

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Consolidated Balance Sheet as at 31 March 2023

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

Particulars	Notes	As at	As at	As at
		31 March 2023	31 March 2022	01 April 2021
Assets				
Non-current assets				
Property, plant and equipment	3	637.25	316.99	266.49
Capital work in progress	4	444.92	85.73	22.43
Investment properties	5	1,454.86	1,302.91	842.52
Goodwill	6	1,157.09	26.63	26.63
Right-of-use assets	7	251.26	223.51	284.64
Other Intangible assets	8	15.11	14.03	11.86
Financial assets				
Investments	9	0.18	-	-
Other financial assets	11	664.57	364.19	450.11
Other assets	12	556.03	231.01	107.00
Deferred tax assets (net)	13	870.80	1,116.28	850.02
		6,052.07	3,681.28	2,861.70
Current assets				
Inventories	14	55,864.18	39,488.59	34,222.54
Financial assets				
Trade receivables	15	3,172.86	2,186.77	2,433.96
Cash and cash equivalents	16	2,945.54	820.39	1,677.29
Bank balances other than cash and cash equivalents	17	522.47	467.51	516.49
Investments	9	541.31	540.02	1,566.92
Loans	10	833.77	603.59	310.98
Other financial assets	11	228.93	232.10	190.10
Other current assets	12	3,394.51	2,323.63	1,957.54
		67,503.57	46,662.60	42,875.82
Total assets		73,555.64	50,343.88	45,737.52
Equity and liabilities				
Equity				
Equity share capital	19	49.90	49.90	49.90
Other equity	20	4,372.55	2,137.05	650.90
Equity attributable to owners of the Company		4,422.45	2,186.95	700.80
Non-controlling interests		21.12	17.95	83.51
Total equity		4,443.57	2,204.90	784.31
Non-current liabilities				
Financial liabilities				
Borrowings	21	21,183.96	9,291.14	7,739.56
Lease liabilities	37	262.64	224.70	262.25
Other financial liabilities	22	450.14	234.75	119.59
Provisions	23	51.95	35.37	37.30
Other non-current liabilities	24	6,240.28	11,166.23	12,910.85
		28,188.97	20,952.19	21,069.55



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Particulars	Notes	As at	As at	As at
		31 March 2023	31 March 2022	01 April 2021
Current liabilities				
Financial liabilities				
Borrowings	21	3,318.09	2,734.89	3,423.87
Lease liabilities	37	11.57	5.63	4.31
Trade payables				
Dues to micro small and medium enterprises	25	959.92	624.43	560.52
Dues to others	25	3,482.36	3,538.83	1,603.34
Other financial liabilities	22	1,986.69	301.21	206.76
Other current liabilities	24	30,842.51	19,314.74	18,042.93
Provisions	23	12.53	1.08	0.96
Liabilities for current tax (net)	18	309.43	665.98	40.97
		40,923.10	27,186.79	23,883.66
Total liabilities		69,112.07	48,138.98	44,953.21
Total equity and liabilities		73,555.64	50,343.88	45,737.52

Accompanying notes to the Financial Statements

1-2

As per our report of even date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037




M.Sundar
Partner

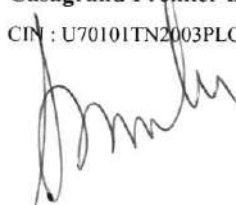
Membership Number : 022493

Place : Chennai
Date : 27.10.2023

For and on behalf of the Board of Directors of

Casagrand Premier Builder Limited

CIN : U70101TN2003PLC051989



Arun MN
Chairman and
Managing Director

DIN: 00793551

Place : Chennai
Date : 27.10.2023



Dorothy Thomas
Director

DIN: 00729577

Place : Chennai
Date : 27.10.2023



Rajneesh Jain
Chief Financial Officer

Place : Chennai
Date : 27.10.2023



Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai
Date : 27.10.2023



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Consolidated Statement of Profit and Loss for the period ended 31 March 2023

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

Particulars	Notes	For the year ended	For the year ended
		31 March 2023	31 March 2022
Income			
Revenue from contracts with customers	26	24,919.53	18,768.22
Other income	27	217.33	158.88
Total income		25,136.86	18,927.10
Expenses			
Cost of raw materials, components and stores consumed	28	5,949.76	3,517.33
Construction activity expenses	29	29,592.93	16,768.46
(Increase)/ decrease in stock of flats, land stock and work-in-progress and traded goods	30	(14,884.98)	(4,196.29)
Employee benefits expense	31	527.43	242.48
Finance costs	32	207.66	261.70
Depreciation and amortization expense	33	161.99	117.89
Other expenses	34	449.79	267.08
Total expenses		22,004.58	16,978.65
Profit/(loss) before exceptional items and tax		3,132.28	1,948.45
Exceptional items		-	-
Profit/(loss) before tax		3,132.28	1,948.45
(1) Current tax	35	645.16	830.82
(2) Deferred tax	35	225.88	(299.66)
Income tax expense		871.04	531.16
Profit/(loss) for the year from continuing operations		2,261.24	1,417.29
Profit/(loss) from discontinued operations before tax		-	51.42
Tax expense		-	7.96
Profit/(loss) from discontinued operations after tax		-	43.46
Total profit/(loss) for the year		2,261.24	1,460.75
Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:			
Re-measurement gains/ (losses) on defined benefit plans	38	(13.10)	3.61
Income tax effect	35	2.84	(0.96)
		(10.26)	2.65
Total comprehensive income for the year, net of tax		2,250.98	1,463.40
Profit attributable to:			
Equity share holders of parent		2,245.76	1,442.50
Non-controlling interests		15.48	18.25
		2,261.24	1,460.75



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Consolidated Statement of Profit and Loss for the period ended 31 March 2023

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

Particulars	Notes	For the year ended	For the year ended
		31 March 2023	31 March 2022
Other comprehensive income attributable to:			
Equity share holders of parent		(10.26)	2.65
Non-controlling interests		-	-
		(10.26)	2.65
Total comprehensive income attributable to:			
Equity share holders of parent		2,235.50	1,445.15
Non-controlling interests		15.48	18.25
		2,250.98	1,463.40
Earnings per share	36		
Earnings per share from continuing operations			
Basic, computed on the basis of profit for the year (In ₹)		12.95	8.11
Diluted, computed on the basis of profit for the year (In ₹)		12.95	8.11
Earnings per share from discontinued operations			
Basic, computed on the basis of profit for the year (In ₹)		-	0.25
Diluted, computed on the basis of profit for the year (In ₹)		-	0.25
Earnings per share from continuing operations and discontinued operations			
Basic, computed on the basis of profit for the year (In ₹)		12.95	8.36
Diluted, computed on the basis of profit for the year (In ₹)		12.95	8.36

As per our report of even date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037

M. Sundar

M.Sundar
Partner



Membership Number : 022493

Place : Chennai

Date : 27.10.2023



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

CIN : U70101 TN2003PLC051989

Arun MN
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Chairman and
Managing Director

DIN: 00793551

Place : Chennai

Date : 27.10.2023

Dorothy Thomas
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Director

DIN: 00729577

Place : Chennai

Date : 27.10.2023

Rajneesh Jain
Rajneesh Jain
Chief Financial Officer

Place : Chennai

Date : 27.10.2023

Nisha Abhishek Jha
Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai

Date : 27.10.2023

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Consolidated Statement of Cash Flows for the period ended 31 March 2023

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

Particulars	As at 31 March 2023	As at 31 March 2022
Operating activities		
Profit before tax		
Continuing Operations	3,132.26	1,948.43
Discontinued Operation	-	51.42
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation expenses	128.23	84.80
Depreciation on investment properties	8.61	8.61
Depreciation and amortisation of Right-of-use assets	25.15	24.48
Non Cash items relating to Discontinued Operations	-	17.36
Provision for gratuity	22.63	(1.46)
Provision for Compensated absences	5.40	(0.35)
Rental income	(25.91)	(12.96)
Adjustment for Other Comprehensive Income/(Expense)	(13.10)	3.61
Finance income	(148.06)	(62.90)
Dividend Income	(6.66)	(43.34)
Fair value gain on financial instruments at fair value through profit and	(21.15)	(4.93)
Finance costs	3,123.94	1,991.71
Working capital adjustments:		
(Increase)/Decrease in trade receivables	(157.62)	271.12
(Increase)/Decrease in inventory	(13,437.19)	(5,266.04)
(Increase)/Decrease in other financial assets	(299.67)	88.74
(Increase)/Decrease in other current assets	(1,368.90)	(490.13)
Increase/(Decrease) in trade payables	220.01	1,999.39
Increase/(Decrease) in other financial liability	1,871.32	(20.38)
Increase/(Decrease) in other current liability	1,118.91	(472.81)
Cash generated from operating activities	(5,821.80)	114.37
Income tax (paid)/refunded	(920.49)	(156.57)
Net cash flows from operating activities	(6,742.29)	(42.20)
Investing activities		
(Proceeds)/Proceeds from sale of property, plant and equipment	-	0.29
(Proceeds)/Proceeds of property, plant and equipment	(795.28)	(255.51)
(Proceeds)/Proceeds of investment properties	-	(520.33)
(Purchase)/Proceeds from financial instruments	26.51	1,075.17
Loan (given)/repayment received from related parties	(229.43)	(292.61)
Movement in Bank balances other than cash and cash equivalents	(38.78)	48.98
Acquisition of subsidiary	(0.10)	-
Rental Income	25.91	12.96
Interest received (finance income)	273.96	20.90
Net cash flows used in investing activities	(737.21)	89.85



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Consolidated Statement of Cash Flows for the period ended 31 March 2023
(All amounts are in Million Indian Rupees, unless otherwise stated)

Particulars	As at 31 March 2023	As at 31 March 2022
Financing activities		
Repayment of lease liabilities	(40.22)	(46.67)
Interest paid	(2,451.70)	(1,752.06)
Repayment of longterm borrowings	(17,391.10)	(10,615.63)
Proceeds of longterm borrowings	29,055.25	11,677.13
Increase/(decrease) of short term borrowings	399.40	(76.87)
Movement in LLP Partner's Current account	(12.31)	(83.81)
Net cash flows from financing activities	9,559.32	(897.91)
Net increase in cash and cash equivalents	2,079.85	(850.26)
Net foreign exchange difference		
Cash and cash equivalents at the beginning of the year	820.39	1,677.28
Add: On acquisition of subsidiary	45.30	-
Less: On disposal of subsidiary	-	(6.63)
Cash and cash equivalents at year end (refer note 16)	2,945.54	820.39

As per our report of even date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037




M.Sundar
Partner


Membership Number : 022493

Place : Chennai

Date : 27.10.2023

**For and on behalf of the Board of Directors of
Casagrand Premier Builder Limited**

CIN : U70101TN2003PLC051989



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Chairman and
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DIN: 00793551

Place : Chennai

Date : 27.10.2023



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Director
DIN: 00729577

Place : Chennai

Date : 27.10.2023



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Chief Financial Officer

Place : Chennai

Date : 27.10.2023



Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai

Date : 27.10.2023



a. Equity share capital:

Equity shares of ₹ 10 each issued, subscribed and fully paid	Equity shares of ₹ 10 each		Unlimited dividend equity shares of ₹ 10 each	
	Numbers	Amount (In ₹)	Numbers	Amount (In ₹)
As at 01 April 2021	4,989,000	49,890,000	1,000	10,000
Issue of share capital	1,000	10,000	(1,000)	(10,000)
As at 31 March 2022	4,990,000	49,900,000	-	-
Issue of share capital	-	-	-	-
As at 31 March 2023	4,990,000	49,900,000	-	-

b. Other equity

	Capital redemption reserve	Securities Premium	General reserve	Debenture redemption reserve	Retained earnings	Non-controlling interests	Total
As at 1 April 2021	0.40	0.81	30.00	-	619.69	83.51	734.41
Profit for the period	-	-	-	-	1,442.50	18.25	1,460.75
Other comprehensive income	-	-	-	-	2.65	-	2.65
Transfers	-	(0.81)	-	31.22	(30.41)	-	-
Movement in LLP Partner's Current account	-	-	-	-	-	(83.81)	(83.81)
Gain/(Loss) on Disposal of subsidiary	-	-	-	-	41.00	-	41.00
As at 31 March 2022	0.40	-	30.00	31.22	2,075.43	17.95	2,155.00
As at 1 April 2022	0.40	-	30.00	31.22	2,075.43	17.95	2,155.00
Profit for the period	-	-	-	-	2,245.76	15.48	2,261.24
Other comprehensive income	-	-	-	-	(10.26)	-	(10.26)
Movement in LLP Partner's Current account	-	-	-	-	-	(12.31)	(12.31)
As at 31 March 2023	0.40	-	30.00	31.22	4,310.93	21.12	4,393.67

As per our report of even date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037




M.Sundar
Partner

Membership Number : 022493

Place : Chennai

Date : 27.10.2023

For and on behalf of the Board of Directors of

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CIN : U70101TN2003PLC051989



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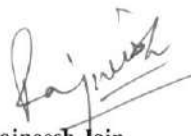


Dorothy Thomas
Director

DIN: 00729577

Place : Chennai

Date : 27.10.2023

Rajneesh Jain
Chief Financial Officer

Place : Chennai

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Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai

Date : 27.10.2023

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

(All amounts are in Million Indian rupees, unless otherwise stated)

1. Corporate information

Casagrاند Premier Builder Limited (formerly known as Casagrاند Premier Builder Private Limited) (the 'Holding Company' or the 'Company') is a public limited Company. It is incorporated and domiciled in India and has its registered office at 5th Floor, NPL DEVI, New No -111, L.B.Road, Thiruvانmiyur, Chennai 600041.

The Company was incorporated on 19 November, 2003 and is engaged primarily in the business of real estate constructions, development and other related activities in India.

The Company together with its subsidiaries is hereinafter referred to as the 'Group'. These consolidated financial information were approved for issue by the Board of Directors on **27 October, 2023**.

The Company was converted from Private Limited Company to Public Limited Company, pursuant to a special resolution passed in the extra ordinary general meeting of the shareholders of the Company held on **04 July 2023** and consequently the name of the Company was changed to Casagrاند Premier Builder Limited pursuant to a fresh certificate of incorporation issued by the Registrar of Companies on **11 August 2023**.

2. Significant Accounting Policies

This note provides a list of the significant accounting policies adopted in the preparation of the consolidated financial information. These policies have been consistently applied to all the periods presented, unless otherwise stated. These consolidated financial information are for the Group consisting of Casagrاند Premier Builder Private Limited and its subsidiaries (collectively referred to as "Group").

2.1 Basis of preparation

The Consolidated Financial information of the Group comprise the Consolidated Balance sheet as at 31st March 2023, 31st March 2022 and 01st April 2021, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the years ended 31st March 2023, 31st March 2022 and 01st April 2021, the summary of significant accounting policies and explanatory notes (collectively "the Consolidated Financial Information")

The Consolidated Financial Information of the Group have been prepared to comply in all material respects with the Indian Accounting Standards as prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time), presentation requirements of Division II of Schedule III to the Act, as applicable to the consolidated Financial statements and other relevant provisions of the Act.

Up to the Financial year ended 31 March 2022, the Company had prepared its statutory consolidated Financial statements in accordance with the accounting standards prescribed under Section 133 of the Act ("Indian GAAP"). Pursuant to the Companies (Indian Accounting Standard) Second Amendment Rules, 2015, the Group will prepare its first set of statutory consolidated Financial statements as per Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) for the year ending 31 March 2023 and consequently 1 April 2021 would be the transition date for preparation of such Consolidated Financial Statements, The Consolidated Ind AS Financial Statements has been prepared by the management of the Company by following the mandatory exceptions and optional exemptions available as per Ind AS 101 for the transition date of 1st April 2021 (as stated above) and after making suitable adjustments in respect of recognition and measurement principles

2.2 Basis of consolidation

(a) Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group.

The Group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

(All amounts are in Million Indian rupees, unless otherwise stated)

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and consolidated Balance sheet respectively.

(b) Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting after initially being recognised at cost.

(c) Joint arrangements

Under Ind AS 111 Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

(d) Equity method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post- acquisition profits or losses of the investee in profit and loss, and the Group's share of other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

Where the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

The carrying amount of equity accounted investments are tested for impairment in accordance with the policy described in note below.

2.3 Summary of other significant accounting policies

(a) Business combinations

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable. However, the following assets and liabilities acquired in a business combination are measured at the basis indicated below:

- (i) Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.
- (ii) Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.
- (iii) Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.
- (iv) Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, any previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss or OCI, as appropriate.



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023**

(All amounts are in Million Indian rupees, unless otherwise stated)

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Expenditure directly relating to construction activity is capitalised. Indirect expenditure incurred during construction period is capitalised to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is not related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress.

(f) Depreciation on property, plant and equipment and investment property.

Depreciation is provided on straight line method for Casagrاند Premier Builder Limited (Holding company) and provided on written down value method for the subsidiary companies using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon. For the LLPs controlled by Casagrاند Premier Builder Limited (Holding Company), depreciation 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.

Assets	Useful life in years
Buildings	60
Plant and machinery	12- 15
Temporary Structures	3
Furniture and Fittings	10
Office Equipment	5
Vehicles	8 - 10
Computers	3
Servers and network equipment	6

Leasehold improvements are amortised over the remaining period of lease or their estimated useful life (10 years), whichever is shorter.

The residual values, useful lives and methods of depreciation of property, plant and equipment and investment property are reviewed at each financial year end and adjusted prospectively, if appropriate.

(g) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized on straight line method for Casagrاند Premier Builder Limited (Holding company) and amortized on written down value method for the subsidiary companies using the following useful lives estimated by the management. For the LLPs controlled by Casagrاند Premier Builder Limited (Holding Company), amortization 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.

Assets	Useful life in years
Computer Software	3



The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

(h) Investment property

The Property that is held for long term rental yield or for capital appreciation or both, and that is not occupied by the Group is classified as an Investment Property. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

Expenditure directly relating to construction activity is capitalised. Indirect expenditure incurred during construction period is capitalised to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is not related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an guideline valuations as per State Government.

Investment properties are de-recognized when the Group transfers control of the same to the buyer. Further the Group also derecognises investment properties when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

Reclassification from /to investment property Transfers to (or from) investment property are made only when there is a change in use. Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes

(i) Impairment

(i). Financial assets

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

(ii). Non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life

(j) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.



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Where the Group is lessee

A contract is, or contains, a lease if the contract involves –

- i. The use of an identified asset,
- ii. The right to obtain substantially all the economic benefits from use of the identified asset, and
- iii. The right to direct the use of the identified asset

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(i). Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment.

(ii). Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

(iii). Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Where the Group is the lessor:

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of the asset are classified as operating leases. Assets subject to operating leases are included under Investment property.

Lease income from operating lease is recognized on a straight-line basis over the term of the relevant lease including lease income on fair value of refundable security deposits, unless the lease agreement explicitly states that increase is on account of inflation. Costs, including depreciation, are recognized as an expense in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

(k) Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.



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The Group treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

(l) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.

i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.

iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

iv. Land stock: Valued at lower of cost and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(m) Land

Advances paid by the Group to the seller/ intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, whereupon it is transferred to land stock under inventories/ capital work in progress.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Group under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Group under JDA is recognized as deposits under loans.

(n) Revenue recognition

(i) Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration which the Group expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Group presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Group considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer, if any.

Revenue from real estate development of residential unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with transfer of physical possession of the residential unit to the customer i.e., handover/ deemed handover of the residential units. Deemed handover of the residential units is considered upon intimation to the customers about receipt of occupancy certificate and receipt of substantial sale consideration.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.



Further, for projects executed through joint development arrangements not being jointly controlled operations, wherein the land owner/possessor provides land and the Group undertakes to develop properties on such land and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds, the revenue from the development and transfer of constructed area/ revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project. Revenue is recognised over time using input method, on the basis of the inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land owner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition as discussed above.

Recognition of revenue from sale of land and development rights:

Revenue from sale of land and development rights is recognised upon transfer of all significant risks and rewards of ownership of such real estate/property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/agreements. Revenue from sale of land and development rights is only recognised when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

Recognition of revenue from interior works and sale of concrete products and scrap:

Revenue is recognised when control of the goods are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods. Revenue excludes indirect taxes and is after deduction of any trade discounts.

Recognition of revenue from maintenance and other services:

Revenue in respect of maintenance services and other services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the Group satisfies performance obligations by delivering the services as per contractual agreed terms.

Income from Property Development:

The Group has determined that the existing terms of the contract with customers does not meet the criteria to recognise revenue over a period of time. Revenue is recognized at point in time with respect to contracts for sale of residential and commercial units as and when the control is passed on to the customers which is linked to the application and receipt of occupancy certificate.

Sale of Materials, Land and Development Rights:

Revenue is recognized at point in time with respect to contracts for sale of Materials, Land and Development Rights as and when the control is passed on to the customers.

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

(iii) Cost to obtain a contract

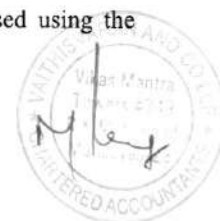
The Group recognises as an asset the incremental costs of obtaining a contract with a customer if the Group expects to recover those costs. The Group incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

(iv) Lease income

The Group's policy for recognition of revenue from operating leases is described in note 2.3(j).

