

Casagrand Builder Private Limited
Balance Sheet as at 31 March 2022

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

Particulars	Note	As at	As at
		March 31, 2022	March 31, 2021
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	2	499.00	499.00
Reserves and surplus	3	14,395.79	13,735.14
		14,894.79	14,234.14
NON-CURRENT LIABILITIES			
Long-term borrowings	4	11,549.13	2,241.58
Deferred tax liabilities	5	177.54	239.86
Current account balances with LLPs'		-	2,738.43
Long-term provisions	6	241.98	198.41
		11,968.65	5,418.28
CURRENT LIABILITIES			
Short-term borrowings	7	54,790.05	38,078.01
Trade payables	8		
- Dues to micro and small enterprises		544.32	187.86
- Dues to other than micro and small enterprises		4,812.48	5,168.48
Unearned revenue - construction		6,955.39	11,718.75
Other current liabilities	9	17,408.37	12,537.86
Short-term provisions	6	2,997.31	2,995.64
		87,507.92	70,686.60
Total		1,14,371.36	90,339.02
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	10	7,750.07	7,317.70
Intangible assets	12	107.11	83.34
Capital work-in-progress		31.04	19.93
Non current investments	11	324.84	1,301.98
Current account balances with LLPs'	12	15,080.91	12,009.61
Long-term loans and advances	13	4,312.81	4,094.88
Other non-current assets	14	1,075.94	1,478.18
		28,682.72	26,305.62
CURRENT ASSETS			
Inventories	15	16,954.87	19,832.68
Trade receivables	16	1,954.70	3,613.86
Cash and cash equivalents	17	2,987.91	10,621.71
Short-term loans and advances	18	54,120.05	23,591.36
Other current assets	19	9,671.12	6,373.79
		85,688.65	64,033.40
Total		1,14,371.36	90,339.02
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



M.Sundar
Partner

Membership No: 022493

Place : Chennai
Date : 14.09.2022

Nisha Abhishek Jha
Company Secretary
Membership No. A26250

Place : Chennai
Date : 14.09.2022

For and on behalf of the Board of Directors of
Casagrand Builder Private Limited

Arun MN
Managing Director
DIN: 00793551

Place : Chennai
Date : 14.09.2022

Dorothy Thomas
Director
DIN: 00729577

Place : Chennai
Date : 14.09.2022

Casagrand Builder Private Limited			
Statement of Profit and Loss for the year ended 31 March 2022			
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>			
Particulars	Note	For the year ended March 31, 2022	For the year ended March 31, 2021
INCOME			
Revenue from operations	20	25,375.89	20,026.62
Other income	21	1,706.92	3,987.11
Total		27,082.81	24,013.73
EXPENSES			
Construction activity expenses	22	16,732.25	11,821.02
Cost of raw materials, components and stores consumed	23	5,031.09	2,395.23
Change in inventories	24	549.33	1,994.20
Employee benefits expenses	25	1,051.90	1,176.69
Other expenses	26	2,340.88	3,628.34
Finance costs	27	333.34	223.94
Depreciation and amortization expenses	10	445.69	437.41
Total		26,484.48	21,676.83
PROFIT BEFORE TAX		598.33	2,336.90
Tax expenses			
Current tax		-	-
Deferred tax liability / (asset)		-62.32	96.51
		-62.32	96.51
PROFIT AFTER TAX		660.65	2,240.39
Earnings per equity share			
Basic (₹)	31	13.24	44.90
Diluted (₹)		13.24	44.90
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



M. Sundar

Partner

Membership No: 022493




Nisha Abhishek Jha

Company Secretary

Membership No. A26250

For and on behalf of the Board of Directors of
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Arun MN

Managing Director

DIN: 00793551



Dorothy Thomas

Director

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Casagrind Builder Private Limited
Cash flow statement for the year ended 31 March 2022
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)

S.No.	Particulars	March 31, 2022	March 31, 2021
I.	Cash flow from operating activities		
	Profit (Loss) before tax	598.33	2,336.90
	Adjustments for:		
	Depreciation and amortisation expense	445.69	437.41
	Interest Income	(4,956.71)	(494.54)
	Dividend Income	-	(48.24)
	Provision for Gratuity	37.73	37.50
	Provision for leave encashment	7.58	-
	Loss from LLPs	437.72	415.45
	Loss on sale of assets	36.84	-
	Finance cost	8,357.74	4,125.24
	Profit from LLPs	(1,122.20)	(2,877.38)
	Operating profit before working capital changes	3,842.72	3,932.34
	Changes in working capital:		
	Decrease/(increase) in trade receivables and current assets	1,659.16	759.38
	Decrease/ (Increase) in loans and advances	(4,023.61)	450.57
	Decrease/(increase) in Inventories	2,877.81	10.96
	Decrease/(increase) in other current assets	1,620.84	(589.04)
	Decrease/(increase) in other non-current assets	402.24	-
	Increase/(decrease) in trade payables	0.47	(9,143.52)
	Increase/(decrease) in unearned revenue	(4,763.36)	-
	Increase/(decrease) other current liabilities and provisions	(1,941.63)	19,373.64
	Cash generated from operations		
	Taxes (Paid) / Refunds received	(226.43)	268.02
	Net cash generated from operating activities	(551.80)	15,062.35
II.	[B] CASH FLOW FROM INVESTING ACTIVITIES		
	Sale of Investments	5,577.77	(1,370.40)
	Purchase of fixed assets	(1,057.56)	(414.27)
	Proceeds from sale of asset	130.00	-
	Loans given to related parties	(26,505.08)	6,812.46
	Interest received	38.54	123.88
	Movement in bank deposits (maturity of more than 3 months)	(42.15)	(2,166.98)
	Increase / (Decrease) in LLP current account balances	(5,125.26)	(5,890.08)
	Net cash used in investing activities	(26,983.74)	(2,905.39)
III.	[C] CASH FLOW FROM FINANCING ACTIVITIES		
	Interest on loans	(1,559.10)	(3,531.10)
	Repayment /Proceeds from Long Term Borrowings (net)	9,307.55	4,993.54
	Increase /Decrease Short Term Borrowing (net)	16,712.04	(10,814.81)
	Net cash used in financing activities	24,460.49	(9,352.37)
	Net increase/(decrease) in cash and cash equivalents	(3,075.05)	2,804.59
	Cash and cash equivalents as at the beginning of the year	3,696.15	891.56
	Cash and cash equivalents as at the end of the year	620.83	3,696.15

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

Firms Registration No.: 004494S/S200037





M. Sundar
Partner
Membership No: 022493



Nisha Abhishek Jha
Company Secretary
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**For and on behalf of the Board of Directors of
Casagrind Builder Private Limited**


Arun MN
Managing Director
DIN: 00793551



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 Place : Chennai
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Casagrind Builder Private Limited**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**Company Overview**

Casagrind Builder Private Limited ("the Company") is engaged primarily in the business of Real Estate Construction, Development and selling of apartments and villas. It has diversified its business into facilities management and interior designing.

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

The Financial Statements of the Company 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 Company 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.

d. Depreciation

Depreciation is provided on Straight line method (effective from April 1, 2018) at the useful life specified in Schedule II of the Companies Act, 2013 or based on the useful life of the assets as estimated by the management, whichever is higher. Depreciation on additions is charged on pro-rata basis from the date of installation with the applicable rate of depreciation.

Particulars	Useful life in years
Buildings	60
Temporary Structures	3
Furniture & fittings	10
Office equipments	5
Plant & machinery	5
Vehicles	8 and 10
Computers	3 and 6

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

The Company follows straight-line method of computing depreciation for its Tangible Assets.

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 Straight Line method.

Intangible assets (Software) are amortized over a period of three years on SLM method.

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.

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.

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

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.

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 Company in accordance with Accounting Standard 13 on "Accounting for Investments". The Company 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 Company 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.

Casagrand Builder Private Limited

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

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 Company.

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 Company assess at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the company 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 Company 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.

Casagrاند Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

2 Share capital	As at March 31, 2022		As at March 31, 2021	
	Number	Amount	Number	Amount
Authorised				
Equity shares of ₹10 each	53,11,000	531.10	50,00,000	500.00
Unlimited dividend equity shares of ₹10 each	-	-	1,000	0.10
Redeemable preference shares of ₹10 each	-	-	10,000	1.00
0% redeemable preference shares of ₹10 each	-	-	3,00,000	30.00
	53,11,000	531.10	53,11,000	531.10
Issued, subscribed and paid up				
Equity shares of ₹10 each	49,90,000	499.00	49,89,000	498.90
Unlimited dividend equity shares of ₹10 each	-	-	1,000	0.10
	49,90,000	499.00	49,90,000	499.00

a) Shareholders holding more than 5% of the aggregate shares in the Company

	Number	% holding	Number	% holding
Equity shares				
Arun Mn	24,95,000	50.01%	24,94,500	50.00%
K.R.Anerudan	10	0.00%	12,96,900	26.00%
Casagrاند Millenia Private Limited	24,94,990	50.01%	11,97,600	24.00%

b) Rights, preferences and restrictions attached to the equity shares

The Company has one class of equity shares viz., regular equity shares.

