Interest expenses	0.05	64.37
- Interest expenses Intercompany	79.87	47.18
- Interest on tax	5.30	0.24
	<u>85.22</u>	<u>111.79</u>

Less : Interest expenses transferred to Construction activity expenses

(79.87)	(47.18)
---------	---------

<u>5.35</u>	<u>64.61</u>
-------------	--------------

23 Depreciation and amortization expense

on tangible assets (Refer note 8)

0.43	0.64
------	------

<u>0.43</u>	<u>0.64</u>
-------------	-------------



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

24 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 Prop Care 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 Enterprises LLP Casa Grande Shelter LLP Casa Grande Vallam 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



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

Fellow Subsidiaries	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 Alpine Builder Private Limited (from 22/07/2022) Casagrand Millenia Private Limited (from 20/03/2023) Casagrand Astute Private Limited (from 22/07/2022)
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 Promoters 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



Grace Gated Community 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
Interest Income		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private)	-	164.85
Casa Grande Shelter LLP	6.58	13.57
Casa Grande Garden City Builders Private Limited	6.71	13.50
Casa Grande Civil Engineering Private Limited	165.96	231.51
AAK Realty Services LLP	0.06	-
Casa Grande Smart Value Homes Private Limited	17.56	-
Casa Grande Zest Private Limited	0.23	-
Casagrand Magick Ruffy Private Limited	0.47	-
Dawning Developers LLP	1.45	-
Gazy Mag Private Limited	0.01	-
Interest Expenses		
Casa Grande Homes Private Limited	7.71	16.73
Casa Grande Grace Private Limited	23.09	20.87
Danub Homes Private Limited	3.30	1.89
Dawning Developers LLP	0.51	5.62
Casa Grande Milestone Private Limited	16.08	-
Casa Grande Realtors Lp	0.33	-
Casa Grande Smart Value Homes Private Limited	1.75	-
Casa Grande Vallam LLP	1.44	-
Casagrand Millenia Private Limited	7.62	-
Casagrand Vistaaz Private Limited	0.73	-
Casa Grande Axiom Private Limited	3.09	2.06
Facility Management services		
Casa Grande Propcare Private Limited	23.20	-
Construction activity expense		
Casa Grande Civil Engineering Private Limited	0.77	-
Casa Grande Propcare Private Limited	-	23.10
Reimbursement of expenses - Recovery		
Casa Grande Civil Engineering Private Limited	0.02	-
Reimbursement of Expenses		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private)	-	5.34
Casa Interior Studio Private Limited	-	0.98



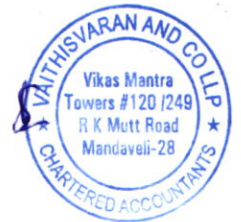
Grace Gated Community LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

Nature of Transactions	Year ended 31 March 2023	Year ended 31 March 2022
Loan Given		
Casa Grande Vallam LLP	16.97	10.00
Casa Grande Grace Private Limited	177.19	71.50
Casa Grande Millenia Private Limited	3.25	2.00
Dawning Developers LLP	48.54	5.62
Casa Grande Axiom Private Limited	20.73	-
Casa Grande Homes Private Limited	157.14	33.60
Casa Grande Milestone Private Limited	11.34	-
Casa Grande Smart Value Homes Private Limited	6.66	2.13
Danub Homes Private Limited	15.20	-
Casa Grande Realtors LLP	5.05	-
Casagrand Vistaaz Private Limited	3.71	-
Casa Grande Axiom Private Limited	-	29.94
Casa Grande Civil Engineering Pvt Ltd	-	1,040.28
Casagrand Magick Ruffy Private Limited	-	6.23
Loan Received		
Casa Grande Realtors LLP	-	3.43
Danub Homes Private Limited	-	9.22
Casagrand Vistaaz Private Limited	-	3.52
Casa Grande Shelter LLP	-	11.94
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private)	492.32	3,844.13
Casa Grande Civil Engineering Private Limited	142.52	-
Casagrand Magick Ruffy Private Limited	44.17	-
AAK Realty Services LLP	0.05	-
Casa Grande Garden City Builders Private Limited	116.22	13.50
Casa Grande Shelter LLP	117.54	-
Casa Grande Zest Private Limited	0.23	-
Gazy Mag Private Limited	0.21	-
Iris Development LLP	7.80	-
(Withdrawal) / Contribution during the year		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private)	1,362.64	38.09
K.R.Anerudhan	-	(38.1)