(v) Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.



(vi) Dividend income

Revenue is recognised when the Group's right to receive dividend is established, which is generally when shareholders approve the dividend.

(o) Foreign currency translation

Functional and presentation currency :

Items included in the financial statements of the Group are measured using the currency of the primary economic environment in which the Group operates ('the functional currency'). The financial statements are presented in Million Indian rupee (₹) , which is the Group's functional and presentation currency.

Foreign currency transactions and balances

Initial recognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Conversion - Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

Exchange differences - The Group accounts for exchange differences arising on translation/ settlement of foreign currency monetary items as income or as expense in the period in which they arise.

(p) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The Group has no obligation, other than the contribution payable to the Schemes. The Group recognizes contribution payable to the Schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on projected unit credit method as at the balance sheet date. The Group recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Group recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

The Group treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss. The Group presents the accumulated leave liability as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

(q) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year.

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

(i) Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date where the Group operates and generates taxable income.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group shall reflect the effect of uncertainty for each uncertain tax treatment by using either most likely method or expected value method, depending on which method predicts better resolution of the treatment.



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(ii) Deferred income tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity) in correlation to the underlying transaction either in OCI or in equity.

Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the Group will pay normal tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a convincing evidence to the effect that the Group will pay normal tax during the specified period. In the same way, Alternate Minimum Tax (AMT) is recognised for LLP.

(r) Provisions, contingent liabilities and contingent assets

A provision is recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

(s) Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Initial recognition and measurement

Financial assets and liabilities are initially measured at fair value, trade receivable/trade payable that do not contain a significant financing component are measured at transaction value and investment in subsidiaries are measured at costing accordance with Ind AS 27 - separate financial statement.

Subsequent measurement: Non-derivative financial instruments



(i) Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition.

(iii) Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- i. The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- ii. Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

(iv) Investment in subsidiaries, joint ventures and associates

Investment in subsidiaries, joint ventures and associates are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

(v) De-recognition of financial asset

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

(vi) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

Subsequent measurement: Non-derivative financial instruments

(vii) Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

(viii) Financial liabilities at amortized cost

Financial liabilities are subsequently measured at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

(ix) De-recognition of financial liability

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.



(x) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- ▶ In the principal market for the asset or liability, or
- ▶ In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

In determining the fair value of its financial instruments, the Group uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

(xi) Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

(t) Cash dividend to equity holders of the Holding Company

The Holding Company (Casagrاند Premier Builder Limited) recognizes a liability to make cash distributions to equity holders of the Holding Company (Casagrاند Premier Builder Limited) when the distribution is authorized and the distribution is no longer at the discretion of the Holding Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Holding Company's Board of Directors.

(u) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(v) Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.



(w) Restatement

The Group restates its financial statements and presents a opening balance sheet as at the beginning of the preceding period if it applies an accounting policy retrospectively, makes a retrospective restatement of items in its financial statements or reclassifies items in its financial statements that has a material effect on the information in the balance sheet at the beginning of the preceding period.

The Group corrects material prior period errors retrospectively in the first set of financial statements approved for issue after their discovery by (a) restating the comparative amounts for the prior periods presented in which the error occurred; or (b) if the error occurred before the earliest prior period presented, restating the opening balances of assets, liabilities and equity for the earliest prior period presented.

(x) Segment reporting

In accordance with Ind AS 108 – Operating Segment, the operating segments used to present segment information are identified on the basis of information reviewed by the Company’s management to allocate resources to the segments and assess their performance. An operating segment is a component of the Company that engages in business activities from which it earns revenues and incurs expenses, including revenues and expenses that relate to transactions with any of the Company’s other components. Results of the operating segments are reviewed regularly by the Managing Director who has been identified as the chief operating decision maker (CODM), to make decisions about resources to be allocated to the segment and assess its performance.

Presently, the Group is engaged in only one segment viz ‘Real estate and allied activities’ and as such there is no separate reportable segment as per Ind AS 108 ‘Operating Segments’. The Group has operations only within India.

Accordingly, the segment revenue, segment results, total carrying amount of segment assets and segment liability, total cost incurred to acquire segment assets and total amount of charge for depreciation during the period, is as reflected in the consolidated financial information as of and for the year ended 31 March 2023.

2.4 Significant accounting judgments, estimates and assumptions

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgments, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

In the process of applying the Group’s accounting policies, management makes judgement, estimates and assumptions which have the most significant effect on the amounts recognized in the financial statements.

The key judgements, estimates and assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its judgements, assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

A) Revenue from contracts with customers

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

a. (i) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Group considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract, to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.



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a. (ii) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time the Group considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

The aforesaid indicators of transfer of control are also considered for determination of the timing of derecognition of investment property.

b) Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA')

For projects executed through joint development arrangements, the Group has evaluated that land owners are not engaged in the same line of business as the Group and hence has concluded that such arrangements are contracts with customers. The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/ development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Group under the JDA. Fair value of the construction is considered to be the representative fair value of the revenue transaction and land so obtained. Such assessment is carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

c) Significant financing component

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

B. Classification of property

The Group determines whether a property is classified as investment property or inventory as below.

Investment property comprises land and buildings (principally office and residential properties) that are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These building/s are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Group develops and intends to sell before or during the course of construction or upon completion of construction.

Estimation of net realizable value for inventory and land advance

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.



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NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to land inventory and land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

C. Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Group.

D. Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other post-employment medical benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases are based on expected future inflation rates and expected salary increase thereon.

E. Measurement of financial instruments at amortized cost

Financial instrument are subsequently measured at amortized cost using the effective interest ('EIR') method. The computation of amortized cost is sensitive to the inputs to EIR including effective rate of interest, contractual cash flows and the expected life of the financial instrument. Changes in assumptions about these inputs could affect the reported value of financial instruments.

F. Useful life and residual value of property, plant and equipment, investment property and intangible assets

The useful life and residual value of property, plant and equipment, investment property and intangible assets are determined based on evaluation made by the management of the expected usage of the asset, the physical wear and tear and technical or commercial obsolescence of the asset. Due to the judgements involved in such estimates the useful life and residual value are sensitive to the actual usage in future period.

G. Provision for litigations and contingencies

Provision for litigations and contingencies is determined based on evaluation made by the management of the present obligation arising from past events the settlement of which is expected to result in outflow of resources embodying economic benefits, which involves judgements around estimates the ultimate outcome of such past events and measurement of the obligation amount. Due to judgements involved in such estimation the provision is sensitive to the actual outcome in future periods.



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2.5 Recent accounting pronouncements

New and amended standards

The Ministry of Corporate Affairs (MCA) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1, Presentation of Financial Statements – This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023.

Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors – This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023.

Ind AS 12, Income Taxes – This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after 01 April 2023.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.

These amendments had no impact on the financial statements of the Group.



3. Property, plant and equipment

	Buildings	Land	Computers	Furniture and Fixtures	Lease Hold Improvements	Office Equipment	Plant and Machinery	Vehicles	Total
Cost									
As at 1 April 2021	1.90	-	26.39	59.60	4.14	21.43	93.79	59.24	266.49
Additions during the year	0.40	-	33.98	19.74	24.91	16.17	42.71	47.70	185.61
Disposals during the year	-	-	-	(0.21)	-	(0.16)	(0.07)	-	(0.44)
Disposal of subsidiary	-	-	(2.94)	(19.78)	-	(4.98)	(40.23)	(3.05)	(70.98)
As at 31 March 2022	2.30	-	57.43	59.35	29.05	32.46	96.20	103.89	380.68
Additions during the year	2.14	18.74	76.31	76.51	35.02	37.30	8.17	184.04	438.23
Additions of subsidiary	-	-	0.89	3.83	-	1.07	1.16	-	6.95
Disposals during the year	-	-	-	-	-	-	-	-	-
As at 31 March 2023	4.44	18.74	134.63	139.69	64.07	70.83	105.53	287.93	825.86
Accumulated Depreciation									
As at 1 April 2021	-	-	-	-	-	-	-	-	-
Depreciation charge for the year	0.30	-	16.52	13.67	4.01	9.30	23.01	14.97	81.78
Disposals during the year	-	-	-	-	-	-	-	(0.85)	(0.85)
Depreciation on discontinued operations	-	-	0.49	1.87	-	0.92	2.25	0.47	6.00
Disposal of subsidiary	-	-	(1.95)	(7.17)	-	(2.50)	(9.61)	(2.01)	(23.24)
As at 31 March 2022	0.30	-	15.06	8.37	4.01	7.72	15.65	14.28	63.69
Additions of subsidiary	-	-	0.25	1.20	-	0.59	0.15	-	2.19
Depreciation charge for the year	0.11	-	33.48	20.37	7.00	15.74	17.00	29.03	122.73
Disposals during the year	-	-	-	-	-	-	-	-	-
As at 31 March 2023	0.41	-	48.79	29.94	11.01	24.05	32.80	43.31	188.61
Net block									
As at 1 April 2021	1.90	-	26.39	59.60	4.14	21.43	93.79	59.24	266.49
As at 31 March 2022	2.00	-	42.37	50.98	25.04	24.74	80.55	89.61	316.99
As at 31 March 2023	4.03	18.74	85.84	109.75	53.06	46.78	72.73	244.62	637.25

Note - (i.e. 1 April 2021), the Group has elected to continue with the carrying value of all property, plant and equipment measured as per the previous GAAP and use that carrying value as the deemed cost of property, plant and equipment.



4. Capital work in progress

	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
As at 1 April 2021					
Projects in progress	22.13	0.21	0.09	-	22.43
Total	22.13	0.21	0.09	-	22.43
As at 31 March 2022					
Projects in progress	63.30	22.13	0.21	0.09	85.73
Total	63.30	22.13	0.21	0.09	85.73
As at 31 March 2023					
Projects in progress	359.19	63.30	22.13	0.30	444.92
Total	359.19	63.30	22.13	0.30	444.92

5. Investment properties

	Land	Buildings	Total
Gross Block			
As at 1 April 2021	328.58	513.94	842.52
Additions during the year	520.33	-	520.33
Disposals of subsidiary	(51.33)	-	(51.33)
As at 31 March 2022	797.58	513.94	1,311.52
Additions during the year	-	-	-
Transfer from inventory	160.56	-	160.56
Disposals during the year	-	-	-
As at 31 March 2023	958.14	513.94	1,472.08
Accumulated Depreciation and impairment			
As at 1 April 2021	-	-	-
Depreciation charge for the year	-	8.61	8.61
As at 31 March 2022	-	8.61	8.61
Depreciation charge for the year	-	8.61	8.61
As at 31 March 2023	-	17.22	17.22
Net block			
As at 1 April 2021	328.58	513.94	842.52
As at 31 March 2022	797.58	505.33	1,302.91
As at 31 March 2023	958.14	496.72	1,454.86

Note - On transition to Ind AS (i.e. 1 April 2021), the Group has elected to continue with the carrying value of all Investment properties measured as per the previous GAAP and use that carrying value as the deemed cost of Investment properties.



Information regarding income and expenditure of Investment properties	As at	As at	As at
	31 March 2023	31 March 2022	01 April 2021
Rental income derived from investment properties	23.35	0.66	0.66
Direct operating expenses (including repairs and maintenance) arising from investment properties that generating rental income	15.72	0.77	0.77
Direct operating expenses (including repairs and maintenance) arising from investment properties that did not generate rental income	-	-	-
Profit arising from investment properties before depreciation and indirect expenses	7.63	(0.11)	(0.11)
Less – Depreciation	(8.61)	(8.61)	(8.61)
Profit arising from investment properties before indirect expenses	(0.98)	(8.72)	(8.72)

The Group's investment properties consist of residential villas which are given for rent.

Fair values of investment properties comprises of ₹: 1,486.20 Mn as on 31 March 2023, (31 March 2022 :1076.99 Mn and 01 April 2021 : 547.31 Mn). These valuations are based on Guideline valuations as per State Government.

The Company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

6. Goodwill

	Amount
As at 1 April 2021	26.63
Additions during the year	-
Impairment during the year	-
As at 31 March 2022	26.63
Additions on acquisition of subsidiary	1,130.46
Impairment during the year	-
As at 31 March 2023	1,157.09

The difference between the cost of investment in the Subsidiaries and Limited Liability Partnerships, over the net assets at the time of acquisition of shares in the Subsidiaries and Limited Liability Partnership is recognised in the financial statements as goodwill or capital reserve, as the case may be.

7. Right-of-use assets

	Buildings	Total
Gross block		
As at 1 April 2021	284.64	284.64
Additions / (Disposal) during the year	(36.65)	(36.65)
As at 31 March 2022	247.99	247.99
Additions / (Disposal) during the year	52.90	52.90
As at 31 March 2023	300.89	300.89



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Accumulated amortisation	Amortisation	Total
As at 1 April 2021	-	-
Additions / (Disposal) during the year	24.48	24.48
As at 31 March 2022	24.48	24.48
Additions / (Disposal) during the year	25.15	25.15
As at 31 March 2023	49.63	49.63
Net block		
As at 1 April 2021	284.64	284.64
As at 31 March 2022	223.51	223.51
As at 31 March 2023	251.26	251.26
8. Other Intangible assets		
Cost	Software	Total
As at 1 April 2021	11.86	11.86
Additions during the year	6.61	6.61
Disposals during the year	(3.41)	(3.41)
As at 31 March 2022	15.06	15.06
Additions during the year	6.58	6.58
Disposals during the year	-	-
As at 31 March 2023	21.64	21.64
Accumulated Amortisation		
As at 1 April 2021	-	-
Amortisation charge for the year	3.02	3.02
Disposals during the year	(2.71)	(2.71)
Depreciation on discontinued operations	0.72	0.72
As at 31 March 2022	1.03	1.03
Amortisation charge for the year	5.50	5.50
Disposals during the year	-	-
As at 31 March 2023	6.53	6.53
Net block		
As at 1 April 2021	11.86	11.86
As at 31 March 2022	14.03	14.03
As at 31 March 2023	15.11	15.11

On transition to Ind AS (i.e. 1 April 2021), the Group has elected to continue with the carrying value of Intangible assets measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible assets.



9. Investments

i. Investments at fair value through Profit and Loss

Quoted Mutual Funds

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Mutual Fund	541.31	540.02	1566.92
Aditya Birla Sun Life Short Term Fund - Growth Direct Plan	Nil	5.20	4.06
Units (In Numbers)	Nil	128,364	128,364
NAV/Unit (In ₹)	Nil	40.54	38.45
Aditya Birla Sun Life Corporate Bond Fund - Growth- Regular Plan (formerly known as Aditya Birla Sun Life Short Term Fund)	2.13	1.89	Nil
Units (In Numbers)	22,520	20,918	Nil
NAV/Unit (In ₹)	94.39	90.19	Nil
Aditya Birla Sun Life Floating Rate Fund - Growth-Direct Plan	Nil	Nil	3.27
Units (In Numbers)	Nil	Nil	12,093
NAV/Unit (In ₹)	Nil	Nil	270.68
Tata Liquid Fund Direct Plan - Growth	Nil	Nil	1359.62
Units (In Numbers)	Nil	Nil	418,649
NAV/Unit (In ₹)	Nil	Nil	3,247.63
SBI Short Term Debt Fund - Regular Plan - Growth	16.38	15.93	15.11
Units (In Numbers)	603,752	603,752	603,752
NAV/Unit (In ₹)	27.13	26.05	25.02
SBI Liquid Fund Regular Growth	417.49	517.00	184.86
Units (In Numbers)	119,417	156,159	57,713
NAV/Unit (In ₹)	3,496.08	3,310.75	3,203.10
SBI Fixed Maturity Plan (FMP)-Series 82 (91 Days) Regular Growth	104.99	Nil	Nil
Units (In Numbers)	10,499,475	Nil	Nil
NAV/Unit (In ₹)	10.00	Nil	Nil
Tata Liquid Fund Direct Plan - Growth	0.32	Nil	Nil
Units (In Numbers)	90	Nil	Nil
NAV/Unit (In ₹)	3,551.41	Nil	Nil
Deposit			
NSC VII Issue Deposit	0.18	-	-
Total Investments	541.49	540.02	1,566.92
Current	541.31	540.02	1,566.92
Non-Current	0.18	-	-
Aggregate book value of quoted investments	541.49	540.02	1,566.92
Aggregate market value of quoted investments	541.49	540.02	1,566.92



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10. Loans

(Unsecured considered good unless otherwise stated, measured at amortised cost)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Loans to related party	833.77	603.59	310.98
Total loans carried at amortised cost	833.77	603.59	310.98
Current	833.77	603.59	310.98
Non-Current	-	-	-

11. Other financial assets

(Measured at amortised cost)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Security deposit	186.72	201.03	262.74
Bank deposits with more than 12 months	396.51	81.82	92.41
MAT/AMT Credit	81.34	81.34	94.96
Interest accrued and due	228.93	232.10	190.10
Total financial instruments at amortised cost	893.50	596.29	640.21
Current	228.93	232.10	190.10
Non-Current	664.57	364.19	450.11

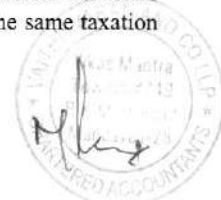
12. Other assets

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Advance to suppliers	931.00	313.18	602.89
Advances for land contracts	1,177.76	1,041.68	473.50
Advance to employees	16.36	6.44	16.90
Prepaid expenses	38.08	33.56	25.65
Advance to Joint Venture Partners	1,537.27	717.12	566.81
Tax paid under Protest	120.98	56.16	56.16
Unbilled Revenue	117.95	251.07	238.66
Balances with Government authorities	11.14	135.43	83.97
Total other assets	3,950.54	2,554.64	2,064.54
Current	3,394.51	2,323.63	1,957.54
Non Current	556.03	231.01	107.00

13. Deferred tax assets (net)/ Deferred tax liabilities (net)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Deferred tax liabilities			
Property, plant and equipment	23.06	19.82	22.94
Inventory	4,860.67	5,564.62	5,530.52
Borrowings	35.03	15.75	15.40
ROU-Asset	63.56	56.61	72.93
Re-measurement gains/ (losses) on defined benefit plans	-	0.57	0.09
Gross deferred tax liabilities	4,982.32	5,657.37	5,641.88
Deferred tax assets			
Unearned revenue	5,343.47	6,533.94	6,331.64
JDA Liability	40.24	41.33	13.58
Security Deposit	3.96	3.25	4.55
Lease Liability	69.36	58.33	68.29
Re-measurement gains/ (losses) on defined benefit plans	2.32	-	-
Non deductible expenses for tax purposes	393.78	136.82	73.83
Gross deferred tax assets	5,853.13	6,773.67	6,491.89
Net deferred tax asset/(liabilities)	870.80	1,116.28	850.02

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



14. Inventories

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Work-in-progress	39,793.96	35,881.23	33,575.82
Raw materials, components and stores	927.12	237.56	311.31
Land stock	15,108.10	3,334.80	300.41
Completed flats	35.00	35.00	35.00
Total inventories at the lower of cost and net realisable value	55,864.18	39,488.59	34,222.54

15. Trade receivables

(Unsecured, considered good)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Trade receivables	3,096.79	1,489.85	2,365.01
Receivables from other related parties	76.07	696.92	68.95
	3,172.86	2,186.77	2,433.96

Trade receivables ageing schedule

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Undisputed Trade Receivables – considered good			
Outstanding for following periods from due date of payment			
Current but not due	-	-	-
Less than 6 months	2,707.74	1,080.33	1,665.94
6 months - 1 year	254.88	820.82	364.42
1 -2 years	118.22	198.14	242.45
2-3 years	27.19	73.74	54.39
More than 3 years	64.83	13.74	106.76
Total	3,172.86	2,186.77	2,433.96

16. Cash and cash equivalents

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<i>Balances with banks:</i>			
- On current accounts	2,904.40	795.83	1,654.82
- Deposits with original maturity of less than three months	26.48	15.26	9.17
Cash on hand	14.66	9.30	13.30
Total cash and cash equivalent	2,945.54	820.39	1,677.29

Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

17. Bank balances other than cash and cash equivalents

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<i>In deposits accounts:</i>			
- Original maturities more than three months and less than 12 months	54.99	380.19	289.14
<i>In ear marked accounts:</i>			
- Balance held as margin money against guarantees given	467.48	87.32	227.35
Total other bank balance	522.47	467.51	516.49

The Group has pledged a part of its short-term deposits to fulfil collateral requirements.



18. Current tax asset (net)/ Liabilities for current tax (net)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Advance tax	2,079.27	2,243.77	2,028.81
Provision for tax	(2,388.70)	(2,909.75)	(2,069.78)
Total current tax (net)	(309.43)	(665.98)	(40.97)

19. Equity share capital

	Equity shares of ₹10 each		Unlimited dividend equity shares of ₹10 each	
	Number	Amount (In ₹)	Number	Amount (In ₹)
a) Authorised share capital				
As at 01 April 2020	5,000,000	50,000,000	1,000	10,000
Increase/(decrease) during the year	-	-	-	-
As at 1 April 2021	5,000,000	50,000,000	1,000	10,000
Increase/(decrease) during the year	311,000	3,110,000	(1,000)	(10,000)
As at 31 March 2022	5,311,000	53,110,000	-	-
Increase/(decrease) during the year	-	-	-	-
As at 31 March 2023	5,311,000	53,110,000	-	-

Rights, preferences and restrictions attached to the equity shares

The Company has only two class of equity shares viz., Ordinary equity shares & Unlimited dividend equity shares:

Ordinary Equity shares : These equity shares are having a par value of INR.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.