Regular Equity shares : These equity shares are having a par value of ₹.10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the board is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amount, in proportion to their shareholding.

c) Bonus issue, buy back and issue of shares other than in cash

The Company has neither issued any equity shares for consideration other than cash nor any bonus shares during the immediately preceding 5 financial years.

Casagrand Builder Private Limited**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, 2022	As at March 31, 2021
3 Reserves and surplus		
Capital redemption reserve		
Balance at the beginning of the year	4.02	4.02
Additions during the year	-	-
Less: Transferred during the year	-	-
Balance at the end of the year	(A) 4.02	4.02
Debenture redemption reserve		
Balance at the beginning of the year	-	-
Add : Transferred from / (to) statement of profit and loss	-	-
Balance at the end of the year	(B) -	-
General reserve		
Balance at the beginning of the year	300.00	-
Add : Transferred from statement of profit and loss	-	300.00
Balance at the end of the year	(C) 300.00	300.00
Securities premium		
Balance at the beginning of the year	-	-
Add : Transferred during the year	-	-
Less: Utilisation during the year	-	-
Balance at the end of the year	(D) -	-
Surplus in statement of profit and loss		
Balance at the beginning of the year	13,431.12	11,190.73
Add : Transferred from statement of profit and loss	660.65	2,240.39
Balance at the end of the year	(E) 14,091.77	13,431.12
	(A+B+C+D+E) 14,395.79	13,735.14

4 Long Term Borrowings

Particulars	As at March 31, 2022		As at March 31, 2021	
	Non-current	Current*	Non-current	Current*
Secured Rupee term loans				
From Others	11,339.35	2,151.68	1,745.92	7,592.06
Secured Finance lease obligations				
From Banks	209.78	419.00	495.66	-
	11,549.13	2,570.68	2,241.58	7,592.06

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***Notes:**

S.No	Particulars	Nature of Security, Repayment & Interest Details	As at March 31, 2022	As at March 31, 2021
4.1	HDFC BANK LIMITED			
4.1.1	Bank Guarantee - Secured - 5Cr	Fixed Deposits: Exclusive - Margin for BG at 25 % in the form of FD's lien marked in favour of HDFC Bank Personal Guarantee: Personal Guarantee of Mr. Arun M N & Mrs. Dorothy Thomas. Property: Exclusive-Residential Land in Palavakkam owned by Mrs. Dorothy Thomas. Tenor - 5 Years Commission 1 % per annum	6,356.90	-
4.1.2	Cash Credit - Secured - 25Cr	Personal Guarantee of Mr. Arun M N & Mrs. Dorothy Thomas. Property: - Residential Land in Palavakkam. Stocks And Receivables: Exclusive Charge on Current asset of the company Tenor - 1 Year Interest 9 % linked to MCLR 3 months		
4.1.3	Bank Guarantee - Secured - 30Cr	Fixed Deposits: Exclusive - Margin for BG at 100 % in the form of FD's lien marked in favour of HDFC Bank Tenor - 5 Years, Commission 1 % per annum		
4.2	KOTAK MAHINDRA INVESTMENTS LIMITED	First & exclusive charge by way of registered mortgage on land admeasuring 4.56 acres (excluding - 276.45 Sq.mtr for road & 1841.21 Sq.mtr for OSR) along with buildings constructed/to be constructed known as project "Casagrand Castle" First & exclusive charge by way of registered mortgage on land admeasuring 4.05 acres (excluding 540.5 Sq.mtr for road & 7,639.59 Sq.mtr for OSR) along with buildings constructed /to be constructed known as project "Casagrand Northern Star" First & exclusive charge by way of registered mortgage on land admeasuring 4.57 acres (excluding -513.2 Sq.mtr for Road & -1,798.36 Sq.mtr for OSR) along with buildings constructed/to be constructed known as project "Casagrand Vistaaz" First & exclusive charge by way of registered mortgage on ready residential/commercial units in the project "Casatrand Uptown" First & exclusive charge by way of registered mortgage on ready residential/commercial units in the project ,."Casagrand Westend"	2,734.14	-

Casagrand Builder Private Limited

Summary of significant accounting policies and other explanatory information

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

S.No	Particulars	Nature of Security, Repayment & Interest Details	As at March 31, 2022	As at March 31, 2021
		<p>All the above are along with all existing / future potential FSI, TDR, Development rightt benefits, title & interest thereon along-with proportionate</p> <p>Hypothecation and escrow of "Eligible Receivables" from the projects casagrand castle, casagrand Northern Star & Casagrand Vistaa (from both sold & unsold)</p> <p>Hypothecation and escrow of receivables from the projects casagrand uptown Ph I (including uptown Villas), casagrand Uptown Ph II & casagrand Westend (from both sold & unsold)'</p> <p>Amount equivalent to three months interest to be ke as a Term Deposit with Kotak Mahindra Bank Limited and a lien in favour of Lender to be marked on same. The lien so created over the said amount, shall continue until the repayment of the entire Facility and such deposit shall not be released or reduced in part, irrespective of the fact that the Facility has been repaid in part. Security to be created and perfected in a form and manner as acceptable to the Lender.</p> <p>Personal Guarantee of Arun MN Corporate Guarantee of Casa Grande Realtors LLP, Casa Grande Civil Engineering Private Limited , Casa Grande Milestone Pvt. Ltd., Zest Home Search LLP Gallante Promoter LLP & Casa Grande Enterprises LLP</p> <p>Repayable in 30 months including 12 months moratorium with 13% fixed interest.</p>		
4.2	VISTRA ITCL (INDIA) LIMITED	<p>First and exclusive registered mortgage on the mortgaged properties in favour of debenture trustee</p> <p>First and exclusive charge created over the hypothecated assets in favour of debenture trustee</p> <p>First and exclusive pledge over the pledged land owners shares in favour of debenture</p> <p>Unconditional and irrevocable indemnity bond provided by the company and the promoters, jointly and severally in favour of debenture trustee</p> <p>Repayable after 24 months Interest servicing principal moratorium payable quaterly. Coupon rate 14% quarterly compounding during moratorium and additonal 4% at the end of 24 months</p>	4,400.00	-

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

S.No	Particulars	Nature of Security, Repayment & Interest Details	As at March 31, 2022	As at March 31, 2021
4.3	Finance lease from banks	Hypothecation of respective vehicles.	628.78	495.66
4.4	Sundaram BNP Paribas Home Finance Ltd	Secured by mortgage of the land measuring about 482 cents situated at Sonallur Village, Thiruporur Panchayat Union, Chengelpet Taluk, Kancheepuram District. Secured by mortgage of land measuring about 59.29 cents situated at Vengadamangalam Village, Kattankulathur Panchayat Union, Chengelpet Taluk, Kancheepuram District. Repayable in 120 monthly instalments commencing from 27.07.2012 to 27.07.2022, carrying interest rate in line with SH-prime lending rate Repayable in 120 monthly instalments commencing from 19.03.2014 to 18.02.2024, carrying interest rate in line with SH-prime lending rate	-	169.95
4.5	LIC HOUSING FINANCE LTD	Secured by way of mortgage on Developer's share of project land situated at Thirumudivakkam Village, Chennai, admeasuring 8.95 Acres comprised in Survey Nos. 387/1B, 2, 388/4A, 389/1, 2A, 2B, 390/2, 391/2 and 402/2 of Thirumudivakkam Village, Pallavaram Taluk, Kancheepuram District including construction thereon and excluding OSR, Road gifted and land & Saleable area already conveyed. Hypothecation of receivables from the project "Bloom". Personal Guarantee of Mr. Arun Mn and Mr. K. R Anerudan. Secured by way of mortgage on Developer's share of project land situated at Thirumudivakkam Village, Chennai, admeasuring 8.95 Acres comprised in Survey Nos. 387/1B, 2, 388/4A, 389/1, 2A, 2B, 390/2, 391/2 and 402/2 of Thirumudivakkam Village, Pallavaram Taluk, Kancheepuram District including construction thereon and excluding OSR, Road gifted and land & Saleable area already conveyed. Hypothecation of receivables from the project "Bloom". Personal Guarantee of Mr. Arun Mn and Mr. K. R Anerudan.	-	2,548.67

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

S.No	Particulars	Nature of Security, Repayment & Interest Details	As at March 31, 2022	As at March 31, 2021
		Repayable in 15 monthly instalments commencing after the expiry of 18th month of disbursement (or) 20% of monthly / weekly / daily sale proceeds to be adjusted towards repayment of Principal/LICHFL dues from all future receivables from the project (whichever is earlier or higher). Carrying floating interest rate, which is at present 12.50% per annum.		
		Repayable in 15 monthly instalments commencing after the expiry of 12th month of disbursement (or) 25% of monthly / weekly / daily sale proceeds to be adjusted towards repayment of Principal / LICHFL dues from all future receivables from the project (whichever is earlier or higher). Carrying floating interest rate, which is at present 12.50% per annum.		
4.6	JM Financials Credit Solution	<p>This loan has been secured by way of mortgage on land admeasuring an extent of 7 Acres 46.64 Cents, comprised under S. Nos. 22/2A1, 22/2A2, 22/3, 22/4A, 22/2B1, 22/1A, 20/1A, 20/1B, 20/1C, 22/1B, 16/1A, 24/7, 25/3A, 25/3B, situated at Vengaivasal Village, Sholinganallur Taluk, Kancheepuram District, within the Sub Registration District of Selaiyur and Registration District of Chennai South. Hypothecation of receivables from the project being developed on the land.</p> <p>Secured by way of mortgage on land admeasuring an extent of 7 Acres 46.64 Cents, comprised under S. Nos. 22/2A1, 22/2A2, 22/3, 22/4A, 22/2B1, 22/1A, 20/1A, 20/1B, 20/1C, 22/1B, 16/1A, 24/7, 25/3A, 25/3B, situated at Vengaivasal Village, Sholinganallur Taluk, Kancheepuram District, within the Sub Registration District of Selaiyur and Registration District of Chennai South. Hypothecation of receivables from the project being developed on the land.</p> <p>Second charge by way of registered mortgage on unsold units at Project Zenith at Vengaivasal</p> <p>Second charge by way of mortgage over the land measuring approximately 10.19 acres at Manapakkam and Mugalivakkam, Chennai</p> <p>Second charge on receivables from sold and unsold units at Project Zenith & Project Utopia</p>	-	4,873.43