Grace Gated Community 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	-	15.26
Casa Interior Studio Private Limited	-	1.14
Short term Loans and advances		
Casa Grande Civil Engineering Private Limited	2,233.02	2,376.50
Casa Grande Shelter LLP	-	98.63
Casa Grande Garden City Builders Private Limited	-	97.44
Casagrand Magick Rufy Private Limited	-	6.23
Casagrand Millenia Private Limited	-	2.00
Gazy Mag Private Limited	-	0.20
Short term borrowings		
Casa Grande Smart Value Homes Private Limited	-	4.91
Casa Grande Grace Private Limited	1.10	121.18
Casa Grande Homes Private Limited	-	121.20
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private)	-	870.32
Casa Grande Axiom Private Limited	-	16.38
Casa Grande Realtors LLP	-	4.79
Dawning Developers LLP	-	42.41
Casa Grande Vallam LLP	-	15.66
Casa Grande Coimbatore LLP	0.05	0.05
Danub Homes Private Limited	-	11.25
Casagrand Magick Rufy Private Limited	37.60	-
Iris Development LLP	7.80	-
Casagrand Vistaaz Private Limited	-	3.52



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

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Interest Payable		
Casa Grande Grace Private Limited	6.46	40.47
Casa Grande Homes Private Limited	1.49	29.72
Casa Grande Axiom Private Limited	0.80	2.06
Danub Homes Private Limited	1.24	1.89
Casa Grande Milestone Private Limited	4.74	-
Casa Grande Realtors LLP	0.07	-
Casa Grande Vallam LLP	0.13	-
Casagrand Millenia Private Limited	2.37	-
Casagrand Vistaaz Private Limited	0.53	-
Dawning Developers LLP	-	5.62
Interest receivable		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private	570.13	570.13
Casa Grande Garden City Builders Private Limited	1.42	13.50
Casa Grande Shelter LLP	1.23	13.57
Casa Grande Civil Engineering Private Limited	405.34	239.39
AAK Realty Services LLP	0.01	-
Casa Grande Smart Value Homes Private Limited	17.56	-
Casa Grande Zest Private Limited	0.00	-
Casagrand Magick Rufy Private Limited	0.14	-
Dawning Developers LLP	1.45	-
Gazy Mag Private Limited	0.00	-
Current account balances		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private	5,079.67	4,012.20
Dorothy Thomas	(0.43)	2.55
Share capital		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private	0.99	0.99
Dorothy Thomas	0.01	-



Grace Gated Community LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***25 Contingent liability**

(i) Claims against the entity not acknowledged as debts

Particulars	As at 31 March 2023	As at 31 March 2022
Income tax	-	-
Other matters*	1,397.12	-
	<u>1,397.12</u>	<u>-</u>

Note - *It is not practicable for the entity to estimate the timing of cash outflows, if any, in respect of above matters pending resolution of the respective proceedings.

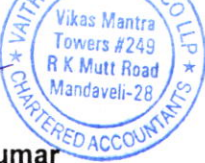
26 Figures are rounded off to the nearest lakhs. Previous year figures have been regrouped and/or reclassified wherever necessary, to conform to the current year classification.

As per our review report of even date attached

For Vaithisvaran & Co LLP

Chartered Accountants

Firm's Registration No.: 004494S/S200037

**R.Sanjeev Kumar**
Partner

Membership No:245459

Place : Chennai

Date : 19.07.2023

**For and on behalf of the designated partners of
Grace Gated Community LLP**

Firm's Registration No.: AAH-7943

**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