Unlimited dividend equity shares : These equity shares are having a par value of INR.10 per share. Each shareholder is eligible for 1/100 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.

The Company has reclassified authorized capital of Unlimited dividend equity shares to Ordinary Equity shares on March 14, 2022

b) Issued share capital

	Equity shares of ₹10 each		Unlimited dividend equity shares of ₹10 each	
	Number	Amount (In ₹)	Number	Amount (In ₹)
At 1 April 2020	4,989,000	49,890,000	1,000	10,000
Increase/(decrease) during the year	-	-	-	-
At 31 March 2021	4,989,000	49,890,000	1,000	10,000
Increase/(decrease) during the year	1,000	10,000	(1,000)	(10,000)
At 31 March 2022	4,990,000	49,900,000	-	-
Increase/(decrease) during the year	-	-	-	-
At 31 March 2023	4,990,000	49,900,000	-	-

c) Paid-up share capital

At 1 April 2020	4,989,000	49,890,000	1,000	10,000
Increase/(decrease) during the year	-	-	-	-
At 31 March 2021	4,989,000	49,890,000	1,000	10,000
Increase/(decrease) during the year	1,000	10,000	(1,000)	(10,000)
At 31 March 2022	4,990,000	49,900,000	-	-
Increase/(decrease) during the year	-	-	-	-
At 31 March 2023	4,990,000	49,900,000	-	-



Preference Shares	Redeemable preference shares of ₹ 10 each		0% redeemable preference shares of ₹ 10 each	
	Number	Amount (In ₹)	Number	Amount (In ₹)
a) Authorised Share Capital				
At 1 April 2020	10,000	1,00,000	3,00,000	30,00,000
Increase/(decrease) during the year				
At 31 March 2021	10,000	1,00,000	3,00,000	30,00,000
Increase/(decrease) during the year	(10,000)	(1,00,000)	(3,00,000)	(30,00,000)
At 31 March 2022	-	-	-	-
Increase/(decrease) during the year				
At 31 March 2023	-	-	-	-

Rights, preferences and restrictions attached to the preference shares

The Company had two class of preference equity shares viz., redeemable preference shares and 0% redeemable preference shares

Redeemable preference shares: The company had redeemable preference shares having a par value of ₹10 per share. Shareholder is not eligible for vote. 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 preferential shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential creditors in proportion to their shareholding.

The Company has reclassified Authorized capital of Redeemable preference shares and 0% redeemable preference shares of ₹10 each to Ordinary Equity shares on March 14, 2022

The company does not have any bonus share issued, share issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.

Details of shareholders holding more than 5% shares and shares held by promoter in the Company

	As at 31 March 2023		As at 31 March 2022	
	No. of Shares	% of Holding	% of Holding	% of Holding
Equity shares				
Arun Mn	24,95,000	50%	24,95,000	50%
Casagrاند Millenia Private Limited	-	0%	24,94,990	50%
Casagrاند Luxor Private Limited	24,95,000	50%	-	0%
			As at 01 April 2021	
			No. of Shares	% of Holding
Equity shares				
Arun Mn			24,94,500	50%
K.R.Anerudan			12,96,900	26%
Casagrاند Millenia Private Limited			11,97,600	24%
Unlimited dividend equity shares				
Arun Mn			500	50%
K.R.Anerudan			500	50%

Details of changes in the promoter holdings

	As at	As at	As at
	31 March 2023	31 March 2022	01 April 2021
Equity shares			
Arun Mn	0%	0%	0%
K.R.Anerudan	0%	-26%	-24%
Casagrاند Millenia Private Limited	-50%	26%	24%
Casagrاند Luxor Private Limited	50%	0%	0%

Note -

- (i) Casagrاند Luxor Private Limited has been demerged from Casagrاند Millenia Private Limited vide demerger order (Ref CP No. 17/S.233/2022-23 dated 12 September 2022)



20. Other equity

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
a) Capital redemption reserve			
Opening	0.40	0.40	0.40
Add: Additions	-	-	-
Less: Utilised/ transferred	-	-	-
Closing	0.40	0.40	0.40
b) Debenture redemption reserve			
Opening	31.22	-	-
Add: Additions	-	31.22	-
Less: Utilised/ transferred	-	-	-
Closing	31.22	31.22	-
c) Securities Premium			
Opening	-	0.81	0.81
Add: Additions	-	-	-
Less: Utilised/ transferred	-	(0.81)	-
Closing	-	-	0.81
d) General reserve			
Opening	30.00	30.00	30.00
Add: Additions	-	-	-
Less: Utilised/ transferred	-	-	-
Closing	30.00	30.00	30.00
e) Retained earnings			
Opening	2,075.43	619.69	212.94
Profit for the period	2,235.50	1,445.15	406.75
Add: Additions	-	41.00	-
Less: Utilised/ transferred	-	(30.41)	-
Closing	4,310.93	2,075.43	619.69

a) Capital redemption reserve

Amount transferred from share capital on redemption of issued shares.

b) Debenture redemption reserve

The group is required to create a debenture redemption reserve out of profits which is available for payment of dividend for the purpose of redeemable non convertible and optionally convertible debentures.

c) Securities Premium

Represent premium on issue of securities.

d) General reserve

The Company has transferred a portion of the net profit of the Company before declaring dividend to general reserve pursuant to the earlier provisions of Companies Act, 1956. Mandatory transfer to general reserve is not required under the Companies Act, 2013.



21. Borrowings

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
A) Non-current borrowings			
Secured			
i) Debentures			
10% Unlisted unrated secured redeemable non convertible debentures at par value of ₹ 0.10 Million each (31 March 2023 - 5900, 31 March 2022 - Nil, 31 March 2021 - Nil)	586.30	-	-
Series A Debentures: 105 senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each Series B Debentures: 105 junior and subordinate to Series A Debentures fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million (31 March 2023 - 210, 31 March 2022 - Nil, 31 March 2021 - Nil)	2,100.00	-	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (31 March 2023 - 6100, 31 March 2022 - Nil, 31 March 2021 - Nil)	610.00	-	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series II debentures of par value of ₹ 0.10 Million each (31 March 2023 - 5250, 31 March 2022 - Nil, 31 March 2021 - Nil)	525.00	-	-
15.12% Unlisted, unrated, secured, redeemable, non-convertible debentures of face value ₹ 100 each (31 March 2023 - 40,00,000, 31 March 2022 - Nil, 31 March 2021 - Nil)	375.00	-	-
Unlisted, unrated, secured, redeemable, non-convertible debentures at a face value of ₹ 1 Million each (31 March 2023 - 900, 31 March 2022 - Nil, 31 March 2021 - Nil)	313.99	-	-
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (31 March 2023 - 5000, 31 March 2022 - 5000, 31 March 2021 - 5000)	334.79	374.79	499.79
Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (31 March 2023 - 380, 31 March 2022 - 380, 31 March 2021 - Nil)	-	258.86	-
15% Unlisted, redeemable, cumulative, non-convertible Series A debentures ("Series A NCDs") at par value of ₹ 1 Million each (31 March 2023 - 430, 31 March 2022 - Nil, 31 March 2021 - Nil)	370.40	-	-
10% Unlisted unrated secured redeemable, non-convertible debentures at par value of ₹ 0.10 Million each (31 March 2023 - 2700, 31 March 2022 - Nil, 31 March 2021 - Nil)	270.00	-	-



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

	As at 31 March 2023	As at 31 March 2022	As at 31 March 2021
Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs') at par value of ₹ 10 Million each (31 March 2023 - 110, 31 March 2022 - 110, 31 March 2021 - Nil)	-	1,100.00	-
16.20% Unlisted, unrated, senior, secured, redeemable, transferable, interest bearing, non-convertible debentures at face value of ₹ 10 Million each (31 March 2023 - 170, 31 March 2022 - Nil, 31 March 2021 - Nil)	1,700.00	-	-
15% Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs') at par value of ₹ 1 Million each (31 March 2023 - 400, 31 March 2022 - Nil, 31 March 2021 - Nil)	400.00	-	-
10% Secured unlisted Non-Convertible Debentures (NCDs) (Series I) at par value of ₹ 0.10 Million each (31 March 2023 - 10,300, 31 March 2022 - Nil, 31 March 2021 - Nil)	1,030.00	-	-
18.5% Senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each (31 March 2023 - Nil, 31 March 2022 - 44, 31 March 2021 - Nil)	-	440.00	-
12% Unlisted, redeemable, cumulative, non-convertible Series I debentures ('Series I NCDs') at par value of ₹ 1 Million each (31 March 2023 - Nil, 31 March 2022 - 853, 31 March 2021 - Nil)	-	852.39	-
15.55% Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs') at par value of ₹ 0.10 Million each (31 March 2023 - Nil, 31 March 2022 - 6670, 31 March 2021 - 6670)	-	267.10	667.00
12% Secured Unlisted Non - Convertible Debentures Series I each having a face value of ₹ 0.10 Million each (31 March 2023 - Nil, 31 March 2022 - 7548, 31 March 2021 - Nil)	-	744.89	-
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 1 Million each (31 March 2023 - Nil, 31 March 2022 - 212, 31 March 2021 - Nil)	-	211.52	-
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 1 Million each (31 March 2023 - Nil, 31 March 2022 - 213, 31 March 2021 - Nil)	-	212.52	-
Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 0.50 Million each (31 March 2023 - Nil, 31 March 2022 - 1800, 31 March 2021 - Nil)	-	900.00	-
15% Non convertible debentures of a face value of ₹ 1 Million each (31 March 2023 - Nil, 31 March 2022 - Nil, 31 March 2021 - 746)	-	-	428.11
Unlisted, redeemable, cumulative, non-convertible Series A debentures at par value of ₹ 0.10 Million each (31 March 2023 - Nil, 31 March 2022 - Nil, 31 March 2021 - 12249)	-	-	1,224.90
12% Unlisted, redeemable, cumulative, non-convertible Series A debentures at par value of ₹ 0.10 Million each (31 March 2023 - Nil, 31 March 2022 - Nil, 31 March 2021 - 8047)	-	-	802.69



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

	As at 31 March 2023	As at 31 March 2022	As at 31 March 2021
ii) Term Loans			
a) From Banks	2,271.67	347.01	161.64
b) From other parties			
From Financial institutions	9,958.67	3,455.54	3,831.26
iii) Vehicle loans			
From Financial institutions	139.09	35.21	66.57
Unsecured			
From Financial institutions	-	-	17.50
Others	199.05	91.31	40.10
Total non current borrowings	21,183.96	9,291.14	7,739.56
B) Current borrowings			
Secured			
a) Bank overdrafts / Cash Credit	234.04	235.34	123.15
b) Current maturity of long-term loans:			
From Banks	90.30	30.00	117.11
From Debentures			
Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs') at par value of ₹ 10 Million each (31 March 2023 - 110, 31 March 2022 - 110, 31 March 2021 - Nil)	1,100.00	-	-
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (31 March 2023 - 5000, 31 March 2022 - 5000, 31 March 2021 - 5000)	165.00	125.00	-
15.12% Unlisted, unrated, secured, redeemable, non-convertible debentures of face value ₹ 100 each (31 March 2023 - 40,00,000, 31 March 2022 - Nil, 31 March 2021 - Nil)	25.00	-	-
Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (31 March 2023 - 380, 31 March 2022 - 380, 31 March 2021 - Nil)	122.14	-	-
15.55% Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs') at par value of ₹ 0.10 Million each (31 March 2023 - Nil, 31 March 2022 - 6670, 31 March 2021 - 6670)	-	270.20	-
15% Non convertible debentures of a face value of ₹ 1 Million each (31 March 2023 - Nil, 31 March 2022 - Nil, 31 March 2021 - 746)	-	-	140.32
From Financial institutions	743.47	1,705.30	2,545.97
Vehicle loans	47.40	75.36	0.06
Others	420.00	242.40	119.00
Unsecured			
Loan repayable on demand - From related parties	16.63	17.49	257.15
From Financial institutions	26.50	-	-
Others	327.61	33.80	121.11
Total current Borrowings	3,318.09	2,734.89	3,423.87



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
1	HDFC Limited	1,100.00	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: Mortgage over projects "Casagrand Zenith" situated at Vengaivasal, sholinganallur Taluk, now Tambaram Taluk, kancheepuram district and "Casagrand Savoye" situated at Kuppusamy Street, Karapakkam village, Sholinganallur Taluk, kancheepuram district being financed (including land) together with construction thereon both present and future 2. Stock and receivables: Charge or security interest over all receivables (including without limitation booking amounts, lease rentals, license fees, cash flows, revenues, etc, howsoever arising from, out of, in connection with or relating to the aforesaid project Charge / security interest on the accounts - Escrow, construction accounts and all other bank accounts in relation to the projects (Zenith and Savoye) Charge / Security interest on insurance policies or insurance proceeds pertaining to the said project 3. Personal Guarantee: Mr. Arun MN</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility type: Term Loan Total Facility Amount: ₹ 1,100.00 Million 2. Tenor: 36 months 3. Interest: Payable monthly at 13.2% p.a. linked to HDFC CF-PLR (HDFC CF-PLR minus 110 bps spread) 4. Interest Reset date: 1st of every calendar month from which interest at the applicable rate of interest is calculated and becomes applicable on the borrower 5. Repayment: Zenith: 65% of all sales / receipts/ realizations/ receivables from sold and unsold units in the said project utilised towards repayment of the principal of the loan from date of first disbursement Savoye: 90% of all sales / receipts/ realizations/ receivables from sold and unsold units in the said project utilised towards repayment of the principal of the loan from date of first disbursement Percentage subject to review on monthly basis.</p>	223.88	623.91	-
2	JM Financial Credit Solutions Limited	586.30	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: first and exclusive charge by way of a registered equitable mortgage over the land measuring 14 acres and 92.5 cents comprised in various survey numbers situated at Gerugambakkam village. Kundrathur Taluk and Kancheepuram District with structures thereon (Project Gerugambakkam) 2. Stock and receivables: Hypothecation and escrow of receivables from the sales of sold/unsold units of the project to be developed on the Project Gerugambakkam</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility type: 5900 unlisted unrated secured redeemable non-convertible debentures at par value of ₹ 0.10 Million each Total Facility Amount: ₹ 590.00 Million 2. Tenor: 60 months 3. Interim interest coupon: Payable monthly at 10% p.a. (fixed) Interest moratorium of 6 months i.e., interest payments to commence not later than 7th month from the date of subscription of first tranche of NCDs (April 2023) 4. Redemption: Redeemable in 24 monthly instalments starting from the end of 37th month from the date of subscription of first tranche (April 2024) 5. Facility IRR: Repayable with redemption premium that results in overall pre-tax IRR of 17.75%</p>	586.30	-	-



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
3	Credit Solutions India Limited	440.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: First ranking and exclusive equitable mortgage on the Nandambakkam Project and Nandambakkam Land (Nandambakkam project with saleable area of approx. 2,29,222 sq. ft. and Nandambakkam land admeasuring approx. 1.71 acres comprised in survey nos. 32/3, 33/1, 33/2A, 33/3A, 33/2 (part) situated at Nadambakkam Village, Alandur Taluk, Chennai, Tamil Nadu, together with all present and future assets and all privileges, all rights and all entitlements of the Company over the Vandalur project and Vandalur land) in favour of the Debenture Trustee (Vistra ITCL (India) Limited)</p> <p>2. Stock, receivables & Movable properties: First ranking and exclusive charge created over the Nandambakkam hypothecated assets - Nandambakkam project Cash flows, escrow accounts and bank accounts, receivables and rights, and movable properties in favour of the debenture trustee (Vistra ITCL (India) Limited)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 49 senior fully secured unlisted guaranteed redeemable transferable, cumulative, non-convertible debentures at face value of ₹ 10.00 Million each Facility amount: ₹ 490.00 Million</p> <p>2. Tenor: 24 months from the date of allotment</p> <p>3. Repayment: NCDs are redeemable 100% at the end of the tenor along with 18.5% p.a.</p> <p>4. Interim interest coupon: 14% p.a. accrued on quarterly compounding basis and half yearly payable</p> <p>5. Additional Interest: 18.5% Compounded quarterly and payable on or before the expiry of tenor, after adjusting the interim interest paid at 14% p.a. on half yearly basis.</p> <p>Loan foreclosed on 29th March 2023</p>	-	440.00	-



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S.no	Lender	Disburse ment Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
4	DCB Bank Limited	330.00	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: (i) Exclusive charge on the entire Project Assets at Survey No 79 & 80 of Nolambur Village, Muduravoyal Taluk, Chanakyan Main Road, Mogappair, Chennai-600 095, Tamil Nadu of the 'Project Millenia' including Land & unsold units and receivables (both on sold and unsold units) thereof. (Project Land Extent: 3.4 acres; Unsold inventories:3 units) 2. Stock, Receivables & Movable properties: (i) Charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Project Millenia" under the documents entered into with the customers by the borrower, all such proceeds both present & future (ii) Charge by way of hypothecation on the escrow account for the projects and on all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be) 3. Corporate Guarantee: Casagrand Millenia Private Limited & Casagrand Vistaaz Private Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan ₹ 330.00 Million 2. Term of Repayment: Door to door tenor of 30 Months 3. Rate of Interest 11.11% p.a 4. Interest type: floating rate (1Y MCLR + 0.50) 5. Repayment Schedule: Repayable in 6 quarterly after an initial moratorium of 12 months</p>	276.49	-	-
5	Credit Solutions India Limited	2,100.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>1. Facility Type: Series A Debentures: 105 (Sanctioned - 130) senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 1,00,00,000 each issued under DTD dated June 27, 2022 Series B Debentures: 105 (Sanctioned - 130) junior and subordinate to Series A Debentures fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 1,00,00,000 each issued under DTD dated June 27, 2022 Total Facility amount: 2,600.00 Million 2. Tenor: 30 months from the date of allotment 3. Repayment: NCDs are redeemable 100% at the end of the tenor 4. Interest: 19.96% computed and accrued on quarterly compounding basis 5. Security : As detailed in DTD entered amongst Casagrand Premier Builder Limited and Mr. Arun MN and Casagrand Zingo Private Limited and Casagrand Anchor Private Limited and Casagrand Magnum Private Limited and Vistra JTCL (India) Limited dated June 27, 2022</p>	2,100.00	-	-



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
6	ICICI Bank Limited	120.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) Exclusive Mortgage Charge by the way of equitable mortgage on the property located at Mannivakkam, Tambaram, Chennai admeasuring approximately 16,349.31 sq. mtrs. including all the structures thereon both present & future along with the development potential arising thereon both present & future. and on the residential project "Casagrand Aria" consisting of three towers each of G +19 having saleable area of approx. 749,109 sq. ft. being developed by Casa Grande Civil Engineering Private Limited. on the above property.</p> <p>(ii) Exclusive Mortgage Charge by the way of equitable mortgage on the other residential project "Casagrand Arena EWS" consisting of one tower having saleable area of approx. 41,640 sq. ft. developed by the Casa Grande Vallam LLP.</p> <p>2. Stock, Receivables & Movable properties:</p> <p>(i) Exclusive Charge by the way of hypothecation over all future scheduled receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues, all insurance proceeds etc. howsoever arising from, out of, both present and future, in connection with or relating to the said Project - Aria</p> <p>(ii) Exclusive Charge by the way of hypothecation over all future scheduled receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues, all insurance proceeds etc. howsoever arising from, out of, both present and future, in connection with or relating to the said Project - Arena</p> <p>(iii) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project Aria and Arena and the DSR Account all monies credited/ deposited therein, and all investments in respect thereof.</p> <p>3. Corporate Guarantee: Casa Grande Civil Engineering Private Limited, Casagrand Luxor Private Limited and Casa Grande Vallam LLP</p>	118.74	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Rupee Term Loan ₹ 120.00 Million</p> <p>2. Term of Repayment: 36 months from the date of First Disbursement</p> <p>3. Rate of Interest: 10.90% p.a</p> <p>4. Interest type: floating rate (ICICI MCLR-1 Y + Spread(1.4%))</p> <p>5. Interest Reset: At the end of every 1 year from the date of disbursement</p> <p>6. Repayment Schedule: repayable in 18 instalment of ₹ 6.7 Million commencing from 19th month from the date of first disbursement</p>			