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

S.No	Particulars	Nature of Security, Repayment & Interest Details	As at March 31, 2022	As at March 31, 2021
		Repayable in 24 monthly instalments commencing from the end of 37th month of disbursement. Carrying floating interest rate, which is at present 15.40% per annum.		
		Repayable in 24 monthly instalments commencing from the end of 31st month of disbursement. Carrying floating interest rate, which is at present 16.15% per annum.		
		Repayable in 48 monthly instalments commencing from the end of 13th month of disbursement. Carrying floating interest rate, which is at present 14% per annum.		
4.7	ADITYA BIRLA FINANCE LIMITED	<p>- First and Exclusive chrges by way of Registered Memorandum of Entry on the 10 unsold units of project 'Casa Amethyst' admeasuring 20,722sqft together with underlying land admeasuring approx 165,193 sq.ft. comprised in Sy no.439/1A1A1C & 494/2A4A1E, Elcot Avenue Road, SV Sivaprakasa Naicker Salai, Sholinganallur, Chennai together with all buildings & structures thereon, both present & Future;</p> <p>- First and Exclusive charge on the receivable of both sold & unsold of the project being developed on the said security 'Casa Amethyst' under the documents entered into the with the customers by the borrower, all such proceeds both present and future;</p> <p>- First and Exclusive chrges by way of Registered Memorandum of Entry on the 11 unsold units of project 'Casa Auburn' admeasuring 36,654sqft together with underlying land admeasuring approx 133.34cents out of 140 cents comprised in Sy no.6/1A1, 6/1D & 6/1E situated at Thiruvalluvar Street, Perungudi Village, Sholinganallur Taluk, Kancheepuram District together with all buildings & structures thereon, both present & Future;</p> <p>- First and Exclusive charge on the receivable of both sold & unsold of the project being developed on the said security 'Casa Auburn' under the documents entered into the with the customers by the borrower, all such proceeds both present and future;</p>	-	1,925.92

Casagrand Builder Private Limited				
Summary of significant accounting policies and other explanatory information				
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>				
S.No	Particulars	Nature of Security, Repayment & Interest Details	As at March 31, 2022	As at March 31, 2021
		- First and Exclusive charges by way of Registered Memorandum of Entry on the 9 unsold units of project 'Casa Esquire' admeasuring 12,768 sqft together with underlying land admeasuring approx 39,204 sqft comprised in Sy no.199/4 situated in Perungudi Village, Sholinganallur Taluk, Kancheepuram District together with all buildings & structures thereon, both present &		
		- First and Exclusive charge on the receivable of both sold & unsold of the project being developed on the said security 'Casa Esquire' under the documents entered into the with the customers by the borrower, all such proceeds both present and future;		
		Repayable in 42 monthly instalments commencing from the end of 25th month of disbursement. Carrying floating interest rate, which is at present 14% per annum		

5 Deferred tax liabilities	As at March 31, 2022	As at March 31, 2021
Deferred tax liability arising on account of		
- Difference between written down value of assets as per the books and the tax	188.06	250.21
Deferred Tax asset arising on account of		
- Gratuity	-9.50	-9.44
- Expenses disallowed due to non deduction of TDS	-1.02	-0.91
	177.54	239.86

6 Provisions	As at March 31, 2022		As at March 31, 2021	
	Long-term	Short-term	Long-term	Short-term
Provision for employee benefits:				
-Gratuity (refer note (b) below)	234.64	6.01	198.34	4.58
-Compensated absences	7.34	0.24	-	-
Provision for preference shares dividend	-	-	0.06	-
Provision for tax on dividends	-	-	0.01	-
Provision for Income Tax	-	2,991	-	2,991
	241.98	2,997.31	198.41	2,995.64

Retirement benefit to employees

a) Defined contribution plan

Eligible employees receive benefits under the provident fund which is a defined contribution plan. These contributions are made to the funds administered and managed by the Government of India. The Entity recognised ₹ 226.18 lakhs, (Previous year ₹ 203.42 lakhs) for provident fund contribution in the statement of profit and loss account.

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***b) Defined benefit plans - Gratuity (Non-Funded)**

The Group provides for gratuity, a defined benefit retirement plan (Gratuity plan) covering all eligible employees. The gratuity plan provides a lump sum payment to the vested employees on retirement, death, incapacitation or termination of employment. Vesting occurs on completion of five years of service. Liabilities with regard to the gratuity plan are determined by actuarial valuation as on the balance sheet date.

i) Principal actuarial assumptions used:	Year ended	Year ended
	March 31, 2022	March 31, 2021
Discount rate*	7.30%	6.95%
Salary escalation rate*	5.00%	5.00%
Attrition rate*	2.00%	2.00%

The estimates of future salary increases, considered in actuarial valuation, takes account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

ii) Change in present value of obligation	As at	As at
	March 31, 2022	March 31, 2021
Present value of obligations as at beginning of the year	2,02,91,936	1,65,41,701
Transfer (out) obligation to Casagrand Builder Private Limited	-	(69,038)
Interest cost	13,94,361	11,10,399
Current service cost	55,73,413	50,81,667
Benefits paid	(11,89,954)	-
Past service cost	-	-
Actuarial (gain) / loss on obligations	(20,05,087)	(23,72,793)
Present value of obligations at the end of year	2,40,64,669	2,02,91,936
iii) Amount to be recognized in Balance Sheet		
Present value of obligations as at the end of the year	2,40,64,669	2,02,91,936
Less: Unrecognised Past Service cost	-	-
Net asset / (liability) recognized in Balance Sheet	2,40,64,669	2,02,91,936
iv) Expenses recognized in statement of Profit and Loss		
Current service cost	55,73,413	50,81,667
Interest cost	13,94,361	11,10,399
Past service cost	-	-
Unrecognized past service cost	-	-
Net actuarial (gain) / loss recognised in the year	(20,05,087)	(23,72,793)
Transfer (out) obligation to Casagrand Builder Private Limited	-	(69,038)
Expenses recognised in statement of Profit and Loss	49,62,687	37,50,235

c) Defined benefit plans - Compensated absences (Non-funded)

The employees of the Group are entitled to compensated absence. The employees can carry forward a portion of the unutilized accrued compensated absence and utilize it in future periods up to a maximum of 30 days or receive cash compensation at retirement / termination of employment against the unutilized accrued compensated absence and the excess compensated absence over and above 30 days during the year will be encashed at the end of the year. The Group records an obligation for compensated absences in the period in which the employee renders the services that increase the entitlement. The Group measures the expected cost of compensated absence as the additional amount that the Group expects to pay as a result of the unused entitlement that has accumulated at the balance sheet date based on the actuarial valuation. The Group has provided towards compensated absence ₹7.58 Lakhs (Previous year ₹Nil).

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

7 Short-term borrowings	As at As at March 31, 2022	As at As at March 31, 2021
Secured		
Bank overdraft	2,353.37	563.01
Current maturity of long term borrowing	2,570.68	7,592.06
	4,924.05	8,155.07
Unsecured		
Borrowings		
- From Companies	-	180.00
- From Related parties	49,866.00	29,742.94
	49,866.00	29,922.94
	54,790.05	38,078.01

* Short term Loan taken from related parties will be repaid based on demand

8 Trade payables		
Dues to Related party	135.69	1,041.43
Others	4,405.03	3,642.74
Retention payable	816.06	672.17
	5,356.78	5,356.34

Note:

Trade payables (At Amortised Cost)	As at March 31, 2022	As at March 31, 2021
(i) MSME		
a) Disputed	-	-
b) Undisputed		
- Less than 1 year	462.20	121.20
- 1-2 years	39.53	16.76
- 2-3 years	8.31	46.56
- More than 3 years	34.29	3.34
Total MSME	544.32	187.86
(ii) Others		
a) Disputed	-	-
b) Undisputed		
- Less than 1 year	3,553.03	3,893.61
- 1-2 years	288.14	310.90
- 2-3 years	273.36	235.10
- More than 3 years	697.95	728.87
Total Others	4,812.48	5,168.48

9 Other current liabilities	As at As at March 31, 2022	As at As at March 31, 2021
Interest accrued but not due on borrowings	65.22	42.19
Interest accrued and due on borrowings	11,346.48	4,570.87
Advance from customers	1,764.67	2,155.43
Payable to joint venture partners	2,758.71	3,886.88
Employee related payables	108.50	63.89
Statutory Dues	467.21	1,225.70
Outstanding expenses	189.02	110.59
Other liabilities	708.56	482.31
	17,408.37	12,537.86