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
7	DCB Bank Limited	500.00	<p>Borrowing Entity: Casagrاند Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property & Receivables and other assets: (i) Exclusive charge on the entire Project Assets of the "Project Tudor" including Land & unsold units and receivables (both on sold and unsold units) thereof. (Project Land Extent: 6.31 Acres: Unsold inventories: 110 units) (ii) Registered mortgage of the Project Land measuring 6.31 acres comprised in Survey No. 78/1, 78/2, 126/1, 126/2, 125, 127, 124/2, 124/3A and entire saleable area of 1,27,935 Sq. Ft. 2. Corporate Guarantee: Casagrاند Millenia Private Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan Total Facility amount: ₹ 500.00 Million 2. Tenor: 30 months 3. Repayment: Repayable in 6 quarterly instalments of ₹ 83.33 Million 4. Principal Moratorium: 12 months till August 31, 2023 5. Rate of interest: 11.63% p.a (Floating) (DCB Bank's 1Y MCLR +0.79)</p>	198.35	-	-
8	State Bank of India	230.00	<p>Borrowing Entity: Casagrاند Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: Mortgage of the project land - Residential Plot bearing S.Nos. 1 & 52 at Doddabettahalli Village, Yelankha Hobli, Bangalore, consisting total area of 1,76,418 Sq. ft. Owned by Casa Grande Garden City Builders Private Limited. 2. Stock, Receivables & Movable properties: (i) Hypothecation of the moveable assets / stocks / work in progress of the project (ii) Charge on the cashflows / receivables from the project by the way of hypothecation 3. Corporate Guarantee: Casagrاند Luxor Private Limited, Casa Grande Garden City Builders Private Limited, and Casagrاند Millenia Private Limited.</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Dropline Overdraft Facility Total Facility amount: ₹ 230.00 Million 2. Final Maturity: March -2029 3. Repayment: Repayable in 69 monthly instalments of ₹ 3.33 Million from July 2023 till March 2029. Moratorium of 3 months. 4. Interest Rate: 9.45% p.a. (MCLR-6M(8.40%) plus 1.05% margin)</p>	228.77	-	-
9	Sundaram Home Finance Limited	50.00	<p>Borrowing Entity: Casagrاند Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: Charge over the immovable property in respect of which the loan is provided and / or such other security as determined by SHFL Flat no: A-G01, A 107, A 403, B G01, B 403, C 401, D G01, D303, plot no. 76, S No. 76 Old Sno 55 Casagrاند Lorenza, Bellahalli Village, Bangalore North Taluk, yelankha Hobli, Bangalore, Karnataka, 5600643</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Home loan ₹ 50.00 Million 2. Tenor: 120 Month EMI 3. Rate of Interest: Interest rate of 11.5% per annum. Interest Rate Type Variable in line with SHFL Home -PLR 17.5% (mar 2023) 4. Repayment: 120 EMI of ₹ 0.7 Million</p>	49.60	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
10	Kotak Mahindra Investments Limited	600.00	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: (i) Extension of charge by way of registered mortgage on land admeasuring 2.58 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Amberley", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 85,934 sq. ft. located at Thazambur - 600130, Chennai. The land parcel is owned by Casa Grande Grace Private Limited and Casa Grande Enterprises LLP (ii) Extension of charge by way of registered mortgage on land 6.28 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Divinity", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 2,49,940 sq ft located at Navalur - 600130, Chennai. The land parcel is owned by Grace Gated Community LLP & Casa Grande Smart Value Homes Private Limited. (iii) First & exclusive charge by way of registered mortgage on land admeasuring 21.38 acres (excluding area gifted to authorities) along with the structures/buildings constructed/to be constructed, called project "Platinum", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, to be developed thereon in two phases with Phase 1 approved and having saleable area of 464333 sq. ft. and future potential development of Phase 2 located at Mannivakkam - 600048, Chennai. The land parcel is owned by Casa Grande Civil Engineering Private Limited (CGCEPL) (iv) Extension of charge by way of registered mortgage on land area admeasuring 23,892 sq. mtrs. excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Casagrand Royale", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 7.04 lacs sft located at Sholinganallur - 400608, Chennai. The land parcel is owned by Casa Grande Homes Private Limited</p> <p>2. Stock and Receivables & Moveable properties: (i) Hypothecation and escrow of receivables from sale/transfer/lease of land/structure/units in the projects "Platinum", "Amberley", "Divinity", & "Royale" (ii) Extension of charge by way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units in the project "Casa ECR 14" located at East Coast Road - 603112, Chennai. The land parcel is owned by Casa Grande Homes Private Limited</p> <p>3. Corporate Guarantee: Casa Grande Civil Engineering Private Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprises LLP & Grace Gated Community LLP</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan Total Facility amount: ₹ 600.00 Million 2. Tenor: 48 months 3. Repayment: Principal repayable in 24 equal instalments starting from 25th month from the date of disbursement The amounts lying in Escrow Sub-accounts, considered as 'eligible receivables' transferred and appropriated towards repayment of the facility from each security project - Platinum, Amberly, Divinity, ECR 14, Royale once they hit their respective milestones at the percentage as agreed by the lender and the company which is subject to change 4. Principal moratorium: 24 months from the date of first disbursement (August 2022) 5. Rate of interest: monthly due at the rate of 11.65% p.a (fixed).</p>	235.20	-	-



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
11	Kotak Mahindra Investments Limited	900.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property:</p> <p>(i) First & exclusive charge by way of registered mortgage on land admeasuring 4.56 acres (excluding ~276.45 Sq.mtr for road & ~1,847.21 Sq.mtr for OSR) along with buildings constructed/to be constructed known as project "Casagrand Castle" along with all existing / future potential FSI, TDR, Development right benefits, title & interest thereon along-with proportionate and applicable parking slots, situated at Survey no.519, 520/7, 521/1, 540, 542, 520/2, 521/2, 537, 539/1,539/2A, 541 of Manapakkam Village, Alandur Taluk, Kancheepuram District, Chennai, Tamil Nadu -600122 wherein the land is owned by Casa Grande Civil Engineering Private Limited, Casagrand Premier Builder Limited., Gallante Promoter LLP, Zest Home Search LLP. (~31,818 sq. ft. of unsold soleable area in 22 units and Rs. 36.87 Crs of receivables from 322,278 sq. ft. of sold soleable area in 264 units as on 28 Feb 2021)</p> <p>(ii) First & exclusive charge by way of registered mortgage on land admeasuring 4.05 acres (excluding ~540.5 Sq.mtr for road & ~1,639.59 Sq.mtr for OSR) along with buildings constructed/to be constructed known as project "Casagrand Northern Star" along with all existing / future potential FSI, TDR, Development rights, benefits, title & interest thereon along-with proportionate and applicable parking slots, situated at survey no. 849/2 part of Madhavram village, Ambattur Taluk, Thiruvallur District, Chennai, Tamil Nadu - 600060 wherein the land is owned by Casagrand Premier Builder Limited. (~43,923 sq. ft. of unsold saleable area in 29 units and Rs. 17.28 Crs of receivables from 468,328 sq. ft. of sold saleable area in 353 units as on 28 Feb 2021).</p>	-	270.55	-



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
			<p>(iii) 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" along with all existing / future potential FSI, TDR, Development rights, benefits, title & interest thereon along-with proportionate and applicable parking slots, situated at Survey no. 148/4, 148/5, 150/1A, 150/1B, 150/2A, 151/1, 152/5, 152/6A & 154/1 of Nedungundram Village, Kattankulathur Panchayat union, chengalpattu Taluk, chengalpattu District, Chennai, Tamil Nadu - 600063 wherein the land is owned by Casa Grande Milestone Private Limited. and Casa Grande Enterprises LLP. (~1,496 sq.ft. of unsold built up Area in 1 unit and Rs. 90.48 crs of receivables from 164,542 sq. ft. of sold built up Area in 100 units as on 28 Feb 2021).</p> <p>(iv) First & exclusive charge by way of registered mortgage on ready residential/commercial units in the project "Casagrand Uptown" along with charge on receivables from sold units situated at survey no. 275/2-8, 276/1B2pt., 276/1B3pt.,1B4,1C,3pt.,4,5pt., 294/2C,2D,2E,3A1,3A2,4,5A, 294/5B,6B,6C,6D1,6D2,6D3,6E,6F,6I,6J, 295/11pt., 295/12A pt., 12B pt.,12C1, 12C2,5-9, 296/1pt., 2,3,4,5A(pt), 296/5B, 6-9, 297/1A,1B,2-7, 298/1-14, 305/2-18, 306/3-7,11,13 306/22 under Casagrand Uptown Phase I (including Uptown villas) and survey no 276/1A,1B1,1B2(pt), 1B3(pt),1B5,2,3(pt),5(pt),277/6-11,278/1-5, 10-13, 295/10,11(pt), 12A(pt), 12B(pt), 296/1(pt), 5A(pt) under Casagrand Uptown phase II of Nayapakkam Village, Puthuvallur Panchayat, Thiruvallur District, Chennai, Tamil Nadu - 600128 wherein the land is owned by Casa Grande Realtors LLP. (~155,970 sq. ft. of unsold plot area in 66 units and Rs. 71.59 crs of receivables from 571,967 sq. ft. of sold plot area in 477 units os on 28 Feb 2021).</p> <p>(v) First & exclusive charge by way of registered mortgage on ready residential/commercial units in the project "Casagrand Westend" along with charge on receivables from sold units situated at survey no. 35/1-4, 36, 37/2, 38, 39/1,2A,2B, 40/1A,1B,1C, 41, 42/1, 42/2, 43/1, 43/2, 44/2 and 62/7 Padur Village, poonamallee Taluk, Thiruvallur District, Chennai, Tamil Nadu - 600124 wherein the land is owned by Casa Grande Civil Engineering Private Limited. (~100,931 sq. ft. of unsold plot area in 27 units and Rs. 12.31 crs of receivables from 502,855 sq. ft. of sold plot area in 363 units as on 28 Feb 2021).</p> <p>2. Stock & Receivables & Moveable Properties: (i) Hypothecation and escrow of "Eligible Receivables" from the projects Casagrand castle, Casagrand Northern Star & Casagrand Vistaa (from both sold & unsold) (ii) 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). Eligible Receivables shall mean all the Receivables and inflows from security properties which are available to the mortgagor in accordance with the RERA Act.</p> <p>3. Personal Guarantee: Mr.Arun MN</p> <p>4. Corporate Guarantee: Casa Grande Realtors LLP, Casa Grande Civil Engineering Private Limited, Casa Grande Milestone Private Limited., Zest Home Search LLP Gallante Promoter LLP & Casa Grande Enterprises LLP</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Secured Term loan facility ₹ 900 Million</p> <p>2. Tenor & Morat: 30 Month tenor from the date of disbursement May 2021, including moratorium of 12 months;</p> <p>3. Repayment: principal amount shall be repaid in 18 Equal instalments starting from 13th month after the first date of disbursement.</p> <p>4. Rate of Interest 13.00% p.a. fixed over the tenor of facility.</p> <p>Loan foreclosed on 27th November 2022</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
12	Aditya Birla Finance Limited	210.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: First and Exclusive charges 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 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 & Future</p> <p>First and Exclusive charges 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>2. Stock and receivables: 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 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> <p>First and Exclusive charge on the Escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be) for Casa Amethyst, Casa Auburn, Casagrand Esquire;</p> <p>3. Personal Guarantee: Mr Arun MN</p> <p>4. Co-Borrower: Casagrand Premier Builder Limited, Casa Grande Civil Engineering Private Limited and Hitech Metalplast Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Tenor & principal morat: Total 42 Months (wherein scheduled repayment will not fall due before the end of the 24 Months from date of first disbursement)</p> <p>2. Interest Rate: 14.00% p.a. (floating) @ 3.85% p.a. below Aditya Birla Finance Limited's Prime Lending Rate ("PLR"); i.e. 17.85% Loan foreclosed on 09th March 2022</p>	-	-	190.64
13	Bank of Maharashtra	44.50	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: Simple MODT of Door No. 65 and Door No. 32/1 , Unit No. 1406, 12th and 13th floor, Comprised in T.S. No. 31/1, 32/1, 35/1, built-up area 3345 Sq. ft., Private terrace 172 Sq. ft., together with an UDS of 1118 Sq. ft., Mount Road, Adyar Village. (Monte Carlo)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility type: Working Capital Facility</p> <p>2. Rate of Interest 9.55% (MCLR + 2.25 % P.A)</p> <p>Loan closed on 19th July 2021</p>	-	-	36.16



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
14	JM Financial Credit Solutions Limited	410.00	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: 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. (Zenith) 2. Stock & Receivables: Hypothecation of receivables from the project being developed on the land.</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Term loan facility of ₹ 410.00 Million 2. Tenor 60 month (36 Month principal moratorium) 3. Repayment: The loan shall be repaid in 24 month instalment starting for the end of 37th month of first disbursement. 4. Rate of interest 15.4% p.a floating linked with HDFC 1Y MCLR + margin 800 bps Loan foreclosed on 20th August 2021</p>	-	-	278.91
15	JM Financial Credit Solutions Limited	600.00	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: 'First and Pari-passu charge (with the existing JM facility on the Project Vengaivasal by way of mortgage over the land measuring approximately 7.5 acres at Vengaivssal, Chennai with structures thereon. (Zenith) 2. Stock & Receivables: Hypothecation and escrow of receivables from the sales of sold/unsold units in the Project Vengaivasal. First pari passu charge by way of hypothecation on receivables with Project Woodside. 3. Personal Guarantee: Mr Arun MN</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Term loan facility of ₹ 600.00 Million 2. Tenor 54 month (30 Month principal moratorium) 3. Repayment: The loan shall be repaid in 24 month instalment starting for the end of 31st month of first disbursement. 4. Rate of interest 16.15% p.a floating linked with HDFC 1Y MCLR + margin 810 bps Loan foreclosed on 03rd September 2021</p>	-	-	50.57
16	JM Financial Credit Solutions Limited	155.00	<p>Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :</p> <p>1. Property: Second charge by way of registered mortgage on unsold units at Project Zenith at Vengaivasal, Chennai (Project Zenith) Second charge by way of mortgage over the land measuring approximately 10.19 acres at Manapakkam and Mugalivakkam Chennai with structures thereon ("Project Utopia") 2. Stock & Receivables: (i) Second charge on receivables from sold and Unsold units at Zenith & Utopia (ii) Escrow of receivables generated from the sold/unsold units in Zenith & Utopia</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Emergency Credit line facility of ₹ 155.00 Million 2. Tenor: 60 Month tenor 3. Repayment & Principal Moratorium: 12 months moratorium period post which repayment of principal in 48 equal monthly instalments starting from the 13th month from date of first disbursement. 4. Rate of interest 14% p.a. coupon Loan foreclosed on 18th November 2021</p>	-	-	154.97



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
17	LIC Housing Finance Limited	330.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: 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. (project Bloom)</p> <p>2. Stock & Receivables & Moveable Properties: Hypothecation of receivables from the project "Bloom". Receivables from other projects Asta, Primera, Royce and Supremus to serve as cross collateral for this loan.</p> <p>3. Personal Guarantee: Mr. Arun Mn and Mr. K. R Anerudan (Erstwhile Promoter)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Term loan of ₹ 330.00 Million</p> <p>2. Tenor of 27 month (including moratorium period of 12 months from the date of first disbursement)</p> <p>3. Rate of Interest 12.50% p.a. (Project LHPLR minus 330 bps) floating; payable monthly.</p> <p>4. Repayment schedule and instalment:</p> <p>First 3 instalments ₹ 10 Million Total ₹ 30 Million</p> <p>Next 6 instalments ₹ 30 Million Total ₹ 180 Million</p> <p>Last 6 instalments ₹ 20 Million Total ₹ 120 Million</p> <p>Loan foreclosed on 3rd April 2021</p>	-	-	11.42
18	LIC Housing Finance Limited	480.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: Equitable Mortgage of the project land (Project Primera) admeasuring 3.01 Acre (1,30,930 sq. ft.) is situated in Arumugam 1st Street, Mugalivakkam, Chennai, comprised in Survey Nos. 77 /6A, 77 /6B, 78IAIC and 78/3 of Mugalivakkam village, Sriperumbudur Taluk, Kancheepuram District including construction thereon and excluding OSR and land & saleable area already conveyed. (MODT to be registered)</p> <p>2. Stock & Receivables & Moveable assets: Assignment / Hypothecation of receivables from the project "Primera"</p> <p>3. Personal Guarantee: Mr. Arun Mn and Mr. K. R Anerudan (Erstwhile Promoter)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Term loan of ₹ 480.00 Million</p> <p>2. Tenor of 33 month (including moratorium period of 18 months from the date of first disbursement)</p> <p>3. Rate of Interest 12.50% p.a. (Project LHPLR minus 330 bps) floating; payable monthly.</p> <p>4. Repayment Schedule & instalment:</p> <p>First 9 instalments ₹ 40 Million Total ₹ 360 Million</p> <p>Last 6 instalments ₹ 20 Million Total ₹ 120 Million</p> <p>Loan foreclosed on 20th November 2021</p>	-	-	241.32



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
19	Sundaram BNP Paribas Home Finance Limited	42.00	<p>Borrowing Entity: Casagrand Premier Builder Limited</p> <p>Nature of Security :</p> <p>1. Property: Charge over the immovable property situated at: Survey No. 103 3A, 105 1,105 2,105 3A,102 1B,86 2A,86 2B,86 3,87 2, Sonalur Village,Thiruporur Panchayat Union, Chengalpattu Taluk,Tamil Nadu, India,600048 (2)-Shop Site No I, II Plot No 40, 41, S.No.380 1 Part & 380 2</p> <p>Repayment Terms & Rate of Interest :</p> <p>1.Facility Type: Term Loan Facility 1: 30.00 Million Facility 2: 12.00 Million</p> <p>2. Term of Repayment: 120 Months</p> <p>3. Rate of Interest 17.50% p.a</p> <p>4. Interest type: Variable in line with SH-PLR%</p> <p>5. Repayment Schedule: EMI Value facility 1: Rs.5,30,937/- From 01/08/2012 to 31/07/2022 - Loan preclosed EMI Value facility 2: Rs.2,12,375/- From 01/03/2014 to 31/12/2023 - Loan preclosed Loan foreclosed on 27st December 2021</p>	-	-	17.00
20	LIC Housing Finance Limited	900.00	<p>Borrowing Entity: Casa Grande Shelter LLP</p> <p>Nature of Security :</p> <p>1. Property: Equitable Mortgage of the project land (Project Asta) admeasuring 5.59 Acres is situated in Ward D, Block 8, Srinivasa Nagar, Korattur comprised in various survey numbers, Karukku Main Road, Pattravakkam Village, Ambattur Taluk, Thiruvallur District, Chennai 600053 including construction thereon and excluding OSR and land & Saleable area already conveyed MODT to be registered).</p> <p>2. Stock & Receivables & Movable Assets: Assignment / Hypothecation of receivables from the project "Asta".</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>4. Personal Guarantee: Mr. Arun Mn and Mr. K. R Anerudan (Erstwhile Promoter)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Term loan of ₹ 900.00 Million</p> <p>2. Tenor of 30 month (including moratorium period of 15 months from the date of first disbursement)</p> <p>3. Rate of Interest 12.50% p.a (Project LHPLR minus 330 bps) floating; payable monthly.</p> <p>4. Repayment & instalments: First 9 instalments ₹ 70 Million Total Rs 630 Million Next 5 instalments ₹ 50 Million Total ₹ 250 Million Last instalments ₹ 20 Million Total ₹ 20 Million Loan closed on 01st October 2021</p>	-	-	352.84



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
21	Kotak Mahindra Investments Limited	550.00	<p>Borrowing Entity: Casa Grande Homes Private Limited Nature of Security :</p> <p>1. Property: First & exclusive charge by way of registered mortgage on land admeasuring 7.13 acres excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Casa ECR 14", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 8.75 lacs sq.ft. located at East Coast Road, Chennai 2. Stock & Receivables & Moveable properties: Hypothecation of receivables from sale/lease/transfer of land/structure/building/units of the project 3. Personal Guarantee: Mr. Arun MN 4. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Secured Term loan facility ₹ 550 Million 2. Tenor & Morat: 18 Month tenor from the date of disbursement Aug 2021, including moratorium of 6 months; 3. Repayment: Principal amount shall be repaid in 12 Equal Monthly instalments starting from 7th month from date of first disbursement. 4. Rate of interest: 13.00% p.a. fixed over the tenor of facility. Loan foreclosed on 03rd August 2022</p>	-	97.49	-
22	Kotak Mahindra Investments Limited	540.00	<p>Borrowing Entity: Casa Grande Homes Private Limited Nature of Security :</p> <p>1. Property: First charge by way of registered mortgage on land area admeasuring 23,892 sq. mtrs. excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Casagrand Royale", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 7.04 lacs sq. ft. located at Sholinganallur, Chennai. 2. Stock & Receivables & Moveable Assets: Hypothecation & Escrow of receivables from sale/lease/transfer of land/structure/building/units of the project. 3. Personal Guarantee: Mr. Arun MN 4. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Secured Term loan facility ₹ 540.00 Million 2. Tenor & Morat: 30 Month tenor from the date of disbursement Oct 21, including moratorium of 12 months; 3. Repayment: Principal amount shall be repaid in 18 Equal Monthly instalments starting from 13th month from date of first disbursement. 4. Rate of Interest 12.00% p.a. fixed over the tenor of facility. Loan foreclosed on 2nd July 2022</p>	-	215.49	-