Casagrand Builder Private Limited
Summary of significant accounting policies and other explanatory information
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)
10 Property, plant and equipment and Intangible assets

Particulars	Property, plant and equipment										Intangible assets
	Land	Land developmen t	Buildings	Lease hold improvement	Furniture & fittings	Computers	Office equipments	Plant & machinery	Vehicle	Total	Software
Gross Block											
As at 01 April 2020	988.13	-	5,637.26	270.50	304.39	688.69	403.09	173.98	835.03	9,301.07	484.18
Additions	-	-	-	6.10	6.05	130.15	2.27	2.40	247.37	394.34	-
Adjustments	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	-	-	-
As at 31 March 2021	988.13	-	5,637.26	276.60	310.44	818.84	405.36	176.38	1,082.40	9,695.41	484.18
Additions	-	-	4.00	166.15	74.38	234.40	94.53	0.54	441.32	1,015.32	53.35
Adjustments	-	-	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	(166.84)	(166.84)	-
As at 31 March 2022	988.13	-	5,641.26	442.75	384.82	1,053.24	499.89	176.92	1,356.88	10,543.89	537.53
Depreciation											
As at 01 April 2020	-	-	402.13	235.19	160.31	462.39	319.27	2.69	434.62	2,016.60	324.54
For the year	-	-	88.03	27.05	18.31	119.62	21.47	11.15	75.48	361.11	76.30
Adjustments	-	-	-	-	-	-	-	-	-	-	-
On Disposals	-	-	-	-	-	-	-	-	-	-	-
As at 31 March 2021	-	-	490.16	262.24	178.62	582.01	340.74	13.84	510.10	2,377.71	400.84
For the year	-	-	86.48	23.25	21.96	132.52	35.93	11.15	113.33	424.62	29.58
Adjustments	-	-	-	-	-	-	-	-	-	-	-
On Disposals	-	-	-	-	-	-	-	-	(8.51)	(8.51)	-
As at 31 March 2022	-	-	576.64	285.49	200.58	714.53	376.67	24.99	614.92	2,793.82	430.42
Net Block											
As at 31 March 2021	988.13	-	5,147.10	14.36	131.82	236.83	64.62	162.54	572.30	7,317.70	83.34
As at 31 March 2022	988.13	-	5,064.62	157.26	184.24	338.71	123.22	151.93	741.96	7,750.07	107.11

Particulars	As at 31 March 2022	As at 31 March 2021
Capital work in progress	31.04	19.93

Capital Work in progress

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in Progress					
As at 31 March 2022	11.11	19.93	-	-	31.04
As at 31 March 2021	19.93	-	-	-	19.93

Casagrand Builder Private Limited
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, 2022	As at As at March 31, 2021
11 Non - Current Investments		
(Valued at cost unless stated otherwise)		
Non-trade investments (unquoted)		
Investment in subsidiaries		
Casa Grande Prop Care Private Limited	-	495.00
Casa Interior Studio Private Limited	-	499.92
Casa Grande Civil Engineering Private Limited	1.00	1.00
Casa Grande Homes Private Limited	1.00	1.00
Casagrande Vistaaz Private Limited	1.00	1.00
Casa Grande Milestone Private Limited	2.00	1.00
Casagrand Staylogy Private Limited	1.00	1.00
Casa Grande Axiom Private Limited	1.00	1.00
Casa Grande Grace Private Limited	1.00	1.00
Casa Grande Smart Value Homes Private Limited	1.00	1.00
Casa Grande Zest Private Limited	1.00	1.00
Gazy Mag Private Limited	1.00	1.00
Casagrand Aesthetic Private Limited	1.00	1.00
Casagrand Regale Private Limited	1.00	1.00
Casagrand Bizpark Private Limited	1.00	1.00
Casa Grande Magick Rufy Private Limited	1.00	1.00
Casa Grande Horizons Private Limited	1.00	1.00
Casagrand Spaceintell Private Limited	1.00	1.00
Danub Homes Private Limited	0.01	0.01
Upstay Builder Private Limited	0.66	-
Zingo Private Limited	1.00	-
Casagrand Exotia Private Limited	1.00	-
Casagrand Hyderwise Private Limited	1.00	-
Casagrand Fresh Private Limited	1.00	-
Casa Grande Garden City Builders Pvt Ltd	267.32	267.32
Casagrand Everta Private Limited	1.00	-
Casagrand Vivacity Private Limited	1.00	-
Casagrand Vivaace Private Limited	1.00	-
Investment in preference shares in subsidiaries		
Casa Grande Milestone Private Limited	-	0.20
Investment in the capital of partnership firm		
Casa Grande Coimbatore LLP	0.09	0.09
Casa Grande Realtors LLP	9.99	2.00
Casa Grande Vallam LLP	0.99	0.75
Dawning Developers LLP	0.99	-
Casa Grande Enterprises LLP	9.90	9.80
Casa Grande Shelter LLP	9.90	9.90
Grace Gated Community LLP	0.99	0.99
	324.84	1,301.98

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***12 Current account balances with LLP's**

	As at 31 March 2022	As at 31 March 2021
Casa Grande Coimbatore LLP	2,943.60	1,808.79
Casa Grande Enterprises LLP	2,913.94	2,788.80
Casa Grande Shelter LLP	1,197.08	-2,738.43
Casa Grande Realtors LLP	417.97	768.72
Casa Grande Vallam LLP	2,684.59	2,921.40
Grace Gated Community LLP	4,882.52	3,721.89
Dawning Developers LLP	41.22	-
	15,080.91	9,271.18
Less : Current account Balances with LLPs grouped under Non Current Liabilities	-	-2,738.43
	15,080.91	12,009.61

**13 Long Term loans and advances
Unsecured considered good**

	As at As at March 31,	As at As at March 31,
Amounts paid on appeal	361.37	361.37
Advance tax & TDS receivable	3,951.44	3,733.51
	4,312.81	4,094.88

14 Other non current assets

Rental deposits	180.46	273.15
Security and other deposits	895.48	1,205.03
	1,075.94	1,478.18

15 Inventories

Building material	196.50	451.89
Work-in-progress	15,766.68	15,441.69
Land	0.01	2,073.10
Land - sale of plots	56.68	931.00
Completed flats / villas	935.00	935.00
	16,954.87	19,832.68

16 Trade Receivable**Unsecured considered good**

Aggregate amount of outstanding for a period exceeding six months from the date they are due

	-	-
Undisputed Trade Receivables – considered	1,954.70	3,613.86
	1,954.70	3,613.86

Trade Receivables (At Amortised Cost)	As at March 31, 2022	As at March 31, 2021
(i) Undisputed Trade Receivables – considered good		
- Less than 6 months	855.79	2,571.03
- 6 months - 1 year	151.76	292.67
- 1-2 years	745.95	470.36
- 2-3 years	107.13	173.97
- More than 3 years	94.06	105.83

Casagrand Builder Private Limited**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, 2022	As at As at March 31, 2021
17 Cash and cash equivalents		
Cash on hand	0.90	6.47
Investments in Mutual Funds	52.04	4,652.67
Balances with banks		
- In current accounts	619.93	3,689.68
	672.87	8,348.82
Other bank balances		
- Balances held as margin money or security against borrowings	2,315.04	2,272.89
	2,315.04	2,272.89
	2,987.91	10,621.71
18 Short-term loans and advances		
Advances for purchase of land	6,550.58	3,491.12
Advances to suppliers	2,047.44	2,302.22
Advances to suppliers - Related party	1,092.58	-
Advances to employees	81.60	89.18
Advances to related party	42,806.47	16,301.39
Advance to joint venture partners	1,205.18	1,196.28
Balances with government authorities - input credit	11.53	-
Prepaid expenditure	324.67	211.17
	54,120.05	23,591.36
19 Other current assets		
Revenue yet to be billed - property development	527.63	2,148.47
Interest receivable	9,143.49	4,225.32
	9,671.12	6,373.79

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)*

	Year ended As at March 31, 2022	Year ended As at March 31, 2021
20 Revenue from operations		
Revenue from Construction Segment		
-Revenue from property development	25,020.50	19,723.64
-Modification sales	260.67	205.02
	25,281.17	19,928.66
Other operating revenue		
- Cancellation income	24.17	12.51
- Joint Venture income	70.55	85.45
	25,375.89	20,026.62
21 Other income		
Interest income	4,956.71	494.55
Rental income	-	23.71
Profit from LLP's	1,122.20	2,877.39
Income from sale of mutual funds	74.65	125.01
Income from sale of scrap	44.18	18.21
Advertising Income	262.44	345.66
Others	35.96	102.58
Less: Intercompany Interest transferred to construction activity expenses	(4,789.22)	-
	1,706.92	3,987.11
22 Construction activity expenses		
Land cost	3,343.73	77.63
Approval, legal and liaison expenses	696.96	419.19
Construction cost	9,456.38	7,422.90
Interest and financial charges	8,024.40	3,901.30
(-) Intercompany Interest	(4,789.22)	-
	16,732.25	11,821.02
23 Cost of raw materials, components and stores consumed		
Inventory at the beginning of the year	451.89	382.19
Add : Purchases during the year	4,775.70	2,464.93
Less : Inventory at the end of the year	(196.50)	(451.89)
	5,031.09	2,395.23
24 Change in inventories		
Inventories at the beginning of the year:		
Work-in-progress	15,441.69	17,965.60
Land - Sale of plots	931.00	950.06
Completed flats / villas	935.00	386.23
Sub Total (A)	17,307.69	19,301.89
Inventories at the end of the year		
Work-in-progress	15,766.68	15,441.69
Land - Sale of plots	56.68	931.00
Completed flats / villas	935.00	935.00
Sub - Total (c)	16,758.36	17,307.69
(Increase)/ Decrease in inventories (A - B)	549.33	1,994.20

Casagrand Builder Private Limited**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, 2022	Year ended March 31, 2021
25 Employee benefit expenses		
Salaries and wages	896.14	18.13
Contribution to provident and other funds	24.97	229.44
Gratuity and Compensated absences (Refer note 6(b) &(c))	49.62	44.75
Staff welfare expenses	81.17	884.37
Less: Employee benefits expenses of Discontinuing Operations	-	-
	1,051.90	1,176.69
26 Other expenses		
Rent	283.40	222.41
Power and fuel	9.19	55.09
Repairs and maintenance		
- Building	53.97	141.30
- Others	31.58	428.72
Travelling Expenses	105.09	107.84
Communication expenses	16.06	94.96
Rates and taxes	23.36	15.89
Payments to auditor (Refer Note 26A)	13.50	12.00
Printing and stationery	1.01	10.70
Commission and brokerage fees	26.60	354.79
Loss on sale of assets	36.84	-
Loss on LLPs	437.72	415.46
Insurance charges	88.08	98.36
CSR expenses	-	45.72
Professional fees	48.28	221.81
Selling and distribution expenses	1,070.41	1,309.54
Other expenses	63.83	65.88
Bank charges	31.95	27.05
Books and periodicals	0.01	0.82
	2,340.88	3,628.34
26A Payment to Auditors		
For statutory audit	12.00	12.00
For tax audit	1.50	-
For certification	-	-
	13.50	12.00
27 Finance Cost		
Interest and financial charges		
- Interest expenses	45.96	44.79
- Interest on tax	283.00	179.15
- Interest expenses related parties	8,024.40	-
- Other borrowing cost	4.38	-
	8,357.74	223.94
Less : Borrowing Cost transferred to Construction activity expenses	(8,024.40)	-
	333.34	223.94

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions**i. Names of related parties and nature of relationship**

SI.No	Relationship	As at 31st March, 2022	As at 31st March, 2021
a.	Subsidiary company	Casa Grande Zest Private Limited Casa Grande Homes Private Limited Casa Grande Garden City Builders Private Limited Casa Grande Grace Private Limited Casa Grande Smart Value Homes Private Limited Casa Grande Civil Engineering Private Limited Casa Grande Prop Care Private Limited (From 31/01/2022) Casagrand Horizons Private Limited Casa Grande Axiom Private Limited Casagrand Staylogy Private Limited Casagrande Vistaaz Private Limited Casa Grande Milestone Private Limited Casagrand Magick Rufy Private Limited Casagrand Aesthetic Private Limited Casagrand Dream Home Private Limited Casagrand Regale Private Limited Casagrand Spaceintell Private Limited Gazy mag Private Limited Casa Interior Studio Private Limited (Till 31/01/2022) Danub Homes Private Limited Casagrand Fresh Private Limited (from 14/04/2021) Upstay Builder Private Limited (from 22/10/2021) Casagrand Anchor Private Limited (from 26/10/2021) Casagrand Zingo Private Limited (from 28/10/2021) Casagrand Vivacity Private Limited (from 3/11/2021) Casagrand Everta Private Limited (from 10/11/2021) Casagrand Exotia Private Limited (from 10/11/2021) Casagrand Vivaace Private Limited (from 07/12/2021) Casagrand Hyderwise Private Limited (from 31/12/2021)	Casa Grande Zest Private Limited Casa Grande Homes Private Limited Casa Grande Garden City Builders Private Limited Casa Grande Grace Private Limited Casa Grande Smart Value Homes Private Limited Casa Grande Civil Engineering Private Limited Casa Grande Prop Care Private Limited Casagrand Horizons Private Limited Casa Grande Axiom Private Limited Casagrand Staylogy Private Limited Casagrande Vistaaz Private Limited Casa Grande Milestone Private Limited Casagrand Magick Rufy Private Limited Casagrand Aesthetic Private Limited Casagrand Dream Home Private Limited Casagrand Regale Private Limited Casagrand Spaceintell Private Limited Gazy mag Private Limited Casa Interior Studio Private Limited Danub Homes Private Limited

Casagrاند Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

SI.No	Relationship	As at 31st March, 2022	As at 31st March, 2021
b.	Joint venture	Casa Grande Coimbatore LLP Casa Grande Enterprises LLP Casa Grande Shelter LLP Casa Grande Realtors LLP Casa Grande Vallam LLP Grace Gated Community LLP Dawning Developers LLP	Casa Grande Coimbatore LLP Casa Grande Enterprises LLP Casa Grande Shelter LLP Casa Grande Realtors LLP Casa Grande Vallam LLP Danub Homes LLP Viswavihar LLP
c.	Key management personnel	Mr.Arun Mn Mr.K.R.Anerudan (Till 23/04/2021) Mr.Ashok Kumar R Ms. Dorothy Thomas Mrs. Nisha Abhishek Jha	Mr.M.Arun Mn Mr.K.R.Anerudan Mr.Ashok Kumar R
d.	Relatives of key management personnel	Ms. Lalitha	Ms. Lalitha Mr.K.R.Krishna Mr.M.K.Vaidyanathan Mr.Ramanathan
e.	Entities under the same management	Blitzkrieg Technology Private Limited Blue Sea Homes Search LLP Gallante Promoters LLP Iris Development LLP Propel Holdings LLP Solace Gated Community LLP Syona Cosmetics Pvt Ltd Sky Magna LLP Venerate Homes Search LLP Casagrاند Starpark Private Limited Zest Homes Search LLP Sea View Homes Search LLP Casagrاند Supreme Home LLP Nobiltias Home Search LLP AAK Realty Services LLP Casagrاند Milleniaa Private Limited Arun Hope Foundation Casagrاند Bright Kids Private Limited Casagrاند Arun Mn Academy Foundation (from 13/09/2021) Casagrاند Magnum Private Limited Casagrاند Anchor Private Limited (from 26/10/2021) Arun Family Trusteeship LLP Casa Grande Prop Care Private Limited (Till 31/01/2022) Casa Interior Studio Private Limited (Till 31/01/2022)	Blitzkrieg Technology Private Limited Blue Sea Homes Search LLP Gallante Promoters LLP Iris Development LLP Propel Holdings LLP Solace Gated Community LLP Syona Cosmetics Pvt Ltd Sky Magna LLP Venerate Homes Search LLP Casagrاند Starpark Private Limited Zest Homes Search LLP Sea View Homes Search LLP Casagrاند Supreme Home LLP Nobiltias Home Search LLP AAK Realty Services LLP Casagrاند Milleniaa Private Limited Dawning Developers LLP

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions**ii. Transactions with the related parties****Income**

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Advertising income	Casa Grande Coimbatore LLP	9.66	20.90
	Casa Grande Garden City Builders Pvt Ltd	26.62	0.70
	Casa Grande Homes Pvt Ltd	27.71	11.79
	Casa Grande Smart Value Homes Pvt Ltd	25.60	19.48
	Casa Grande Axiom Pvt Ltd	3.55	-
	Casa Grande Civil Engineering Pvt Ltd	7.62	-
	Casa Grande Magick Rufy Private Limited	25.46	-
	Casa Grande Grace Pvt Ltd	5.55	-
	Casa Grande Vallam LLP	6.97	-
	Casa Grande Zest Pvt Ltd	5.49	-
	Casagrand Milleniaa Pvt Ltd	33.45	-
	Danub Homes Pvt Ltd	37.91	-
	Dawning Developers LLP	15.29	-
	Gazy Mag Private Limited	31.57	130.41
Interest Income	Casa Grande Milestone Pvt Ltd	67.39	435.02
	Casa Grande Garden City Builders Pvt Ltd	2,971.40	237.43
	Casa Grande Axiom Pvt Ltd	-	91.42
	Casagrand Magic Rufy Pvt Ltd	-	370.08
	Casa Grande Horizons Private Limited	577.14	0.49
	Gazy Mag Pvt Ltd	-	242.27
	Casagrand Aesthetic Pvt Ltd	259.60	31.60
	Casa Interior Studio Pvt Ltd	54.00	-
	Bizpark Private Limited	194.74	-
	Casa Grance Hyderwise Pvt Ltd	0.58	-
	Casa Grand Everta Pvt Ltd	74.01	-
	Casa Grand Exotia Pvt Ltd	1.16	-
	Casa Grande Civil Engineering Pvt Ltd	330.97	-
	Casa Grande Vallam LLP	3.46	-
	Casa Grande Vivaace Pvt Ltd	2.23	-
	Casa Spaceintell Pvt Ltd	2.01	-
	Casagrand Regale Pvt Ltd	5.92	-
	Casagrand Vistaaz Pvt Ltd	262.85	-
	Dawning Developers LLP	23.76	-
	Casa Grande Realtors LLP	92.25	410.67
Casa Grande Homes Pvt Ltd	-	435.39	
Advertisement expenses	Casa Grande Enterprises LLP	925.84	573.88
Facility Management services	Casa Grande Prop Care Pvt Ltd	423.70	186.41
Profit from LLP	Casa Grande Coimbatore LLP	552.69	931.18
	Casa Grande Realtors LLP	212.59	2.31
	Casa Grande Enterprises LLP	56.66	41.62
	Grace Gated Community LLP	252.21	1,887.66