CASAGRAN PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
23	Asia Real Estate II India Opportunity Trust	746.00	<p>Borrowing Entity: Casa Grande Homes Private Limited Nature of Security : 1. Property: Debenture are secured by Mortgage of land admeasuring 7 acres 13 cents located at Kanathur Reddykuppam village, Thiruporur Taluk, Kanchipuram District owned by the company. (Royale) 2. Stock & Receivables & Movable Properties: First ranking charge on all movable assets of the company both present and future. 3. Corporate guarantee: Casagrand Premier Builder Limited. 4. Personal guarantee: Mr. Arun MN and Mr K R Anerudan</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Private placement issue of 746 non convertible debentures of a face value of ₹ 1.00 Million each aggregating up to ₹ 746.00 Million 2. Interim Coupon rate: Fixed interest 15% per annum payable quarterly Loan closed 18th October 2021</p>	-	-	568.43
24	ICICI Bank Limited	443.50	<p>Borrowing Entity: Casa Grande Homes Private Limited Nature of Security : 1. Property: The loan is secured by mortgage of project land (ECR - 14) measuring 7 acres 13 cents located at Kanathur Reddykuppam village, Thiruporur Taluk, Kanchipuram District and Pledge of Shares of Casa Grande Homes Private Limited. 2. Stock & Receivables & movable properties: Exclusive charge by way of quitable mortgage on the units for which NOC has not been issued by the lender Exclusive charge by way of hypothecation on the Escrow account 3. Personal Guarantee: Mr. Arun MN 4. Corporate Guarantee: Casagrand Premier Builder Limited.</p> <p>Repayment Terms & Rate of Interest : 1. Term loan facility: of ₹ 443.50 Million 2. ROI: 15% per annum (I-MCLR-1Y is 7.55% and Spread is 7.45%) 3. Repayment: 24 months from Feb 15 2022 Loan foreclosed 4th August 2021</p>	-	-	168.65



CASAGRAN PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
25	Motilal Oswal Finvest Limited	610.00	<p>Borrowing Entity: Casa Grande Milestone Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land (Sholinganallur) admeasuring 5 Acres situated in Sholinganallur Village - I, Sholinganallur Taluk, Chennai District Sy. no. 307/2(part), 310/2 (part) entire saleable area of 7,51,410 square feet.</p> <p>2. Stock and receivables & Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Casagrاند Premier Builder Limited or Casa Grande Milestone Private Limited, in relation to the Project (Sholinganallur) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>3. Corporate guarantee: issued by Casagrاند Premier Builder Limited(corporate promoter) for the outstanding amounts</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 6,100 Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million</p> <p>2. Final Maturity: On or prior to June 30, 2025</p> <p>3. Repayment: NCDs are redeemable in 4 instalments as follows: (i) 25% (Twenty Five Percent) of the Principal on September 30,2024; (ii) 25% (Twenty Five Percent) of the Principal on December 31, 2024; (iii) 25%(Twenty Five Percent) of the Principal on March 31, 2025; and (iv) 25%(Twenty Five Percent) of the Principal on June 30, 2025</p> <p>4. Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee.</p> <p>5. Interim interest coupon: monthly compounded at the rate of 10% p.a (fixed) payable quarterly. First coupon compounded on July 31, 2022. First coupon payment due on Sept 30, 2022</p> <p>6. Interest Moratorium: Nil</p> <p>7. Additional Interest: The Additional Interest at IRR of 15% on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid, as follows: (i) 25% (Twenty Five Percent) on September 30,2024; (ii) 25% (Twenty Five Percent) on December 31,2024; (iii) 25% (Twenty Five Percent) on March 31,2025; (iv) 25% (Twenty Five Percent) on June 30, 2025.</p>	610.00	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)
Notes to Consolidated Financial Statements for the period ended 31 March 2023
 (All amounts are in Million Indian Rupees, unless otherwise stated)

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
26	Motilal Oswal Finvest Limited	525.00	<p>Borrowing Entity: Casa Grande Milestone Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land (Perungudi) admeasuring 3 Acres 95.6 cents situated in Neelankarai and Seevaram villages, Sholinganallur Taluk, Chennai District Sy. no. 11/7A, 11/8A1A, 11/8A1A (Part) and 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/10B1B, 11/10B2, 12/1A, 12/1B, 23/22 part (as per Patta Survey No. 23/24) and entire saleable area of 3,52,183 square feet.</p> <p>2. Stock and receivables & Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Casagrاند Premier Builder Limited or Casa Grande Milestone Private Limited. in relation to the Project (Perungudi) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>3. Corporate guarantee: issued by Casagrاند Premier Builder Limited for the outstanding amounts</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 5,250 Unlisted, fully secured, redeemable, cumulative, non-convertible Series II debentures of par value of ₹ 0.10 Million</p> <p>2. Final Maturity: On or prior to June 30, 2025</p> <p>3. Repayment: NCDs are redeemable in 4 instalments as follows: (i) 25% of the Principal on September 30, 2024; (ii) 25% of the Principal on December 31, 2024; (iii) 25% of the Principal on March 31, 2025; and (iv) 25% of the Principal on June 30, 2025</p> <p>4. Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee.</p> <p>5. Interim interest coupon: monthly compounded at the rate of 10% p.a (fixed) payable quarterly. First coupon compounded on July 31, 2022. First coupon payment due on Sept 30, 2022</p> <p>6. Interest Moratorium: Nil</p> <p>7. Additional Interest: The Additional Interest at IRR of 15% on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid, as follows: (i) 25% on September 30, 2024; (ii) 25% on December 31, 2024; (iii) 25% on March 31, 2025; (iv) 25% on June 30, 2025.</p>	525.00	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
27	India Realty Excellence Fund IV	1,224.90	<p>Borrowing Entity: Casa Grande Milestone Private Limited Nature of Security :</p> <p>1. Property: First exclusive charge by way of simple mortgage on Project 'First City' and Project lands: a) Land area measuring 2 acres 47 Cents bearing survey number 467/1B, situated at Perumbakkam Village, Chennai, Tambaran Taluk, Kancheepuram District within the registration district of Chennai South and sub-registration District of Selaiyur, Chennai, owned by the Company b) Land area measuring 11 acres bearing survey numbers 471, 472/1(P) and 472/2(P), also situated at Perumbakkam Village, Chennai, Tambaran Taluk, Kancheepuram District within the registration district of Chennai South and sub-registration District of Selaiyur, Chennai, owned by Danub Homes Private Limited c) Additional land admeasuring 1 Acres and 50 cents situated at Perumbakkam Village, Tambaram Taluk, Kanchipuram District, Chennai, comprised on the Sy. No. 470 Pt, 472/1 (pt), 472/2 (pt) with saleable area 2,22,600 Sq. Ft.</p> <p>2. Stock and Receivables & movable properties: First and exclusive charge by the way of hypothecation of all present and future movable properties of Casa Grande Milestone Private Limited and Danub Homes Private Limited in relation to the project proposed to be developed on the land, including a) entitlement of future cashflow and receivables from the project, b) the Escrow accounts and all monies and investments lying to the credit of the Escrow accounts c) all rights of Casa Grande Milestone Private Limited and Danub Homes Private Limited under JDA and POA</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited and Danub Homes Private Limited</p>	-	-	1,224.90
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 12,249 Unlisted, redeemable, cumulative, non-convertible Series A debentures at par value of ₹ 0.10 Million each Total Facility amount: ₹ 1224.90 Million</p> <p>2. Final Maturity: On or prior to September 30, 2023.</p> <p>3. Repayment: NCDs are redeemable in 3 instalments as follows: (i) 33% (Thirty Three Percent) of the Principal on March 31, 2023; (ii) 33% (Thirty Three Percent) of the Principal on June 30, 2023; (iii) 34% (Thirty four Percent) of the Principal on September 30, 2023</p> <p>4. Interim interest coupon: quarterly compounded and due quarterly at the rate as mentioned below. First coupon due on Dec 31, 2018. (i) till Sept 30, 2019 - 12% on outstanding principal (ii) From October 1,2019 till Sept 30, 2020 - 18% on outstanding principal (iii) From October 1,2020 - 12% on outstanding principal</p> <p>5. Additional Interest: the additional interest payable at an amount that provides an IRR of 18% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier: (i) 33% (Thirty Three Percent) on March 31, 2023; (ii) 33% (Thirty Three Percent) on June 30, 2023; (iii) 34% (Thirty four Percent) on September 30, 2023</p> <p>Loan foreclosed on 03rd November 2021</p>			



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
28	Aditya Birla Housing Finance Limited	285.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: Exclusive charge by the way MODTD (Memorandum of Deposit of Title Deeds) on the residential Project "Casagrand Orlena" situated at Sy.no.17/10D & New Sy.no.18, (part Old Sy.no 18/1,) Khatha no. 831/17/10D, 18/1 at Thanisandra Village K.R.puram Hobli, Bangalore</p> <p>2. Stock & Receivables & Movable properties: (i) An Exclusive charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Casa Grand Orlena" under the documents entered into with the customers by the borrower, all such proceeds both present & future; (to be done upfront)</p> <p>(ii) An Exclusive charge by way of hypothecation on the escrow account for the projects and on all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be). Escrow account to be opened/ activated for the project with the Lender's designated Bank within 30 days of the first disbursement prior to subsequent disbursement whichever is earlier.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p>	107.46	155.12	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan</p> <p>Total Facility amount: ₹ 300.00 Million</p> <p>2. Tenor: 36 months</p> <p>3. Repayment: Repayable in 18 monthly instalments of ₹ 16.70 Million</p> <p>4. Principal Moratorium: 18 months from the date of disbursement</p> <p>5. Rate of interest: 13.60% p.a (Floating) (Aditya Birla Home Finance Limited Reference Rate(ARR)+ applicable margin (-3.25%))</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
29	Aditya Birla Housing Finance Limited	150.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security :</p> <p>1. Property: (i) Extension of charge by the way of MODTD on the project lands admeasuring 59,754 Sq. Ft in the residential Project "Casagrand Orlena" situated at Sy.no.17/10D & New Sy.no.18, (Part Old Sy.no 18/1,) Khatha no.:831/17/10D,18/1 AT Thanisandra Village K.R. Puram Hobli, Bangalore. (ii) Negative Lien through undertaking in standard format of ABHFL on project land as well as receivables from the proposed Project on project land admeasuring 1,68,795 Sq. Ft in the residential Project "Casagrand Zian" situated at Sy.no 50, Halralukunte Village, Begur Hobli, Bangalore</p> <p>2. Stock, Receivables & Movable properties: (i) Extension of charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Casagrand Orlena" under the documents entered into with the customers by the borrower, all such proceeds both present & future (ii) Exclusive charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Casagrand Zian" under the documents entered into with the customers by the borrower, all such proceeds both present & future (iii) Extension of charge by way of hypothecation on the escrow account for the projects and on all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be)</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p>	147.64	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan Facility 1: ₹ 200.00 Million Facility 2: ₹ 300.00 Million</p> <p>2. Term of Repayment: Facility 1: 36 Months Facility 2: 60 Months</p> <p>3. Rate of Interest 13% p.a</p> <p>4. Interest type: floating rate (ARR is 18.65% p. a., the applicable margin is -5.65%)</p> <p>5. Repayment Schedule: (i) Repayable in 18 monthly instalments of ₹ 11.1 million from the 19th month from the date of first disbursement (ii) Repayable in 30 monthly instalments of ₹ 10 Million from the 31st month from the date of first disbursement</p>			



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
30	Aditya Birla Real Estate Credit Opportunities Fund	400.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First and exclusive charge on the mortgaged property - entire piece and parcel of the project land (Aquene) bearing Survey No. 84/4 measuring 3 Acres 77 cents situated at Kengeri village, Kengeri Hobli, Bangalore South Taluk together with the residential buildings comprising of Two buildings (i) Building 1 - 198 tenements (ii) Building 2 - 135 tenements being constructed thereon, in favour of the Debenture Trustee (Vistra ITCL (India) Limited) and recorded in terms of the Memorandum of Entry</p> <p>2. Stock & receivables & Movable Properties: (i) First and exclusive charge by the way of hypothecation on the Hypothecated Assets - all present and future movable assets of the Company in relation to the project (Aquene) including but not limited to Project receivables received and to be received by the Company, Escrow Accounts and all other bank accounts whereby the Project Receivables are deposited or lying to the credit of the Escrow Accounts. cash flows, book debts, revenues and goodwill relating to the property/Project (Aquene) and all other movable assets relating to its business, both present and future in favour of the Debenture Trustee recorded in terms of the Deed of the Hypothecation.</p> <p>(ii) First and exclusive charge over the Escrow Accounts</p> <p>3. Corporate guarantee: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 4,500,000 unlisted, unrated, secured, redeemable. non-convertible debentures of face value ₹ 100 aggregating up to ₹ 450.00 Million</p> <p>2. Tenor: 36 months from the deemed date of allotment</p> <p>3. Repayment: Repayable as below:</p> <p>(i) On or before 31st Mar, 2024 - aggregate repayment more than or equal to ₹ 75.00 Million</p> <p>(ii) On or before 30th June, 2024 - aggregate repayment more than or equal to ₹ 150.00 Million</p> <p>(iii) On or before 30th Sept, 2024 - aggregate repayment more than or equal to ₹ 225.00 Million</p> <p>(iv) On or before 31st Dec, 2024 - aggregate repayment more than or equal to ₹ 300.00 Million</p> <p>(v) On or before 31st Mar, 2025 - aggregate repayment more than or equal to ₹ 375.00 Million</p> <p>(vi) On or before 31st Mar, 2024 - aggregate repayment more than or equal to ₹ 450.00 Million</p> <p>4. Principal Moratorium: 18 months from the date of allotment</p> <p>5. Interim Coupon Rate: 15.12% p.a (Fixed) payable quarterly</p> <p>6. Additional coupon: Redeemable with a redemption premium that results in 16% overall IRR</p>	400.00	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
31	India Housing Fund - Series 3	900.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First ranking exclusive charge by way of mortgage by way of deposit of the title deeds over the mortgaged properties - entire Project (HAZEN) / project land shall mean the land admeasuring 8.9 acres situated at Sy. no. 61, Gottigare Village, Uttarahalli Hobli, Bangalore South, by the company in favour of the Debenture Trustee</p> <p>2. Stock & receivables & Movable Properties: (i) First and exclusive charge by the way of hypothecation on the Hypothecated Assets - all present and future movable assets of the Company in relation to the project (Hazen) including but not limited to Project receivables received and to be received by the Company, Escrow Accounts and all other bank accounts whereby the Project Receivables are deposited or lying to the credit of the Escrow Accounts. cash flows, book debts, revenues and goodwill relating to the property/Project (Aquene) and all other movable assets relating to its business, both present and future in favour of the Debenture Trustee recorded in terms of the Deed of the Hypothecation.</p> <p>(ii) First and exclusive charge over the Escrow Accounts</p> <p>3. Corporate guarantee: Casagrand Premier Builder Limited</p> <p>4. Personal Guarantee: Mr. Arun MN</p> <hr/> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 1,250 unlisted, unrated, secured, redeemable, non-convertible debentures at a face value of ₹ 1.00 Million each</p> <p>Total Facility amount: ₹ 1,250.00 Million</p> <p>2. Tenor: 36 months from the deemed date of allotment</p> <p>3. Repayment: Redeemable as below:</p> <p>(i) ₹ 62.50 Million redeemable on 30th June, 2023</p> <p>(ii) ₹ 62.50 Million redeemable on 30th September, 2023</p> <p>(iii) ₹ 156.25 Million redeemable on 31st December, 2023</p> <p>(iv) ₹ 156.25 Million redeemable on 31st March, 2024</p> <p>(v) ₹ 156.25 Million redeemable on 30th June, 2024</p> <p>(vi) ₹ 156.25 Million redeemable on 30th September, 2024</p> <p>(vii) ₹ 156.25 Million redeemable on 31st December, 2024</p> <p>(viii) ₹ 156.25 Million redeemable on 31st March, 2025</p> <p>(ix) ₹ 187.50 Million redeemable on 30th June, 2025</p> <p>4. Interim Coupon Rate: 15.78% p.a payable quarterly</p> <p>5. Interest Moratorium Period: 9 months from the date of allotment. Accrued but unpaid interest repaid in 2 equal instalments in the subsequent due dates.</p> <p>6. Additional coupon: Redeemable with a redemption premium that results in 16.5% overall IRR</p> <p>Loan subsequently closed on 20th July 2023</p>	313.90	-	-
32	Motilal Oswal Home Finance Limited	350.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First charge on undivided share of land belongings to Borrower's share, development rights and saleable area of borrower's share of the project "Casagrand Keatsway"</p> <p>2. Stock, Receivables & Movable properties:</p> <p>(i) First charge on borrower's share of receivables and future cash flows of the project</p> <p>(ii) First charge on the Project accounts as mentioned in the Escrow agreement</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <hr/> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Construction finance</p> <p>Total Facility amount: ₹ 450.00 Million</p> <p>2. Final Maturity: 36 months (door to door) starting from first disbursement (31-Mar-2026)</p> <p>3. Repayment: Repayable in 4 equal instalments starting from the last day of 27th month from the date of first investment</p> <p>4. Interest Rate: 13% p.a. monthly compounding and payable quarterly</p>	350.00	-	-



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
33	Standard Chartered Capital Limited	475.34	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First pari passu charge on the Residential Project 'Casagrand Meridian located at Khata No 177, Survey Number 48, along Old Madras Road, Bhatarahalli Village, Bidarahalli Hobli, Bengaluru.' with a min. saleable area of 371,179 Sq. ft(mortgage of land & building) Security will be shared with SCB on pari passu.</p> <p>(ii) Second ranking pari passu charge over the Casa Grande Smart Value Homes Private Limited - Utopia Project</p> <p>2. Stock, Receivables & Movable properties:</p> <p>(i) First pari passu charge by the way of hypothecation of the moveable assets / stocks / work in progress of the project</p> <p>(ii) First pari passu charge over all bank accounts in relation to the Project. It is clarified that all accounts for the Project are to be maintained with SCB only.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p>	469.73	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan</p> <p>Total Facility amount: ₹ 500.00 Million</p> <p>2. Tenor: Door to door maturity of up to 33 months</p> <p>3. Repayment: Repayable in 4 quarterly instalments of ₹ 125 Million from Dec 2024 till Sep 2025. Project collections to be used to reduce outstanding facility starting from the end of the 3rd month of initial disbursement</p> <p>4. Interest Rate: 12.45% p.a.</p> <p>5. interest reset: Semi annually</p> <p>Loan subsequently closed 08th June 2023</p>			
34	Standard Chartered Bank	195.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First pari passu charge on the Residential Project 'Casagrand Meridian located at Khata No 177, Survey Number 48, along Old Madras Road, Bhatarahalli Village, Bidarahalli Hobli, Bengaluru.' with a min. saleable area of 371,179 Sq. ft(mortgage of land & building) Security will be shared with SCCL on pari passu.</p> <p>(ii) Second ranking pari passu charge over the Casa Grande Smart Value Homes Private Limited - Utopia Project</p> <p>2. Stock, Receivables & Movable properties:</p> <p>(i) First pari passu charge by the way of hypothecation of the moveable assets / stocks / work in progress of the project</p> <p>(ii) First pari passu charge over all bank accounts in relation to the Project. It is clarified that all accounts for the Project are to be maintained with SCB only.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p>	190.28	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan</p> <p>Total Facility amount: ₹ 400.00 Million</p> <p>2. Tenor: Door to door maturity of up to 42 months</p> <p>3. Repayment: Repayable in 3 quarterly instalments of ₹ 133.3 Million from Dec 2025 till Jun 2026. Project collections to be used to reduce outstanding facility starting from the end of the 3rd month of initial disbursement</p> <p>4. Interest Rate: 12.45% p.a. (Interest rate linked to MIBOR for INR Spread)</p> <p>5. Interest reset: Quarterly</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
35	Motilal Oswal Home Finance Limited	150.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: First Charge on project Land Lorenza project 2. Stock & Receivables & moveable property: First charge on unsold area/ project First charge on the cash flow of the Lorenza project 3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <hr/> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Secured Term loan facility ₹ 150.00 Million 2. Tenor & Moratorium: 15 Month tenor from the date of disbursement Jul 21, including moratorium of 8 months; 3. Repayment: Principal amount shall be repaid in 7 Equal Monthly instalments starting from 9th month from date of first disbursement. 4. Rate of Interest 13.50% p.a. fixed over the tenor of facility. Loan foreclosed on 27th September 2022</p>	-	60.95	-
36	Motilal Oswal Home Finance Limited	200.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: First Charge on project Land Florella project 2. Stock & Receivables & Moveable Properties: First charge on unsold area/ project First charge on the cash flow of the Florella project Hypothecation of receivables from sold unit 3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <hr/> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Secured Term loan facility ₹ 200.00 Million 2. Tenor & morat: 24 Month tenor from the date of disbursement Oct 21, including moratorium of 18 months; 3. Repayment: Principal amount shall be repaid in 3 Equal Quarterly instalments starting from 18th month from date of first disbursement. 4. Rate of Interest 13.50% p.a. fixed over the tenor of facility. Loan foreclosed on 02nd September 2022</p>	-	90.16	-