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Stock transfer Income	Casagrand Millenia Private Limited	-	0.03
	Casa Grande Civil Engineering Pvt Ltd	-	4.03
	Casa Grande Axiom Pvt Ltd	-	33.31
	Grace Gated Community LLP	-	0.07
	Casa Grande Shelter LLP	-	0.95
	Casa Grande Homes Pvt Ltd	-	0.05
	Casa Grande Grace Pvt Ltd	-	9.63
Reimbursement of exp - Recover	Casa Grande Axiom Pvt Ltd	25.31	1,856.44
	Casagrand Regale Pvt Ltd	-	1.63
	Casa Grande Civil Engineering Pvt Ltd	-	3,992.19
	Casa Grande Coimbatore LLP	9.22	-
	Casa Grande Garden City Builders Pvt Ltd	98.33	3.70
	Casa Grande Grace Pvt Ltd	3,280.71	428.94
	Casa Grande Homes Pvt Ltd	2,085.95	1,664.46
	Casa Grande Milestone Pvt Ltd	731.55	112.07
	Casa Grande Realtors LLP	2.04	3.36
	AAK Realty Services LLP	2.53	-
	Bizpark Private Limited	99.21	-
	Casa Grande Hyderwise Pvt Ltd	10.53	-
	Casa Grande Horizons Private Limited	12.67	-
	Casa Grande Vallam LLP	3.04	-
	Casa Grande Zest Pvt Ltd	2.16	-
	Casa Interior Studio Pvt Ltd	-	59.22
	Casagrand Aesthetic Pvt Ltd	45.26	-
	Staylogy Pvt Ltd	17.27	-
	Casa Grande Shelter LLP	-	573.63
	Casa Grande Smart Value Homes Pvt Ltd	3,015.60	426.63
	Casa Grande Magick Rufy Private Limited	2,736.72	261.57
	Casagrand Millenia Pvt Ltd	3,799.63	321.35
	Danub Homes Pvt Ltd	3,575.80	289.77
Dawning Developers LLP	614.25	1,276.05	
Gazy Mag Private Limited	127.79	0.47	
Grace Gated Community LLP	4.53	-	
Expenses			
Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Loss from LLP	Dawning Developers LLP	182.33	-
	Casa Grande Shelter LLP	116.30	206.75
	Casa Grande Vallam LLP	135.04	208.71
Directors remuneration paid	Mr.Arun Mn	81.60	45.63
	Mr.K.R.Anerudan	-	18.38
Expenses	Casa Grande Civil Engineering Pvt Ltd	907.13	-
	Casa Grande Prop Care Pvt Ltd	8.42	-
	Casa Interior Studio Pvt Ltd	33.02	-
Expenses	Casa Grande Grace Pvt Ltd	0.04	-

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Interest expenses	Casa Grande Grace Pvt Ltd	1,382.68	1,457.59
	Casa Grande Shelter LLP	-	251.65
	Casa Grande Homes Pvt Ltd	681.08	-
	Casa Grande Magick Rufy Private Limited	514.74	-
	Casa Grande Axiom Pvt Ltd	42.74	-
	Casagrand Milleniaa Pvt Ltd	13.78	-
	Danub Homes Pvt Ltd	1,287.74	-
	Gazy Mag Private Limited	172.44	-
	Casa Grande Smart Value Homes Pvt Ltd	1,452.68	21.70
	Grace Gated Community LLP	164.85	197.78
	Casa Grande Zest Pvt Ltd	1,062.88	771.66

Other transactions

Particulars	Name of the related party	For the Year 31st March, 2021	For the Year 31st March, 2021
Loan Given	Casagrand Regale Pvt Ltd	48.05	19.69
	Casagrand Aesthetic Private Limited	-	1,251.33
	Casa Grande Milestone Pvt Ltd	-	196.52
	Casagrand Milleniaa Pvt Ltd	79.43	181.84
	Danub Homes Pvt Ltd	-	364.46
	Casa Grande Horizons Private Limited	1,765.42	58.31
	AAK Realty Services LLP	61.48	-
	Bizpark Private Limited	875.16	-
	Casa Grance Hyderwise Pvt Ltd	81.42	-
	Casa Grand Everta Pvt Ltd	5,139.48	-
	Casa Grand Exotia Pvt Ltd	97.84	-
	Casa Grande Acnhor Pvt Ltd	54.10	-
	Casa Grande Axiom Pvt Ltd	3,222.13	-
	Casa Grande Civil Engineering Pvt Ltd	7,155.77	-
	Casa Grande Coimbatore LLP	-	-
	Casa Grande Enterprises LLP	-	-
	Casa Grande Prop Care Pvt Ltd	207.85	-
	Casa Grande Shelter LLP	-	-
	Casa Grande Vivaace Pvt Ltd	528.96	-
	Casa Grande Zest Pvt Ltd	5,772.40	-
	Casa Spaceintell Pvt Ltd	48.80	-
	Casagrand Vistaaz Pvt Ltd	496.68	-
	Upstay Pvt Ltd	102.69	-
	Casa Interior Studio Pvt Ltd	-	85.47
	Casagrand Staylogy Private Limited	-	34.68
	Casa Grande Grace Pvt Ltd	-	21.76
	Casagrand Bizpark Private Limited	-	11.53
	Casa Grande Garden City Builders Pvt Ltd	7,466.60	5,427.62
	Danub Homes LLP	-	-

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

Particulars	Name of the related party	For the Year 31st March, 2021	For the Year 31st March, 2021
Loan Received	Casagrand Vistaaz Pvt Ltd	-	3,428.49
	Gazy Mag Pvt Ltd	-	547.66
	Casa Grande Magick Ruffy Private Limited	3,415.03	2,141.80
	Casa Grande Homes Pvt Ltd	11,747.52	4,727.48
	Casa Grande Civil Engineering Pvt Ltd	-	1,971.80
	Casa Grande Smart Value Homes Pvt Ltd	4,677.67	7,987.30
	Casa Grande Zest Pvt Ltd	-	7,599.62
	Casa Grande Axiom Pvt Ltd	-	2,359.71
	Casa Grande Grace Pvt Ltd	605.81	-
	Iris Development LLP	6.41	-
	Staylogy Pvt Ltd	66.87	-
	Casa Grande Milestone Pvt Ltd	2,525.90	-
	Dawning Developers LLP	71.01	785.34
	Gazy Mag Private Limited	4,895.06	-
	Casagrand Aesthetic Pvt Ltd	1,348.62	-
	Danub Homes Pvt Ltd	12,076.92	-
	CGD Satharai Pvt Ltd	1,655.86	-
	Casa Interior Studio Pvt Ltd	151.69	-
Investments in company	Casa Spaceintell Pvt Ltd	-	1.00
Current account contributions (Net)	Casa Grande Shelter LLP	5,383.23	5,544.94
	Grace Gated Community LLP	3,918.08	1,206.02
	Casa Grande Realtors LLP	-845.29	33.53
	Casa Grande Enterprises LLP	1,106.52	-1,003.42
	Casa Grande Coimbatore LLP	1,310.27	-160.04
	Casa Grande Vallam LLP	-250.32	1,879.18

iii. Balances outstanding at the end of the year**Receivables**

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Interest receivable	CGD Satharai Pvt Ltd	1,655.86	1,655.86
	Casa Grande Magick Ruffy Private Limited	370.08	370.08
	Casa Grande Axiom Pvt Ltd	91.42	91.42
	Casa Grande Horizons Private Limited	577.64	0.49
	Casagrand Aesthetic Pvt Ltd	291.20	31.60
	Bizpark Private Limited	194.74	-
	Casa Grande Hyderabad Pvt Ltd	0.58	-
	Casa Grande Everta Pvt Ltd	74.01	-
	Casa Grande Exotia Pvt Ltd	1.16	-
	Casa Grande Civil Engineering Pvt Ltd	330.97	-
	Casa Grande Vallam LLP	3.46	-
	Casa Grande Vivaace Pvt Ltd	2.23	-
	Casa Spaceintell Pvt Ltd	2.01	-
	Casagrand Regale Pvt Ltd	5.92	-
	Casagrand Vistaaz Pvt Ltd	262.85	-

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Interest receivable	Dawning Developers LLP	23.76	-
	Gazy Mag Private Limited	242.27	242.27
	Casa Grande Garden City Builders Pvt Ltd	3,208.83	237.43
	Casa Grande Realtors LLP	502.92	410.67
	Casa Grande Homes Pvt Ltd	435.39	435.39
	Casa Grande Milestone Pvt Ltd	612.39	545.00
	Casa Interior Studio Pvt Ltd	252.55	203.95
Short term Loans and advances	Casa Grande Prop Care Pvt Ltd	-	1,017.00
	Casa Interior Studio Pvt Ltd	716.63	666.56
	Casagrand Aesthetic Pvt Ltd	239.48	1,251.64
	Casagrand Vistaaz Pvt Ltd	759.53	2,122.32
	Casa Grande Garden City Builders Pvt Ltd	16,340.65	5,901.25
	Casa Grande Satherai Distripark LLP	-	-
	Casa Grande Milestone Pvt Ltd	1,216.21	2,428.35
	Propel Holdings LLP	222.54	222.54
	Casa Grande Magick Ruffy Private Limited	-	245.79
	AAK Realty Services LLP	64.42	-
	Bizpark Private Limited	1,183.44	-
	Casa Grance Hyderwise Pvt Ltd	92.53	-
	Casa Grand Everta Pvt Ltd	5,213.48	-
	Casa Grand Exotia Pvt Ltd	99.00	-
	Dawning Developers LLP	224.54	-
	Casa Grande Acnhor Pvt Ltd	54.10	-
	Casa Grande Vivaace Pvt Ltd	531.19	-
	Casa Grande Zest Pvt Ltd	1.68	-
	Casa Spaceintell Pvt Ltd	50.81	-
	Staylogy Pvt Ltd	115.62	-
	Upstay Pvt Ltd	102.69	-
	Vishwavihar Llp	0.11	-
	Casa Grande Axiom Pvt Ltd	2,044.61	-
	Casagrand Milleniaa Pvt Ltd	3,570.80	462.95
	CGD Satharai Pvt Ltd	2,247.95	2,247.86
	Gallante Promoters LLP	0.00	2,828.57
	Blue Sea Homes Search LLP	-	2.17
	Zest Homes Search LLP	0.01	1.68
	Venerate Homes Search LLP	-	2.71
	Grace Gated Community LLP	871.46	-
	Solace Gated Community LLP	-	1.59
	Sea View Homes Search LLP	-	1.59
	Nobiltias Home Search LLP	-	2.12
	Casa Grande Panache Private Limited	3.85	4.85
	Blitzkrieg Technology Private Limited	1.09	1.09
	Casagrand Bizpark Private Limited	-	14.33
Casa Grande Homes Pvt Ltd	-	385.57	
Casa Grande Horizons Private Limited	2,423.13	65.38	

Casagrاند Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Short term Loans and advances	Gazy Mag Private Limited	-	1,171.00
	Casagrاند Regale Pvt Ltd	72.04	18.06
	Casagrاند Staylogy Private Limited	-	165.09
	Casa Grande Civil Engineering Pvt Ltd	5,439.15	-
	Danub Homes Private Limited	-	3,815.49
	IRIS Development LLP	-	90.88
Advance to suppliers	Casa Grande Enterprises LLP	-	-
	Casa Grande Prop Care Pvt Ltd	1,092.58	-
Trade Payables	Casa Grande Prop Care Pvt Ltd	135.69	-
Current account - Debit balances	Casa Grande Coimbatore LLP	2,943.82	1,809.01
	Casa Grande Enterprises LLP	2,913.97	2,788.80
	Casa Grande Realtors LLP	424.54	768.72
	Grace Gated Community LLP	4,012.20	3,721.89
	Casa Grande Shelter LLP	1,197.09	3,721.89
	Casa Grande Vallam LLP	2,684.59	2,921.40
Investments in LLP	Casa Grande Shelter LLP	9.90	9.90
	Casa Grande Realtors LLP	9.99	2.00
	Casa Grande Enterprises LLP	9.90	9.80
	Casa Grande Vallam LLP	0.99	0.75
	Casa Grande Coimbatore LLP	0.09	0.09
	Dawning Developers LLP	0.99	-
	Grace Gated Community LLP	0.99	0.99
Investments in company	Casa Grande Civil Engineering Pvt Ltd	1.00	1.00
	Casa Grande Prop Care Pvt Ltd	-	495.00
	Casa Interior Studio Pvt Ltd	-	499.92
	Casa Grande Garden City Builders Pvt Ltd	267.32	267.32
	Casa Grande Homes Pvt Ltd	1.00	1.00
	Casagrاند Vistazz Pvt Ltd	1.00	1.00
	Casagrاند Staylogy Pvt Ltd	1.00	1.00
	Casa Grande Milestone Pvt Ltd	2.00	1.20
	Casa Grande Axiom Pvt Ltd	1.00	1.00
	Casa Grande Grace Pvt Ltd	1.00	1.00
	Casa Grande Smart Value Homes Pvt Ltd	1.00	1.00
	Casagrاند Aesthetic Private Limited	1.00	1.00
	Casagrاند Regale Private Limited	1.00	1.00
	Casagrاند Bizpark Private Limited	1.00	1.00
	Casa Grande Zest Pvt Ltd	1.00	1.00
	Gazy Mag Private Limited	1.00	1.00
	Casagrاند Vivacity Private Limited	1.00	-
	Upstay Builder Private Limited	0.66	-
	Zingo Private Limited	1.00	-
	Casagrاند Exotia Private Limited	1.00	-
	Casagrاند Hyderwise Private Limited	1.00	-
	Casagrاند Fresh Private Limited	1.00	-
	Casagrاند Everta Private Limited	1.00	-

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information**

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

32 Related party transactions

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Investments in company	Casagrand Vivaace Private Limited	1.00	-
	Casa Grande Magick Rufy Private Limited	1.00	1.00
	Casa Grande Horizons Private Limited	1.00	1.00
	Danub Homes Private Limited	0.01	0.01
	Casagrand Spaceintell Private Limited	1.00	1.00
Land advance	Ms. Lalitha	-	220.00

Payables

Particulars	Name of the related party	For the Year 31st March, 2022	For the Year 31st March, 2021
Short term borrowings	Casa Grande Smart Value Homes Pvt Ltd	8,584.07	5,372.04
	Casa Grande Axiom Pvt Ltd	-	1,259.07
	Casa Grande Magick Rufy Private Limited	2,054.00	-
	Casa Grande Zest Pvt Ltd	5,093.74	8,992.66
	Danub Homes Pvt Ltd	9,869.82	-
	Gazy Mag Private Limited	3,477.34	-
	Dawning Developers LLP	-	139.74
	Grace Gated Community LLP	-	2,408.92
	Iris Development LLP	6.41	-
	Casa Grande Grace Pvt Ltd	11,279.13	11,070.41
Casa Grande Homes Pvt Ltd	9,500.48	-	
Interest payable	Casa Grande Grace Pvt Ltd	2,840.27	1,457.59
	Casa Grande Axiom Pvt Ltd	42.74	-
	Casa Grande Homes Pvt Ltd	681.08	-
	Casa Grande Magick Rufy Private Limited	514.74	-
	Casagrand Milleniaa Pvt Ltd	13.78	-
	Danub Homes Pvt Ltd	1,287.74	-
	Gazy Mag Private Limited	172.44	-
	Casa Grande Smart Value Homes Pvt Ltd	1,474.38	21.70
	Grace Gated Community LLP	570.13	405.28
	Casa Grande Garden City Builders Pvt Ltd	380.97	380.97
	Dawning Developers LLP	265.29	265.29
	Casa Grande Zest Pvt Ltd	1,684.58	621.71
Casa Grande Shelter LLP	1,418.34	1,418.34	
Trades payables	Casa Grande Civil Engineering Pvt Ltd	-	10,270.76
Current account - Credit balances	Dawning Developers LLP	183.32	-
	Casa Grande Shelter LLP	-	2,738.43

Casagrand Builder Private Limited**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, 2022	As at March 31, 2021
28 Contingent liability and commitments		
(i) Contingent liability		
Income tax *	7,152.28	1,575.64
Service tax	257.86	220.23
Stamp duty	162.94	162.94
Shelter fee #	117.70	117.70
Sales tax	254.73	611.20
Claims made by the customers for defective services	832.73	484.87
	8,778.23	3,172.58

(ii) For using the advertisement material, one of the builder has filed a suit claiming monetary compensation which is not quantified.

(iii) The company has equitable mortgage of specific properties to lender for loans granted to the subsidiary entities. The Company has also given corporate guarantee for loans granted to subsidiary entities. The outstanding balance of loans for which corporate guarantee has been provided is ₹.105,056.92 lakhs as on 31st March 2021(Previous year ₹.109,891.35 lakhs).

(iv) Commitments

The Company has entered into various registered sale agreements and has commitments of ₹ Nil (Previous year ₹ 6,297 lakhs).

29 A resident of Thalambur Village, Navalur, Kancheepuram District, had filed Writ petition as Public Interest Litigation, seeking a direction to the Government Officials, namely the Special Commissioner of Land Administration and the District Collector, Kancheepuram, to inspect the village records of Thalambur Village, for the period preceding to the year 1966 to ascertain whether any encroachment has been made and if any encroachment is made, to correct the mutation of the revenue records and take possession of the Government land in accordance with law. The Company had entered into a joint development agreement to develop a project on part of land in Thalambur Village and handed over the units to customers upon completion of the project.