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
37	India Realty Excellence Fund IV	212.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property Survey No.84/4 measuring 3 Acres 31 Guntas situated at Kengeri.</p> <p>2. Stock & Receivables & moveable Properties: First ranking exclusive charge by way of hypothecation in respect of the Hypothecated project Property Kengeri.</p> <p>Second ranking charge by way of Hypothecation on cashflows in respect of the real estate project Flagship being developed by Casagrand Horizons Private Limited at Pallikaranai village, Tamil Nadu</p> <p>Second ranking charge by way of Hypothecation on cashflows in respect of the real estate project being developed by Casa Grande Grace Private Limited at Thalambur village, Tamil Nadu</p> <p>Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Boulevard' being developed by Gazy Mag Private Limited at Chikkagubbi, Karnataka</p> <p>Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Millenia' being developed by CMPL at Thiruvallur, Tamil Nadu</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p>	-	211.52	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Company issue up to 212 unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 1 Million each aggregating to ₹ 212.00 Million</p> <p>2. Interim Coupon rate: A per annum interest of 12% (Twelve Percent) ("Coupon") from the Deemed Date of Allotment, compounded quarterly shall accrue on the Outstanding Amounts and shall accrue from the Deemed Date of Allotment in respect of the Series I NCDs.</p> <p>3. Redemption premium: The additional interest on the Series I NCDs shall be an amount that provides the Debenture Holders an IRR of 19% (Nineteen Percent) on the Subscription Amount.</p> <p>4. Redemption Schedule: Series I NCDs in full, by paying all Outstanding Amounts to the Debenture Holders on or prior to September 30, 2025:</p> <p>25% (Twenty Five Percent) of the Principal on December 31, 2024;</p> <p>25% (Twenty Five Percent) of the Principal on March 31, 2025;</p> <p>25% (Twenty Five Percent) of the Principal on June 30, 2025; and</p> <p>25% (Twenty Five Percent) of the Principal on September 30, 2025.</p> <p>Loan foreclosed on 22nd July 2022</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
38	India Realty Excellence Fund IV	213.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property Survey No. 61/2 measuring 1 Acre 25.08 Guntas out of 3 Acres 11 Guntas situated at Krishnarajapuram village, Krishnarajapuram Hobli, Bangalore East Taluk (Galileo)</p> <p>2. Stock & Receivables & moveable properties:</p> <p>(i) First ranking exclusive charge by way of hypothecation in respect of the Hypothecated project Property KR Puram (Galileo).</p> <p>(ii) Second ranking charge by way of Hypothecation on cashflows in respect of the real estate project Flagship being developed by Casagrand Horizons Private Limited at Pallikaranai village, Tamil Nadu</p> <p>(iii) Second ranking charge by way of Hypothecation on cashflows in respect of the real estate project being developed by Casa Grande Grace Private Limited at Thalambur village, Tamil Nadu</p> <p>(iv) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Boulevard' being developed by Gazy Mag Private Limited at Chikkagubbi, Karnataka</p> <p>(v) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Millenia' being developed by CMPL at Thiruvallur, Tamil Nadu</p> <p>(vi) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Aquene' being developed by Company at Kengeri Village, Karnataka</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p>	-	212.52	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Company issue up to 213 unlisted, fully secured, redeemable, cumulative, non-convertible Series II debentures of par of ₹ 1.00 Million each aggregating to ₹ 213.00 Million</p> <p>2. Interim coupon rate: A per annum interest of 12% (Twelve Percent) ("Coupon") from the Deemed Date of Allotment, compounded quarterly shall accrue on the Outstanding Amounts and shall accrue from the Deemed Date of Allotment in respect of the Series II NCDs.</p> <p>3. Redemption premium: The additional interest on the Series II NCDs shall be an amount that provides the Debenture Holders an IRR of 19% (Nineteen Percent) on the Subscription Amount.</p> <p>4. Redemption schedule: Series II NCDs in full, by paying all Outstanding Amounts to the Debenture Holders on or prior to September 30, 2024:</p> <p>20% (Twenty Percent) of the Principal on September 30, 2023;</p> <p>20% (Twenty Percent) of the Principal on December 31, 2023;</p> <p>20% (Twenty Percent) of the Principal on March 31, 2024;</p> <p>20% (Twenty Percent) of the Principal on Jun 31, 2024; and</p> <p>20% (Twenty Percent) of the Principal on September 30, 2024</p> <p>Loan foreclosed on 11th May 2022</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
39	LIC Housing Finance Limited	500.00	<p>Borrowing Entity: Casa Grande Garden City Builders Private Limited</p> <p>Nature of Security :</p> <p>1. Property: Equitable / Registered Mortgage of the project land admeasuring 4.05 Acres situated in Kurudusonehalli Main Road, Ayyappa Nagar, Hoodi Village, K R Puram, Bengaluru East, Bengaluru comprised in Survey Nos. Survey No:92/2,92/3, Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk including construction thereon excluding OSR, Gifted Portion and land & Saleable area already conveyed. (MODT to be registered). (Project Royce)</p> <p>2. Stock & Receivables & Movable Properties: Assignment / Hypothecation of receivables from the project "Royce".</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>4. Personal Guarantee: Mr. Arun Mn and Mr. K. R Anerudan (Erstwhile Promoter)</p> <p>Repayment Terms and Rate of interest:</p> <p>1. Term loan of ₹ 500.00 Million</p> <p>2. Tenor of 30 month (including moratorium period of 18 months from the date of first disbursement)</p> <p>3. Rate of Interest 12.50% p.a. (Project LHPLR minus 330 bps) floating; payable monthly.</p> <p>4. Repayment & instalment:</p> <p>First 3 instalments ₹ 20 Million Total ₹ 60 Million</p> <p>Next 3 instalments ₹ 50 Million Total ₹ 150 Million</p> <p>Next 4 instalments ₹ 40 Million Total ₹ 160 Million</p> <p>Next 1 instalments ₹ 50 Million Total ₹ 5.00 Million</p> <p>Next 4 instalments ₹ 20 Million Total ₹ 8.00 Million</p> <p>Loan foreclosed on 3rd November 2021</p>	-	-	305.03
40	Standard Chartered Capital Limited	610.00	<p>Borrowing Entity: Casa Grande Smart Value Homes Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First pari passu charge over "Casagrand Utopia" located in Manapakkam, Chennai</p> <p>2. Personal guarantee: Mr. Arun MN</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited.</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Commercial Real Estate Facility (Term Loan)</p> <p>Total Facility amount: ₹ 700.00 Million</p> <p>2. Tenor: 48 months</p> <p>3. Repayment: Facility repayable in instalments as stated below:</p> <p>(i) ₹ 13.16 Million payable on June 30, 2023</p> <p>(ii) ₹ 13.16 Million payable on September 30, 2023</p> <p>(iii) ₹ 13.16 Million payable on December 31, 2023</p> <p>(iv) ₹ 13.16 Million payable on March 31, 2024</p> <p>(v) ₹ 19.74 Million payable on June 30, 2024</p> <p>(vi) ₹ 19.74 Million payable on September 30, 2024</p> <p>(vii) ₹ 26.32 Million payable on December 31, 2024</p> <p>(viii) ₹ 26.32 Million payable on March 31, 2025</p> <p>(ix) ₹ 26.32 Million payable on June 30, 2025</p> <p>(x) ₹ 26.32 Million payable on September 30, 2025</p> <p>(xi) ₹ 26.32 Million payable on December 31, 2025</p> <p>(xii) ₹ 26.28 Million payable on March 31, 2026</p> <p>4. Prepayment: Repayable at any time from the amounts from the internal accruals arising from the cash flows of the project (Utopia), such repayment shall be a minimum of ₹ 20.00 Million limited to twice a month unless otherwise agreed by the lender</p> <p>5. Rate of interest: monthly at the rate of 12.82% p.a (floating).</p> <p>6. Interest Reset: at the discretion of lender at quarterly basis, linked to MIBOR for an INR Spread</p>	416.83	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
41	India Realty Excellence Fund V	853.00	<p>Borrowing Entity: Casa Grande Smart Value Homes Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land admeasuring Acres 11.82 in Survey no. 343, 321, 344, 353, 354, 320, 347, 345/2, 318, 352, 355, 345/3, 346, 348/5 Situated at Manapakkam Village, Alandur Taluk, Chennai district and entire saleable area of 11,81,246 square feet.</p> <p>2. Stock and receivables & Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Manapakkam) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>(ii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casagrand Horizons Private Limited at Pallikaranai village, Tamil Nadu</p> <p>(iii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casa Grande Grace Private Limited at Thalambur, Tamil Nadu</p> <p>(iv) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Boulevard' being developed by Gazy Mag Private Limited at Chikkagubbi, Karnataka</p> <p>(v) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Millenia' being developed by Casagrand Millenia Private Limited at Thiruvallur, Tamil Nadu</p> <p>(vi) Second charge by way of hypothecation on cashflows in respect of the real estate project titled 'Casagrand Grandio' being developed by Casa Grande Grace Private Limited at Vandalur Taluk, Chengalpattu District.</p> <p>(vii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casa Grande Garden City Builders Private Limited at Krishnarajapuram village(KR Puram), Krishnarajapuram Hobli, Bangalore East Taluk</p> <p>3. Corporate guarantee: Casagrand Premier Builder Limited</p>	-	852.39	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 8530 Unlisted, redeemable, cumulative, non-convertible Series I debentures ("Series INCDs") at par i.e., ₹ 1.00 Million Total Facility amount: ₹ 853.00 Million</p> <p>2. Final Maturity: On or prior to March 31, 2026</p> <p>3. Repayment: NCDs are redeemable in 4 instalments as follows: (i) 25% (Twenty Five Percent) of the Principal on June 30, 2025; (ii) 25% (Twenty Five Percent) of the Principal on September 30, 2025; (iii) 25% (Twenty Five Percent) of the Principal on December 31, 2025; and (iv) 25% (Twenty Five Percent) of the Principal on March 31, 2026</p> <p>Prepayment: Repayable at any time from the amounts from the internal accruals arising from the cash flows of the project (Manapakkam), such repayment shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee in writing.</p> <p>4. Interim interest coupon: quarterly compounded at the rate of 12% p.a (fixed). First coupon compounded on December 31, 2021</p> <p>5. Interest Moratorium: up to September 30, 2022 ("Moratorium Period") and the Coupon during the Moratorium Period shall accrue and be compounded on a quarterly basis</p> <p>6. Additional Interest: shall be an amount that provides an IRR of 19% on the Subscription amount, payable simultaneously with payment of Principal in the same of proportion as the principal repaid as follows: (i) 25% (Twenty Five Percent) of the Additional interest on June 30, 2025; (ii) 25% (Twenty Five Percent) of the Additional interest September 31, 2025; (iii) 25% (Twenty Five Percent) of the Additional interest on December 31, 2025; and (iv) 25% (Twenty Five Percent) of the Additional interest on March 31, 2026</p> <p>Loan foreclosed on 17th February 2023</p>			
42	Tata Capital Housing Finance Limited	990.00	<p>Borrowing Entity: Casa Grande Smart Value Homes Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) Exclusive charge by way of Registered Simple Mortgage over land and construction thereof (present and future) of proposed residential project "Majestica" being constructed on all that piece and parcel of land measuring 11.30 acres in Manapakkam village, Alandur Taluk, Chennai District, Tamil Nadu (ii) Cross collateralisation over security of residential project "Casagrاند Flagship" being constructed on all that piece and parcel of land bearing multiple Survey Nos. located at Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Located at Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring "17.58 acres less area to be gifted for Link Road & OSR)</p> <p>2. Stock, Receivables and movable property: (i) Exclusive charge by the way of hypothecation on all receivables of 'Majestica' project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow (ii) Cross collateralisation over all receivables of "Casagrاند Flagship" project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow</p> <p>3. Co Borrower: Casagrاند Premier Builder Limited & Casagrاند Horizons Private Limited</p> <hr/> <p>1. Term of loan: ₹ 1,500.00 million - 60 months (including moratorium of 36 months) from the date of first disbursement (Feb 2023) 2. Repayment of loan principal: 24 monthly instalments starting from 37th month from 1st disbursement. 3. Principal Moratorium: 36 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: payable monthly at the floating rate of 12.75% p.a. (PLR of 19.50 % minus 6.75% per annum) at the time of disbursement. 5. Interest Reset: Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.</p>	971.71	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
43	JM Financial Credit Solutions Limited	1,295.00	<p>Borrowing Entity: Casa Grande Smart Value Homes Private Limited</p> <p>Nature of Security :</p> <p>1. Property: The loan is secured by mortgage of project land Utopia measuring 10.19 acres located at Manapakkam and Mugalivakkam, Chennai</p> <p>2. Stock & Receivables & Moveable Properties:</p> <p>(i) Hypothecation and escrow of receivables from the sales of sold/unsold units in the Project Utopia and Project Zenith.</p> <p>(ii) Extension of existing security (mortgage plus Hypothecation and escrow of receivables) over Project Zenith as security for the facility with cross-collateralization.</p> <p>3. Personal Guarantee: Mr. Arun MN</p> <p>4. Corporate Guarantee: Casagrand Premier Builder Limited</p>	-	171.44	1,106.32
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Secured Term loan facility ₹ 1295.00 Million</p> <p>2. Tenor & Morat: 48 Month tenor from the date of disbursement Feb 2021, with 30 Month of principal moratorium and 18 monthly Installment</p> <p>3. Rate of Interest: 15.25% p.a. Fixed</p> <p>Loan foreclosed on 06th May 2022</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Consolidated Financial Statements for the period ended 31 March 2023
 (All amounts are in Million Indian Rupees, unless otherwise stated)

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
44	India Realty Excellence Fund IV	804.70	<p>Borrowing Entity: Casa Grande Smart Value Homes Private Limited Nature of Security :</p> <p>1. Property: First pari passu charge by way of simple mortgage on Project 'Utopia' and Project Land area measuring 10 acres 19 Cents comprised in various survey numbers, situated at Mugalivakkam and Manapakkam Village, Chennai owned by the Company and with entire saleable 8,87,753 Sq Ft. in favour of the Debenture Trustee of the facility for the benefit of the Debenture holders and shared with Chikkugubi Debenture Trustees (Vistra ITCL (India) Limited) for the Chikkugubi Debenture holders.</p> <p>2. Stock and Receivables & movable properties: First pari passu charge by the way of hypothecation of all present and future movable properties of Casa Grande Smart Value Homes Private Limited in relation to the project (Utopia) proposed to be developed on the land, including a) entitlement of future cashflow and receivables from the project, b) the Escrow accounts, construction accounts, all other bank accounts and all monies and investments lying to the credit of the Escrow accounts, in favour of the Debenture Trustee of the facility for the benefit of the Debenture holders and shared with Chikkugubi Debenture Trustees (Vistra ITCL (India) Limited) for the Chikkugubi Debenture holders.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 8,047 Unlisted, redeemable, cumulative, non-convertible Series A debentures at par value of ₹ 0.10 Million each Total Facility amount: ₹ 804.70 Million</p> <p>2. Final Maturity: Any date between September 30,2022 and March 31,2023 at the discretion of the Debenture Trustee</p> <p>3. Repayment: NCDs are redeemable in 4 instalments as follows: (i) 25% (Twenty five Percent) of the Principal on December 31, 2021 (ii) 25% (Twenty five Percent) of the Principal on March 31, 2022 (iii) 25% (Twenty five Percent) of the Principal on June 30, 2022 (iv) 25% (Twenty five Percent) of the Principal on September 30, 2022</p> <p>4. Interim interest coupon: Quarterly compounded and due quarterly at the rate of 12% p.a.. First coupon due on Jun 30, 2019</p> <p>5. Additional Interest: the additional interest payable at an amount that provides an IRR of 21.5% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier: (i) 25% (Twenty five Percent) of the Principal on December 31, 2021 (ii) 25% (Twenty five Percent) of the Principal on March 31, 2022 (iii) 25% (Twenty five Percent) of the Principal on June 30, 2022 (iv) 25% (Twenty five Percent) of the Principal on September 30, 2022 Loan foreclosed on 03rd May 2021</p>	-	-	802.69



CASAGRAN PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
45	State Bank of India	400.00	<p>Borrowing Entity: Casa Grande Grace Private Limited</p> <p>Nature of Security :</p> <p>1. Property: Mortgage of the project land situated at S.Nos. 240/12 measuring acres and 45 cents and S.Nos. 240/15 measuring 4 acres and 76 cents totally measuring up to 13 acres 21 cents at kalavakkam village, Thiruporur Taluk, Chengalpattu District and present and future built up area in project "Southbrooke"</p> <p>2. Stock, Receivables & Movable properties: (i) hypothecation of the moveable assets / stocks / work in progress of the project - Southbrooke (ii) Charge on the cashflows / receivables from the project by the way if hypothecation</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>4. Personal Guarantee: Mr. Arun MN</p>	393.83	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Project specific one time Cash credit Total Facility amount: ₹ 800.00 Million</p> <p>2. Final Maturity: Dec-25</p> <p>3. Repayment: Repayable in 8 instalments from Feb-24</p> <p>4. Interest Rate: 9.40% p.a. (MCLR-6M(8.40%) plus 1% margin)</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
46	India Realty Excellence Fund III	500.00	<p>Borrowing Entity: Casa Grande Grace Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land admeasuring Acres 14.75 in Survey no. 139, 140, 141 Situated at Thalambur Village, Thiruporur Taluk, Kanchepuram district and entire saleable area of 16,37,000 square feet.</p> <p>2. Stock and receivables & Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Thalambur) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Casa Grande Grace Private Limited - Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>3. Corporate guarantee: Casagrاند Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 5000 Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each</p> <p>Facility Amount: ₹ 500.00 Million</p> <p>2. Final Maturity: August 20, 2024</p> <p>3. Redemption: NCDs are redeemable in 4 instalments as follows:</p> <p>(i) 33% of the Principal on March 31, 2024;</p> <p>(ii) 33% of the Principal on June 30, 2024;</p> <p>(iii) 34% of the Principal on August 20, 2024</p> <p>Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee.</p> <p>4. Interim interest coupon: (i) Quarterly compounded at the rate of 12% p.a (fixed) payable quarterly until March 31, 2023. First coupon compounded on September 30, 2019.</p> <p>(ii) Quarterly compounded at the rate of 16% p.a (fixed) payable quarterly from April 01, 2023</p> <p>5. Interest Moratorium: up to June 30, 2020. The moratorium interest repaid in 2 equal instalments with first instalment payable on June 30, 2020 and Second Installment payable on September 30, 2020</p> <p>6. Additional Interest: The Additional Interest at IRR on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid, as follows:</p> <p>(a) In the event the Series A NCDs are being redeemed in full, on or before September 30, 2023, an amount that provides the Debenture Holders an IRR of: (i) 21.75% till March 31, 2023; and (ii) IRR of 18% on and from April 01, 2023 up to September 30, 2023 or full redemption of Series A NCDs, whichever is earlier;</p>	499.79	499.79	499.79