The State Government issued G.O.Ms.No.283 dated 09.08.2019 to hold a discreet enquiry into the whole allotment process. The Company had filled writ petition challenging the issue of G.O.Ms.No.283 dated 09.08.2019 on the ground that the validity of the allotment process has already been decided by the High Court in the earlier round of litigations vide order dated 13.05.2003 in W.P.No.6165 of 2000. The learned Single Judge has also upheld the order of the Division Bench of this Court in W.A.No.2785 to 2797 of 2003 dated 27.04.2004 and therefore, a second round of enquiry cannot be permitted in respect of the same. Management believes that no material liability will devolve on the Company.

	March 31, 2022	March 31, 2021
30 Expenditure in foreign currency		
a. Dubai branch expenses (Salary, rent and other expenses)	164.98	117.41
Total	164.98	117.41

	March 31, 2022	March 31, 2021
31 Earnings Per Share (EPS)		
Nominal value of equity shares	10.00	10.00
Profits attributable to equity shareholders (A)	660.65	2,240.39
Weighted average number of equity shares outstanding during the year for basic EPS (B)	49,90,000.00	49,90,000.00
Weighted average number of equity shares outstanding during the year for diluted EPS (C)	49,90,000.00	49,90,000.00
Basic earnings per share (A/B) (in ₹)	13.24	44.90
Diluted earnings per share (A/C) (in ₹)	13.24	44.90

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***33 Additional Disclosure under Schedule III of the Companies act, 2013****A Relationship with Struckoff Companies**

The Group does not have any transactions with Companies struck off under Section 248 of Companies Act, 2013 or Section 560 of Companies Act, 1956 considering the information available with the Group.

B CSR

Particulars	March 31, 2022	March 31, 2021
(i) Amount required to be spent by the company during the year	-	45.22
(ii) Amount of expenditure incurred / transferred to unspent CSR account	35.22	10.00
(iii) Shortfall at the end of the year	-	35.22
(iv) Total of previous years shortfall	-	-
(v) Reason for shortfall	-	-
(vi) Nature of CSR activities	-	-
(vii) Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	-	-
(viii) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately	-	-

C Benami Property

The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.

D Information Regarding Funds Received / Lent as Intermediary

FUNDS RECEIVED FROM INTERMEDIARY	March 31, 2022	March 31, 2021
(i) date and amount of fund advanced or loaned or invested in Intermediaries with complete details of each Intermediary.	-	-
(ii) date and amount of fund further advanced or loaned or invested by such Intermediaries to other intermediaries or Ultimate Beneficiaries alongwith complete details of the ultimate beneficiaries.	-	-
(iii) date and amount of guarantee, security or the like provided to or on behalf of the Ultimate Beneficiaries	-	-
(iv) declaration that relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and Companies Act has been complied with for such transactions and the transactions are not violative of the Prevention of Money-Laundering act, 2002 (15 of 2003).;	-	-

FUNDS LENT AS INTERMEDIARY	March 31, 2022	March 31, 2021
(i) date and amount of fund received from Funding parties with complete details of each Funding party.	-	-
(ii) date and amount of fund further advanced or loaned or invested other intermediaries or Ultimate Beneficiaries along with complete details of the other intermediaries' or ultimate beneficiaries.	-	-
(iii) date and amount of guarantee, security or the like provided to or on behalf of the Ultimate Beneficiaries	-	-
(iv) declaration that relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and Companies Act has been complied with for such transactions and the transactions are not violative of the Prevention of Money-Laundering act, 2002 (15 of 2003).;	-	-

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***33 Additional Disclosure under Schedule III of the Companies act, 2013****E Borrowings**

The borrowings from banks and financial institutions were applied for the purpose for which such borrowings were

F Crypto currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

G Ratio Analysis

Particulars	March 31, 2022	March 31, 2021	Variance	Reason for more than 25% change
a) Current ratio	0.98	0.91	7.49%	
b) Debt-Equity ratio	4.45	2.83	36.40%	Due to decrease in borrowings
c) Debt service coverage ratio	0.47	0.38	19.12%	
d) Return on equity ratio	4.54%	17.08%	-276.63%	Decrease in PAT
e) Inventory turnover ratio	1.21	0.82	32.64%	Due to increase in cost of goods sold
f) Trade receivables turnover ratio	9.11	5.01	44.98%	Due to reduction in trade receivables
g) Trade payables turnover ratio	0.26	0.30	-17.44%	Due to decrease in EBITDA
h) Net capital turnover ratio	-13.95	-3.01	78.42%	Due to increase in working capital
i) Net profit ratio	2.44%	9.33%	-282.46%	Decrease in PAT
j) Return on capital employed	3.47%	13.03%	-275.73%	Decrease in PAT
k) Return on investment	11.49%	2.81%	75.55%	Due to increase in Interest Income

Particulars	Formula
a) Current ratio	Current Assets / Current Liabilities
b) Debt-Equity ratio	Total Debt {Current Borrowings + Non Current Borrowings} Shareholder's Equity {Total Equity}
c) Debt service coverage ratio	Earnings available for debt service {Profit/(loss) before tax + Finance cost included in Cost of Sales + Depreciation and amortisation expense} Finance Cost (excludes interest accounted on customer advance as per EIR)
d) Return on equity ratio	Profit/(loss) for the year Average Shareholder's Equity {Total Equity}
e) Inventory turnover ratio	COGS {Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress} Average Inventories
f) Trade receivables turnover ratio	Revenue from Operations / Average Trade Receivables
g) Trade payables turnover ratio	Profit/(loss) before tax + Finance cost + Depreciation and amortisation expense Average Trade Payables
h) Net capital turnover ratio	Revenue from Operations Average Working Capital {Current Assets - Current Liabilities}
i) Net profit ratio	Profit or (loss) for the year / Total Income
j) Return on capital employed	Earnings before Interest and Tax {Profit / (Loss) before tax + Finance cost + Finance cost included in Cost of Sales} Shareholder's Equity {Total Equity} + Non Current Liabilities
k) Return on investment	Interest Income Total Investments (Investments + Inter corporate Deposit + Fixed Deposit)

Casagrand Builder Private Limited**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***33 Additional Disclosure under Schedule III of the Companies act, 2013**

Annexure	March 31, 2022	March 31, 2021
a) Current ratio (A)/(B)		
Current Assets (A)	85,688.65	64,033.40
Current Liabilities (B)	87,507.65	70,686.60
b) Debt-Equity ratio (C)/(D)		
Total Borrowings (C)	66,339.18	40,319.59
Shareholder's Equity (D)	14,894.79	14,234.14
c) Debt service coverage ratio		
Net profit before depreciation, interest and taxes	1,377.36	2,998.25
Finance Cost + Current maturity	2,904.02	7,816.00
d) Return on equity ratio		
Net Profit after taxes	660.65	2,240.39
Average Shareholders equity	14,564.46	13,113.95
Closing Shareholders equity	14,894.79	14,234.14
Opening Shareholders equity	14,234.14	11,993.75
e) Inventory turnover ratio		
Cost of Goods sold	22,312.67	16,210.45
Average Inventory		
Closing inventory	16,954.87	19,832.68
Opening Inventory	19,832.68	19,843.65
f) Trade receivables turnover ratio		
Revenue from Operations	25,375.89	20,026.62
Average Trade Receivable		
Closing Trade receivable	1,954.70	3,613.86
Opening Trade receivable	3,613.86	4,373.25
g) Trade payables turnover ratio		
Net profit before depreciation, interest and taxes	1,377.36	2,998.25
Average Trade payables		
Closing Trade payables	5,356.54	5,356.34
Opening Trade payables	5,356.34	14,499.83
h) Net capital turnover ratio		
Revenue from Operations	25,375.89	20,026.62
Working Capital (Current Assets - Current Liabilities)	(1,819.00)	(6,653.20)
i) Net profit ratio		
Net Profit after taxes	660.65	2,240.39
Total Income	27,082.81	24,013.73
j) Return on capital employed		
Net profit before Interest and taxes	931.67	2,560.84
Shareholder's Equity {Total Equity} + Non Current Liabilities	26,863.71	19,652.42
k) Return on investment		
Interest Income	4,956.71	494.55
Total Investments (Investments + Inter corporate Deposit + FD)	43,131.31	17,603.37

Casagrand Builder Private Limited

Summary of significant accounting policies and other explanatory information

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

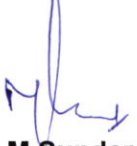
34 Figures are rounded off to the nearest thousands. Previous year figures have been regrouped and/or reclassified wherever necessary, to conform to the current year classification.

As per our review report of even date attached

For Vaithisvaran & Co LLP

Chartered Accountants

Firm's Registration No.: 004494S/S200037



M.Sundar

Partner

Membership No: 022493



Nisha Abhishek Jha

Company Secretary

Membership No.A26250

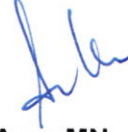
Place : Chennai

Date : 14.09.2022

Place : Chennai

Date : 14.09.2022

For and on behalf of the Board of Directors of
Casagrand Builder Private Limited



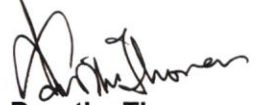
Arun MN

Managing Director

DIN: 00793551

Place : Chennai

Date : 14.09.2022



Dorothy Thomas

Director

DIN: 00729577

Place : Chennai

Date : 14.09.2022