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
			<p>(b) In the event the Series A NCDs are being redeemed in full, on or after October 01, 2023 to December 31, 2023, an amount that provides the Debenture Holders an IRR of: (i) 21.75% till March 31, 2023; and (ii) IRR of 19% on and from April 01, 2023 up to December 31, 2023 or full redemption of Series A NCDs, whichever is earlier;</p> <p>(c) In the event the Series A NCDs are being redeemed in full, on or after January 01, 2024 to March 31, 2024, an amount that provides the Debenture Holders an IRR of: (i) 21.75% till March 31, 2023; and (ii) IRR of 19.5% on and from April 01, 2023 up to March 31, 2024 or full redemption of Series A NCDs, whichever is earlier;</p> <p>(d) In the event the Series A NCDs are being redeemed in full, on or after April 01, 2024, an amount that provides the Debenture Holders an IRR of: (i) 21.75% till March 31, 2023; and (ii) IRR of 20% on and from April 01, 2023 up to the date of full redemption of Series A NCDs.</p>			
47	India Realty Excellence Fund V	380.00	<p>Borrowing Entity: Casa Grande Grace Private Limited Nature of Security :</p> <p>1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project "Casagrand Grandio" and Project Land admeasuring Acres 7 and 22.5 Cents in Survey no. 90/15A, 90/15B, 90/8, 91/8, 90/7, 90/19, 89/7, 90/10, 90/16, 91/14, 90/11, 110/1A, 91/15, 89/1, 89/2, 90/9, 90/13, 90/17, 90/18, 89/3, 91/7, 91/10, 91/11, 109/6, 109/7, 90/12, 91/12 Situated at Vandalur Taluk, Chengalpattu district and entire saleable area of 2,20,759 square feet.</p> <p>2. Stock and receivables & Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Grandio) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>(ii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casagrand Horizons Private Limited at Pallikaranai village, Tamil Nadu</p> <p>(iii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casa Grande Grace Private Limited at Thalambur, Tamil Nadu</p> <p>(iv) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Boulevard' being developed by Gazy Mag Private Limited at Chikkagubbi, Karnataka</p> <p>(v) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Millenia' being developed by Casagrand Millenia Private Limited at Thiruvallur, Tamil Nadu</p> <p>(vi) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casa Grande Garden City Builders Private Limited at Kengeri village, Kengeri Hobli, Bangalore East Taluk</p> <p>3. Corporate guarantee: Casagrand Premier Builder Limited</p>	122.15	258.86	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 380 Unlisted, redeemable, cumulative, non-convertible Series B debentures ("Series I NCDs") at par i.e., ₹ 1.00 Million each Total Facility amount: ₹ 380.00 Million</p> <p>2. Final Maturity: On or prior to March 31, 2024</p> <p>3. Repayment: NCDs are redeemable in 4 instalments as follows: (i) 25% (Twenty Five Percent) of the Principal on June 30, 2023; (ii) 25% (Twenty Five Percent) of the Principal on September 30, 2023; (iii) 25% (Twenty Five Percent) of the Principal on December 31, 2023; and (iv) 25% (Twenty Five Percent) of the Principal on March 31, 2024</p> <p>Prepayment: Repayable at any time from the amounts from the internal accruals arising from the cash flows of the project (Manapakkam), such repayment shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee in writing.</p> <p>4. Interim interest coupon: quarterly compounded at the rate of 15.5% p.a (fixed) and payable quarterly. First coupon compounded on December 31, 2021</p> <p>5. Interest Moratorium: No moratorium for interest</p> <p>6. Additional Interest: Entire additional interest that provides the Debenture Holders an IRR of 17% is repayable on March 31, 2024.</p>			
48	LIC Housing Finance Limited	190.00	<p>Borrowing Entity: Casa Grande Grace Private Limited</p> <p>Nature of Security :</p> <p>1. Property: Extension of security on second charge basis on Mortgage of the project land (Casagrand Supremus) admeasuring 12.65 Acres situated in SIPCOT- Thalambur Road comprised in Survey Nos.63/2, 4A,4B,4C,5A, 5B, 6A, 6C, 6D, 7A, 8A, 8B, 87/1A,1B,2,3,90/1,2 ,3,4, 5,6,74, 94/2,3,13, 14, 15, 95/2, 3, 6, 7, 8, 9, 10,11,A, 11B, 12, 13, 14 A, 14B, 14C, 15, 16, 17 of of Thazhambur Village, Thirupporur panchayat Union, Chengalput Taluk, Kanchipuram District including construct thereon and excluding OSR, Gifted Portion and land and Saleable area of 9,30,611 Sq Ft.</p> <p>2. Stock and receivables & Movable Properties: a) Extension of the security on second charge basis on assignment or Hypothecation of receivables from the project "Supremus" comprising of development of 728 units with saleable area of 9,30,611 sq. ft. b) First and exclusive charge by way of hypothecation on all assets or properties acquired or financed by the loan</p> <p>3. Guarantee: 100% Guarantee from NCGTC (National Credit Guarantee Trustee Company)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term loan (Emergency Credit Line Guarantee Scheme)</p> <p>2. Sanction amount: ₹ 190.00 Million</p> <p>3. Date of sanction: March 26, 2021. Date of first disbursement: March 29, 2021</p> <p>4. Tenor: Term of 60 months</p> <p>5. Principal Moratorium: 12 months from the first disbursement (till March 2022)</p> <p>6. Repayment: Repayable monthly after completion of moratorium from the date of first disbursement excluding broken period in 48 equated monthly instalments (EMI) of ₹ 5.14 Million</p> <p>7. Interest: 13.5% p.a (ROI not to cross 14% during the tenure of the loan), payable monthly for 12 months from the date of 1st disbursement after broken period interest.</p>	148.18	186.99	189.99



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
49	LIC Housing Finance Limited	1,250.00	<p>Borrowing Entity: Casa Grande Grace Private Limited Nature of Security :</p> <p>1. Property: Equitable Mortgage of the Project "Casagrاند SUPREMUS" and project land admeasuring 12.65 Acres situated in SIPCOT- Thalambur Road comprised in Survey Nos.63/2, 4A,4B,4C,5A, 5B, 6A, 6C, 6D, 7A, 8A, 8B, 87/1A,1B,2,3,90/1,2 ,3,4, 5,6,74, 94/2,3,13, 14, 15, 95/2, 3, 6, 7, 8, 9, 10,11,A, 11B, 12, 13, 14 A, 14B, 14C, 15, 16, 17 of of Thazhambur Village, Thirupporur panchayat Union, Chengalput Taluk, Kanchipuram District including construct thereon and excluding OSR, Gifted Portion and land and Saleable area of 9,30,611 sq. ft. 2. Stock and receivables & Movable Properties: a) Assignment / Hypothecation of receivables from the project "Casagrاند SUPREMUS". b) Charge over Project Receivables arising from the Project Supremus and to be deposited in the master RERA account opened by the Company with the Escrow Agent. 3. Corporate Guarantee: Casagrاند Premier Builder Limited 4. Personal Guarantee: Mr. Arun MN</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term loan Facility Amount: ₹ 1250.00 Million 2. Tenor: 48 months 3. Repayment: Repayable in 24 instalments after the completion of moratorium of 24 months(April 2021) as follows: (i) First to sixth instalment - ₹ 60.00 Million (ii) Seventh to Twelfth instalment - ₹ 70.00 Million (iii) Thirteenth to Fifteenth instalment - ₹ 60.00 Million (iv) Sixteenth & Seventeenth instalment - ₹ 50.00 Million (v) Eighteenth to Twenty first instalment - ₹ 10.00 Million (vi) Twenty Second to Twenty fourth instalment - ₹ 70.00 Million (Or) 100% of monthly / weekly / daily sale proceeds to be adjusted towards repayment of Principal / LICHFL dues without prepayment charges from all future receivables from the project. (Tied or Untied). (Whichever is higher or earlier than the above) Prepayment - Prepayment charges @ 2%, except when adjusted / repaid out of individual loans from the same project and / or from sale proceeds of flats in the project known as "Casagrاند SUPREMUS" 4. Rate of interest: 12.50% p.a (Floating) payable monthly. 5. Principal Moratorium: 24 months from the date of first disbursement Loan closed on 01st March 2023</p>	-	455.10	956.02



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
50	Motilal Oswal Home Finance Limited	250.00	Borrowing Entity: Gazy Mag Private Limited Nature of Security : 1. Property: First Pari-Passu charge by the way of mortgage over the Project land situated at Boulevard, Casagrand Boulevard, Chikkagubbi Road, Doddagubbi 254, Post, Sonam Layout, Visthar, Bengaluru, Karnataka 560077 and the entire saleable area of the project with IREF III Fund 2. Stock and receivables: First pari passu charge on cash flows of the Project Boulevard with IREF III Fund 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term loan , Facility Amount : ₹ 250.00 Million 2. Tenor: 30 Months 3. Repayment: Principal repayable in 5 equal parts. Interest instalment for the initial 15months: (i) ₹ 9.84 Million payable quarterly in the initial 15 months i.e. 5 payments (ii) Rest 5 Payments on quarterly basis: a) ₹ 59.85 Million b) ₹ 57.88 Million c) ₹ 55.91 Million d) ₹ 53.94 Million e) ₹ 51.97 Million Prepayment - In the event of part prepayment from amount realised from the sale of mortgaged units, repayments shall be calculated on the principal outstanding. 4. Interim interest coupon: monthly compounded at the rate of 15.55% p.a (fixed) payable quarterly 5. Principal Moratorium: 15 Months Interest Servicing principal moratorium payable quarterly 6. Additional Interest: NA Loan foreclosed on 04th March 2023	-	162.60	249.99



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
51	HDFC Limited	745.00	<p>Borrowing Entity: Gazy Mag Private Limited Nature of Security : 1. Property: Exclusive Mortgage Charge over projects being financed "Project Boulevard" located at Chikkagubi, Bangalore (including land) together with construction thereon both present and future. 2. Stock, Receivables & Movable properties: (i) Exclusive Charge over all Receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues etc. howsoever arising from, out of, in connection with or relating to the said Project - Boulevard (ii) Exclusive Mortgage Charge on the Escrow Accounts (iii) Exclusive Charge on insurance policies / insurance proceeds pertaining to the said Project 3. Co-Borrower: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 750.00 Million 2. Term of Repayment: 42 Months 3. Rate of Interest 11.10% p.a 4. Interest type: floating rate (HDFC CF-PLR minus 320bps Spread) 5. Repayment Schedule: (i) Repayable in 15 monthly instalments of ₹ 40 Million from 25th month from the first disbursement and 3 monthly instalments of ₹ 50 Million from 40th month (ii) 45 % of all sales receipts/ realisations / Receivables from sold and unsold units in the said Project towards principal repayment from date of 1st disbursement</p>	714.38	-	-



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
52	India Realty Excellence Fund III	667.00	<p>Borrowing Entity: Gazy Mag Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - All that piece and parcel of the immovable properties admeasuring 7.8 Acres situated at Survey No. 45 measuring 22 Guntas, Survey No. 46 measuring 3 Acres 36.36 Guntas and portion of Survey No. 47 measuring 3 Acres 09 Guntas together measuring 7 Acres 27.36 Guntas all situated at Chikka Gubbli Village(Boulevard), Bidarahalli Hobli, HoskoteTaluk, with the minimum saleable area of 7,30,000 Sq. Ft.</p> <p>(ii) First pari passu charge on Manapakkam Project and Project Land under Casa Grande Smart Value Homes Private Limited, shared with the security interest created for the benefit of the Manapakkam Debenture holders</p> <p>2. Stock and receivables & Movable Properties: (i) First exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Boulevard) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>(ii) First pari passu charge on Manapakkam Project Receivables shared with the security interest created for the benefit of the Manapakkam Debenture holders</p> <p>3. Corporate guarantee: Casagrand Premier Builder Limited</p>	-	537.30	667.00



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 6670 Unlisted, redeemable, cumulative, non-convertible Series A debentures ("Series A NCDs") at par value of ₹ 0.1 Million each. Facility Amount: ₹ 667 Million</p> <p>2. Final Maturity: On or prior to June 30, 2023</p> <p>3. Repayment: NCDs are redeemable in 5 instalments as follows:</p> <p>(i) 20% of the Principal on Sep 30, 2022;</p> <p>(ii) 20% of the Principal Dec 31, 2022;</p> <p>(iii) 20% of the Principal March 31, 2023;</p> <p>(iv) 20% of the Principal Jun 30, 2023;</p> <p>(v) 20% of the Principal Sep 30, 2023.</p> <p>Prepayment - Principal is repayable any time from the internal accruals from the project lying in Gazy Mag Private Limited - Debt Repayment Account which shall be minimum of ₹ 20.00 unless otherwise agreed by Debenture Trustee.</p> <p>4. Interim interest coupon: quarterly compounded at the rate of 12% p.a (fixed) till March 31, 2021. Revised -monthly compounded at 15.55% p.a. (fixed) from April 30, 2021.</p> <p>5. Interest Moratorium: Till June 2020. Moratorium period interest payable in 2 equal instalments on June 30, 2022 and Sept 30, 2022.</p> <p>6. Additional Interest: the additional interest payable at an amount that provides an IRR of 16.7% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier:</p> <p>(i) 20% on Sep 30, 2022;</p> <p>(ii) 20% on Dec 31, 2022;</p> <p>(iii) 20% on March 31, 2023;</p> <p>(iv) 20% on Jun 30, 2023;</p> <p>(v) 20% on Sep 30, 2023.</p> <p>Loan foreclosed on 7th March 2023</p>			



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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
53	Tata Capital Housing Finance Limited (TCHFL)	350.00	<p>Borrowing Entity: Casa Grande Axiom Private Limited Nature of Security :</p> <p>1. Property: (i) Extension of charge by way of Registered Simple Mortgage over land and construction thereof (present and future) of residential villa project "Tranquil" being constructed on all that piece and parcel of land bearing Sy No.78/4,79/(1A, 1B, 1C, 1D, 2A,2B,3, 4, 5A, 5B, 6,7,8), 80/ (1, 2, 3A, 3B, 3C), 87/(1, 4,5, 6A1, 6A2, 6B, 8A, 8B, 9A, 9B, 10A,10B), 88/(4, 64, 6C) of Jalladampet Village, Sholinganallur Taluk, Chennai District, Tamil Nadu (totally admeasuring -5.30 acres less-0.867 acres gifted for Link Road & OSR) (ii) Cross collateralisation over security of residential project "Casagrand Flagship" being constructed on all that piece and parcel of land bearing multiple Survey Nos. located at Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Located at Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring "17.58 acres less area to be gifted for Link Road & OSR) 2. Stock, Receivables and movable property: (i) Extension of charge by the way of hypothecation on all receivables of 'Tranquil' project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow (ii) Cross collateralisation over all receivables of "Casagrand Flagship" project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow 3. Co Borrower: Casagrand Premier Builder Limited & Casagrand Horizons Private Limited</p> <p>Repayment Terms and Rate of interest: 1. Term of loan: ₹ 350.00 million - 24 months (including moratorium of 12 months) from the date of first disbursement (Mar 2023) 2. Repayment of loan principal: 12 monthly instalments starting from 13th month from 1st disbursement. 3. Principal Moratorium: 24 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: Payable monthly at the floating rate of 12.60% p.a. (PLR of 19.50 % minus 6.90% per annum) at the time of disbursement. 5. Interest Reset -Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.</p>	284.03	-	-



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
54	Aditya Birla Housing Finance Limited	200.00	<p>Borrowing Entity: Casa Grande Axiom Private Limited Nature of Security :</p> <p>1. Property: Exclusive charge by the way MODTD on the project (Serenio) and project land admeasuring 18,450 Sq.mts in the residential project "Casa Grand Sereno" situated at No. 153/1, 153/2, 171/1, 171/2A, 172/1B1, 172/1B2, 172/1C1, 172/1C2, 172/2A, 172/2B, 172/2B, 172/2C, 180/1, ottiyambakkam Village, sholinganallur Taluk, Kancheepuram District.</p> <p>2. Stock & Receivables: An Exclusive charge by way of hypothecation on the scheduled receivables of both sold & unsold of Project "Casa Grand Sereno" under the documents entered into with the customers by the borrower.</p> <p>An exclusive charge by way of hypothecation on the escrow account for the project and on all monies credited/deposited therein & all investments in respect thereof.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited 4. Personal Guarantee: Mr Arun MN & Mr Anerudan (Erstwhile Promoter)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Term Loan facility of ₹ 200.00 Million 2. Tenor:24 Month tenor from the date of disbursement 3. Repayment: 12 Month principal moratorium and 12 Month repayment 4. Rate of Interest: Floating Interest rate @ 15.00 per annum linked with ARR minus applicable margin -1.25% 5. Interest Reset: lender shall have rights to reset interest rate on expiry of twelve month from the date of first disbursement. Loan foreclosed on 22nd June 2021</p>	-	-	46.85



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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
55	India Realty Excellence Fund V	430.00	<p>Borrowing Entity: Casa Grande Zest Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First ranking pari passu charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land Acres 9 and 51 cents situated in Vengambakkam(Mabelle) village, Tambaram Taluk, Chengalpet District and entire saleable area of 3,54,224 square feet.(shared with the Hyderwise Debenture Trustee with respect to the Hyderwise NCDS (as security for the due repayment of: (i) Outstanding Amounts in respect of the Series A NCDS; and (ii) outstanding amounts in respect of Hyderwise NCDS)</p> <p>2. Stock and receivables & Movable Properties: First ranking pari passu charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Mabelle) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account</p> <p>3. Corporate guarantee: Casagrاند Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Unlisted, redeemable, cumulative, non-convertible Series A debentures ("Series A NCDS") at par value of ₹ 1 Million each. Facility Amount: ₹ 430.00 Million</p> <p>2. Final Maturity: On or prior to October 31, 2025</p> <p>3. Repayment: NCDS are redeemable in 3 instalments as follows:</p> <p>(i) 33% of the Principal on April 30, 2025;</p> <p>(ii) 33% of the Principal July 31, 2025;</p> <p>(iii) 34% of the Principal on October 31,2025;</p> <p>4. Principal Moratorium: 36 months from the date of subscription of first tranche (Sep 2022)</p> <p>5. Interim interest coupon: quarterly at the rate of 15% p.a (fixed). First coupon compounded on November 30,2022. First coupon due on December 31, 2022.</p> <p>6. Interest Moratorium: Nil</p> <p>7. Additional Interest: the additional interest payable at an amount that provides an IRR of 16.5% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier:</p> <p>(i) 33% (Thirty Three Percent) of the Additional Interest on April 30, 2025;</p> <p>(ii) 33% (Thirty Three Percent) of the Additional Interest on July 31, 2025;</p> <p>(iii) 34% (Thirty Four Percent) of the Additional Interest on October 31, 2025.</p>	370.40	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
56	Bank of Maharashtra	150.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) Exclusive charge on equitable Mortgage of residential flat located in Casagrand ECR14 at Signature Tower, Flat No.A1201, Twelfth Floor, Maya Street Kanathur Reddy Kuppam, ECR, Chennai-6031 12. Apartment is in the Land located in Survey No.36/2 part, 36/3, 37/1, 37/2, 37/5 Part, 37/6 part,35/2A part,35/2B part, 48/2 part, 48/3 Part,48/4 &48/5 Part, UDS - 1635 sq.ft and Super Built up Area - 5093 sq.ft, owned by Mrs. Dorothy Thomas</p> <p>(ii) Exclusive charge on Equitable Mortgage of residential flat located in Casagrand Olympus situated at Door No.31, Flat No.18B, Eighteenth Floor, South Canal Bank Road, Mylapore, Chennai 600028. Apartment is in the Land located in Old RS.No.4311 part, New RS.No.4311/208, UDS - 556 sq.ft & Super Built up Area - 2036 sq.ft., owned by Mr. Arun MN</p> <p>(iii) Exclusive charge on Equitable mortgage of residential property located at Old Door No.3/669, New No.3/667B, Kavery Nagar, bay Watch Boulevard Road, Kottivakkam, Chennai 600041. Apartment is in the Land located in Old R.S.No.4311 part, New RS.No.4311/208, UDS - 1203 sq.ft and Super Built up Area - 2340 sq.ft; Owned by Mrs.Dorothy Thomas</p> <p>(iv) Exclusive charge on Equitable Mortgage of residential flat in CASA GRANDE - The address at Flat No.E102, First Floor, Easwaran Street, Apartment Block No.E, Karapakkam , Chennai 600097, owned by Mr. Arun MN Total extent of land - 6000 Sq. Ft.</p> <p>(v) Exclusive charge on equitable mortgage of the residential flat located at Monte Carlo Door No. 65 and Door No. 32/1, Unit No. 1406, 12th and 13th floor, Comprised in T.S. No. 31/1,32/1,35/1, built-up area 3345 Sq. ft., private Terrace 172 Sq. ft., together with an UDS of 1118 Sq. ft, Mount Road, Adyar Village. UDS - 1118 sq.ft & Super Built up Area - 3345 sq.ft, Owned by Casagrand Premier Builder Limited.</p> <p>2. Stock and receivables: First pari-passu charge on entire current assets of the company (Casa Grande Civil Engineering Private Limited) bank under MBA.</p> <p>3. Personal Guarantee: Mr. Arun MN and Mrs. Dorothy Thomas</p> <p>4. Corporate Guarantee: Casagrand Premier Builder Limited</p>	112.20	141.01	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Working Capital Term Loan Total Facility amount: ₹ 150.00 Million</p> <p>2. Tenor: 60 months</p> <p>3. Repayment: Principal repayable in 60 monthly instalments of ₹ 2.50 Million each</p> <p>4. Rate of interest: monthly at the rate of 9.20% p.a (floating).</p> <p>5. Interest Reset: linked to MCLR, MCLR + 0.50%</p>			



CASAGRANDE PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
57	Bank of Maharashtra	100.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) Exclusive charge on equitable Mortgage of residential flat located in Casagrand ECR14 at Signature Tower, Flat No.A1201, Twelfth Floor, Maya Street Kanathur Reddy Kuppam, ECR, Chennai-6031 12. Apartment is in the Land located in Survey No.36/2 part, 36/3, 37/1, 37/2, 37/5 Part, 37/6 part,35/2A part,35/2B part, 48/2 part, 48/3 Part,48/4 &48/5 Part, UDS - 1635 sq.ft and Super Built up Area - 5093 sq.ft, owned by Mrs. Dorothy Thomas</p> <p>(ii) Exclusive charge on Equitable Mortgage of residential flat located in Casagrand Olympus situated at Door No.31, Flat No.18B, Eighteenth Floor, South Canal Bank Road, Mylapore, Chennai 600028. Apartment is in the Land located in Old RS.No.4311 part, New RS.No.4311/208, UDS - 556 sq.ft & Super Built up Area - 2036 sq.ft., owned by Mr. Arun MN</p> <p>(iii) Exclusive charge on Equitable mortgage of residential property located at Old Door No.3/669, New No.3/667B, Kavary Nagar, bay Watch Boulevard Road, Kottivakkam, Chennai 600041. Apartment is in the Land located in Old R.S.No.4311 part, New RS.No.4311/208, UDS - 1203 sq.ft and Super Built up Area - 2340 sq.ft; Owned by Mrs.Dorothy Thomas</p> <p>(iv) Exclusive charge on Equitable Mortgage of residential flat in CASA GRANDE - The address at Flat No.E102, First Floor, Easwaran Street, Apartment Block No.E, Karapakkam , Chennai 600097, owned by Mr. Arun MN Total extent of land - 6000 Sq. Ft.</p> <p>(v) Exclusive charge on equitable mortgage of the residential flat located at Monte Carlo Door No. 65 and Door No. 32/1, Unit No. 1406, 12th and 13th floor, Comprised in T.S. No. 31/1,32/1,35/1, built-up area 3345 Sq. ft., private Terrace 172 Sq. ft., together with an UDS of 1118 Sq. ft, Mount Road, Adyar Village. UDS - 1118 sq.ft & Super Built up Area - 3345 sq.ft, Owned by Casagrand Premier Builder Limited.</p> <p>2. Stock and receivables: First pari-passu charge on entire current assets of the company (Casa Grande Civil Engineering Private Limited) bank under MBA.</p> <p>3. Personal Guarantee: Mr. Arun MN and Mrs. Dorothy Thomas</p> <p>4. Corporate Guarantee: Casagrand Premier Builder Limited</p>	82.38	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Working Capital Term Loan</p> <p>Total Facility amount: ₹ 100.00 Million</p> <p>2. Tenor: 60 months</p> <p>3. Repayment: Principal repayable in 60 monthly instalments of ₹ 2.50 Million each</p> <p>4. Rate of interest: monthly at the rate of 8.25% p.a (floating).</p> <p>5. Interest Reset: linked to MCLR, MCLR + 0.50%</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
58	ICICI Bank Limited	400.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) Exclusive Mortgage Charge by the way of equitable mortgage on the property located at Mannivakkam, Tambaram, Chennai admeasuring approximately 16,349.31 sq. mtrs. including all the structures thereon both present & future along with the development potential arising thereon both present & future. and on the residential project "Casagrand Aria" consisting of three towers each of G +19 having saleable area of approx. 749,109 sq. ft. being developed by Casa Grande Civil Engineering Private Limited. on the above property.</p> <p>(ii) Exclusive Mortgage Charge by the way of equitable mortgage on the other residential project "Casagrand Arena EWS" consisting of one tower having saleable area of approx. 41,640 sq. ft. developed by the Casa Grande Vallam LLP.</p> <p>2. Stock, Receivables & Movable properties:</p> <p>(i) Exclusive Charge by the way of hypothecation over all future scheduled receivables (including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues, all insurance proceeds etc. howsoever arising from, out of, both present and future, in connection with or relating to the said Project - Aria</p> <p>(ii) Exclusive Charge by the way of hypothecation over all future scheduled receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues, all insurance proceeds etc. howsoever arising from, out of, both present and future, in connection with or relating to the said Project - Arena</p> <p>(iii) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project Aria and Arena and the DSR Account all monies credited/ deposited therein, and all investments in respect thereof.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited, Casagrand Luxor Private Limited and Casa Grande Vallam LLP</p>	316.91	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Rupee Term Loan ₹ 800.00 Million overdraft facility ₹ 100.00 Million (sublimit of RTL)</p> <p>2. Term of Repayment: 55 months</p> <p>3. Rate of Interest: 10.90% p.a</p> <p>4. Interest type: floating rate (ICICI MCLR-1 Y + Spread(1.40%))</p> <p>5. Interest Reset: At the end of every 1 year from the date of disbursement</p> <p>6. Repayment Schedule: repayable in 30 monthly instalments of ₹ 30 Million commencing from the 25th months from the date of first disbursement</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
59	JM Financial Credit Solutions Limited	754.80	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security :</p> <p>1. Property: First and Exclusive charge by way of a registered mortgage over the land measuring approximately 21.36 acres in Mannivakkam with structures thereon Mannivakkam (Project Utopia), in favour of the Debenture Trustee for the benefit of the Subscriber as debenture holder 2. Stock & Receivables & Moveable Assets: Hypothecation and escrow of receivables from the sales of sold/unsold units of the project to be developed on the Mannivakkam land, in favour of the Debenture Trustee for the benefit of the Subscriber as debenture holder 3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>1. Facility Type: Secured Unlisted Non - Convertible Debentures ₹ 860 Million Series I 7548 NCDs each having a face value of 0.10 Million 2. Tenor: 60 months from the date of first subscription of NCD Series I 3. Redemption & Principal Moratorium: The Facility shall be repaid in 30 monthly instalments starting from the end of the 31st month from the date of first subscription of NCD Series I and ending on the 60th month from the date of first subscription of NCD Series I. There shall be a principal moratorium of 30 months. 4. Redemption premium: The Facility shall be repaid with a redemption premium that results in an overall IRR of 18.00%, including the upfront fee, all interim coupon payments and principal repayments. 5. Interim Coupon Rate & Interest Moratorium: 12.00% p.a. Interim Interest Coupons shall be paid at the end of each month, provided that the Issuer may avail an interest moratorium of up to 12 months, i.e. payments of interim interest coupons shall commence not later than the end of the 13th month from the date of first subscription to the NCD Series I. Loan foreclosed on 11th August 2022</p>	-	745.28	-
60	JM Financial Credit Solutions Limited	270.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security :</p> <p>1. Property: First and exclusive charge by way of a registered equitable mortgage over the land admeasuring approximately 5.16 acres in Kovilanchery along with the project being developed over the said land with structures thereon ("Project Kovilanchery") 2. Stock, receivables & movable properties: Hypothecation and escrow of receivables from the sales of sold/unsold units of the Project Kovilanchery 3. Corporate Guarantee: Casagrand Premier Builder Limited.</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 2,700 unlisted unrated secured redeemable, non-convertible debentures at par value of ₹ 0.1 Million Total Facility amount: ₹ 270.00 Million 2. Tenor: 60 months from the date of allotment 3. Redemption: Redeemable in 24 instalments from the end of 37th month from the date of subscription of first tranche and ending on the 60th month. 4. Principal moratorium: 36 months from the date of subscription of first tranche 5. Interim Coupon rate: 10% p.a (fixed) payable monthly. 6. Interest Moratorium: 9 months. payment commenced not later than the end of 10th month from the date of subscription of first tranche 7. Redemption premium: Redeemable with a redemption premium that results in 17.75% overall IRR</p>	270.00	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
61	Kotak Mahindra Investments Limited	250.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security :</p> <p>1. Property: (i) Extension of first and exclusive charge by the way of registered mortgage on land admeasuring 21.38 acres (approx.) along with the structures/buildings constructed / to be constructed, called project "Platinum" on the said land parcel, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon developed thereon in two phases with Phase 1 approved and having saleable area of 4,63,33 sq. ft. Phase 2 approved and having saleable area of 13,85,123 sq. ft. located at Mannivakkam, Chennai - 600048, Tamil Nadu. owned by Casa Grande civil Engineering Private Limited. (ii) Extension of first and exclusive charge by the way of registered mortgage on land admeasuring 2.68 acres (approx.) excluding UDS for area sold along with the structures/buildings constructed / to be constructed, called project "Amberley" on the said land parcel, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon developed thereon having saleable area of 85,934 sq. ft. located at Thazambur, Chennai - 600130, Tamil Nadu. owned by Casa Grande Smart Value Homes Private Limited. (iii) Extension of first and exclusive charge by the way of registered mortgage on land admeasuring 6.29 acres (approx.) excluding UDS for area sold along with the structures/buildings constructed / to be constructed, called project "Divinity" on the said land parcel, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon developed thereon having saleable area of 2,49,940 sq. ft. located at Navalur, Chennai - 600130, Tamil Nadu. owned by Grace Gated Community LLP and Casa Grande Smart Value Homes Private Limited.</p> <p>2. Stock, Receivables & Movable properties: (i) Extension of First and Exclusive Charge by the way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units in the project "Casagrand Royale" and the land admeasuring 23,892 sq. mt. approx. located at Sholinganallur, Chennai-600608 Tamil Nadu owned by Casa Grande Homes Private Limited. (ii) Extension of First and Exclusive Charge by the way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units in the project "Casa ECR 14" and the land admeasuring 7.13 acres approx. located at East Coast Road, Chennai- 603112 Tamil Nadu owned by Casa Grande Homes Private Limited. (iii) Hypothecation & Escrow of receivables from sale/lease/transfer of land/structure/units of Project "Platinum", "Amberley", "Divinity", "Royale" & "ECR 14"</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprise LLP and Grace Gated community LLP</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Rupee Term Loan ₹ 1,000.00 Million 2. Term of Repayment: 36 months from the date of First Disbursement including 18 months moratorium 3. Rate of Interest: 11.25% p.a 4. Interest type: fixed 5. Repayment Schedule: repayable in 18 monthly instalments commencing from 19th month from the date of first disbursement</p>	210.69	-	-
62	Kotak Mahindra Investments Limited	100.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : No security</p> <p>1. Term of loan: ₹ 100.00 million -Tenor: 90 days 2. Repayment of loan principal: end of tenor 3. Interest Rate 12% p.a (fixed)</p>	100.00	-	-



CASAGRANT PREMIER BUILDER LIMITED (formerly known as Casagrants Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
63	Kotak Mahindra Investments Limited	1,074.70	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First & exclusive charge by way of registered mortgage on land admeasuring 21.38 acres (excluding area gifted to authorities) along with the structures/buildings constructed/to be constructed, called project "Platinum", on the said land parcel, including all the existing and future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, to be developed thereon in two phases with Phase 1 approved and having saleable area of 464333 sft and future potential development of Phase 2 located at Mannivakkam -600048, Chennai. The land parcel is owned by Casa Grande Civil Engineering Private Limited</p> <p>(ii) Extension of charge by way of registered mortgage on land admeasuring 2.68 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Amberley", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 85,934 sft located at Thazambur - 600130, Chennai. The land parcel is owned by Casa Grande Grace Private Limited and Casa Grande Enterprises LLP</p> <p>(iii) Extension of charge by way of registered mortgage on land 6.28 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Divinity", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 2,49,940 sft located at Navalur - 600130, Chennai. The land parcel is owned by Grace Gated Community LLP and Casa Grande Smart Value Homes Private Limited.</p> <p>(iv) Extension of charge by way of registered mortgage on land area admeasuring 23,892 sq.mtrs. excluding UD5 for area sold along with the structures/buildings constructed/to be constructed, called project "Casagrants Royale", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 7.04 lacs sft located at Sholinganallur - 400508, Chennai. The land parcel is owned by Casa Grande Homes Private Limited</p> <p>(v) Extension of charge by way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units in the project "ECR 14" located at East Coast Road 603112, Chennai. The land parcel is owned by Casa Grande Homes Private Limited (CGHPL)</p> <p>2. Stock and Receivables & Moveable properties: Hypothecation & escrow of receivables from sale/lease/transfer of land/structure/units of project "Platinum", "Amberley", "Divinity", & "Royale".</p> <p>3. Corporate Guarantee: Casagrants Premier Builder Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprise LLP & Grace Gated Community LLP</p>	906.33	-	-
			<p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan</p> <p>Total Facility amount: TL 1 - ₹ 860.00 Million and TL 2 - ₹ 240.00 Million</p> <p>2. Tenor: TL 1 - 54 months (final instalment due on Dec-2026), TL 2 - 48 months</p> <p>3. Repayment: TL 1 -Principal repayable in 30 equal instalments of ₹ 28.67 Million each starting from Jul-24 and ending on Dec-26</p> <p>TL 2- Principal repayable in 24 equal monthly instalments starting from 25th month from the date of first disbursement</p> <p>4. Principal moratorium: TL 1 - Moratorium till Dec-22 TL 2 - 24 months Moratorium</p> <p>5. Rate of interest: monthly at the rate of 11.65% p.a (fixed).</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

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

S.no	Lender	Disbursement Amt In Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
64	Sundaram BNP Paribas Home Finance Limited	39.30	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited</p> <p>Nature of Security :</p> <p>1. Property: Charge over the immovable property in respect of the land situated at (1)-S No-2 697 Part,Gandhi Street, Eastern part of owner Use Vgp Golden Beach Uthandi Part-II,Uthandi,600119,Tamil Nadu,India,60011</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term Loan</p> <p>Total Facility amount: TL 1 - ₹ 35.30 Million and TL 2 - ₹ 4.00 Million</p> <p>2. Tenor: 120 months</p> <p>3. Repayment: Repayable in 120 equated monthly instalment</p> <p>4. Rate of interest: TL-1 17.65% p.a (variable in line with SH-PLR%). TL-2 15.9% p.a. (variable in line with SH-PLR%)</p> <p>Loan foreclosed on 31st March 2023</p>	-	24.80	28.43
65	Tata Capital Housing Finance Limited	700.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited</p> <p>Nature of Security :</p> <p>1. Property: Registered mortgage of all that piece and parcel of land admeasuring 5 Acre and 71 cents along with all units and structure/future structure standing there on of project "Savoie" situated at Kuppusamy Street, Karapakkam Village, Sholinganallur Taluk, Kancheepuram District, Chennai</p> <p>2. Stock & Receivables & movable properties: (i) Hypothecation of sold and unsold receivables arising out of project "Savoie"</p> <p>(ii) Hypothecation receivables from sold and unsold units in the ongoing project "Casa Grande FERNS" being constructed / constructed on land situated at Vasantham Colony Vasuki Street,, Perungalathur Village, Tambaram Taluk, Kancheepuram District, Chennai - 63.</p> <p>3. Co borrower: Mr. Arun MN</p> <p>Repayment Terms and Rate of Interest:</p> <p>1. Type of Loan: Term loan Facility Amount (TL 1) ₹ 480.00 Million and (TL 2) ₹ 220.00 Million</p> <p>2. Term of loan: 54 months (including moratorium of 30 months) from the date of first disbursement (Apr 2019)</p> <p>3. Repayment of loan principal: Pre-Monthly instalment for the term loan commenced from the date of first disbursement and paid till the principal moratorium period. And monthly instalment commenced from the following month on the amount disbursed</p> <p>Monthly instalment of TL 1: ₹ 23.16 Million</p> <p>Monthly instalment of TL 1: ₹ 10.61 Million</p> <p>4. Principal Moratorium: 30 months from the date of first disbursement</p> <p>5. Interest payable TL 1: monthly reducing and floating rate of 14.50% p.a. (CFPLR of 17.45 % minus 2.95% per annum) at the time of disbursement.</p> <p>TL 2: monthly reducing and floating rate of 14.50% p.a. (CFPLR of 17.45 % minus 2.95% per annum) at the time of disbursement.</p> <p>6. Interest Reset -Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.</p> <p>Loan foreclosed on 28th December 2021</p>	-	-	225.83



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

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S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
66	LIC Housing Finance Limited	1,450.00	<p>Borrowing Entity: Dawning Developers LLP Nature of Security :</p> <p>1. Property: 1. Equitable Mortgage of the project land (Casagrاند Crescendo) admeasuring 3 Acres 88.40 cents situated in Nolambur comprised in Old 5y. No. 135/1C, 2A&2B, 123/1A1, 1A2, 1B, 1C1 (p), 1C2,2A1,2A2, 2B, 2C1, 2C2,2C3(p) & 2D(p), 122/2A & 2B, Athipattu Village, Ambattur Taluk, Thiruvallur Dist including construction thereon and excluding OSR, Gifted Portion and land & Saleable area of 6,97,798 Sq Ft. Casagrاند Premier Builder Limited. to join in mortgage as confirming party</p> <p>2. Stock and receivables & Movable Properties: Assignment or Hypothecation of receivables from the project "Crescendo", Cross collateral of receivables from "Supremus" project</p> <p>3. Corporate guarantee: Casagrاند Premier Builder Limited</p> <p>4. Personal Guarantee: Mr. Arun MN and Mr. K. R. Anerudan (Erstwhile Promoter)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term loan</p> <p>2. Sanction amount: ₹ 1,450.00 Million</p> <p>3. Date of sanction: March 28, 2019. Date of first disbursement: April 25, 2019</p> <p>4. Tenor: Term of 57 months</p> <p>5. Principal Moratorium: 27 months from the first disbursement (till July 2021)</p> <p>6. Repayment: Repayable monthly after completion of moratorium from the date of first disbursement excluding broken period. Repayable in 30 monthly instalments.</p> <p>(i) First 9 instalments - ₹ 60.00 Million each instalment - Total of ₹ 540.00 Million</p> <p>(ii) Next 9 instalments - ₹ 70.00 Million each instalment - Total of ₹ 630.00 Million</p> <p>(iii) Next 4 instalments - ₹ 30.00 Million each instalment - Total of ₹ 120.00 Million</p> <p>(iv) Last 8 instalments - ₹ 20.00 Million each instalment - Total of ₹ 160.00 Million</p> <p>(Or)</p> <p>Prepayment - 100% (discretion of LICHFL) of sale proceeds adjustable towards repayment of principal without prepayment charges from all future receivables from the project. (Whichever is earlier or higher of the above repayment method) Receivables from the project is routed through Designated Escrow accounts and repayments are made from such Escrow account.</p> <p>7. Interest: 12.90% p.a (floating) payable monthly.</p> <p>8. Interest Reset: Project LHPLR minus 330 bps with Project LHPLR at the time of sanction at 15.80% p.a.</p>	124.19	727.14	908.12
67	LIC Housing Finance Limited	185.00	<p>Borrowing Entity: Dawning Developers LLP Nature of Security :</p> <p>1. Property: Extension of security on second charge basis on Mortgage of the project land (Casagrاند Crescendo) admeasuring 3 Acres 88.40 cents situated in Nolambur comprised in Old 5y. No. 135/1C, 2A&2B, 123/1A1, 1A2, 1B, 1C1 (p), 1C2,2A1,2A2, 2B, 2C1, 2C2,2C3(p) & 2D(p), 122/2A & 2B, Athipattu Village, Ambattur Taluk, Thiruvallur Dist including construction thereon and excluding OSR, Gifted Portion and land & Saleable area of 6,97,798 Sq Ft.</p> <p>2. Stock and receivables & Movable Properties: a) Assignment or Hypothecation of receivables from the project "Crescendo" comprising of development of 513 units with saleable area of 6,97,798 sq. ft. b) First and exclusive charge by way of hypothecation on all assets or properties acquired or financed by the loan</p> <p>3. Guarantee: 100% Guarantee from NCGTC (National Credit Guarantee Trustee Company)</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Term loan (Emergency Credit Line Guarantee Scheme)</p> <p>2. Sanction amount: ₹ 185.00 Million</p> <p>3. Date of sanction: March 26, 2021. Date of first disbursement: March 29, 2021</p> <p>4. Tenor: Term of 60 months</p> <p>5. Principal Moratorium: 12 months from the first disbursement (till March 2022)</p> <p>6. Repayment: Repayable monthly after completion of moratorium from the date of first disbursement excluding broken period in 48 equated monthly instalments (EMI) of ₹ 5.01 Million</p> <p>7. Interest: 13.5% p.a (ROI not to cross 14% during the tenure of the loan), payable monthly for 12 months from the date of 1st disbursement after broken period interest.</p>	143.21	180.73	183.61



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
68	ICICI Bank Limited	200.00	<p>Borrowing Entity: Casagrand Magick Ruffy Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First Exclusive Mortgage Charge by the way of registered mortgage on the property located at Ambattur, Chennai admeasuring approximately 6.336 sq. mtrs. including all the structures thereon both present & future along with the development potential arising thereon both present & future. and on the commercial project "Casagrand Connect" having leasable area of approx. 133,407 sq. ft. being developed by Casagrand Magick Ruffy Private Limited. on the above property.</p> <p>2. Stock, Receivables & Movable properties:</p> <p>(i) Exclusive Charge by the way of hypothecation over all future scheduled receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues, all insurance proceeds etc. howsoever arising from, out of, both present and future, in connection with or relating to the said Project - Connect</p> <p>(ii) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project Aria and Arena and the DSR Account all monies credited/ deposited therein, and all investments in respect thereof.</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited, Casagrand Luxor Private Limited and Venerate Homes Search LLP</p> <hr/> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Rupee Term Loan ₹ 600.00 Million</p> <p>2. Term of Repayment: 48 months from the date of First Disbursement</p> <p>3. Rate of Interest: 9.98% p.a</p> <p>4. Interest type: floating rate (ICICI MCLR-1 Y (8.65%) + Spread(1.33%))</p> <p>5. Interest Reset: At the end of every 1 year from the date of disbursement</p> <p>6. Repayment Schedule: repayable in 1 instalment of ₹ 600 Million commencing from 48th month from the date of first disbursement</p>	193.98	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
69	JM Financial Products Limited	1,350.00	<p>Borrowing Entity: Casagrand Magick Ruffy Private Limited</p> <p>Nature of Security :</p> <p>1. Property: First and Exclusive charge by way of mortgage of unregistered units (and corresponding UDS) of approx. 12,09,031 sq. ft. in Project 'Athens' located at Ambattur, Chennai; mortgage of unregistered units (including the villa component) of approx. 70,390 sft in Project 'Uptown' located at Nayapakkam, Chennai; and mortgage of unregistered units in Project 'Westend' of approx. 106,082 sq. ft. located at Kuthambakkam, Chennai.</p> <p>2. Stock and Receivables: (i) First and exclusive charge by way of Hypothecation of receivables from the sales of sold/unsold units in the Project Athens, Project Uptown and Project Westend. (ii) Escrow of Project Athens, Uptown and Westend</p> <p>3. Corporate Guarantee: Casagrand Premier Builder Limited, Venerate Homes Search LLP, Casa Grande Realtors LLP and Casa Grande Civil Engineering Private Limited.</p> <p>Repayment Terms and Rate of Interest:</p> <p>1. Facility Type: Term loan ₹ 1,350.00 Million</p> <p>2. Term of loan: 48 month from the date of first disbursement (Dec 2022)</p> <p>3. Repayment of loan principal: 30 monthly instalment starting from the end of the 19th month from the date of first disbursement and ending on the 48th month from the date of First disbursement.</p> <p>4. Principal Moratorium: 18 months from first disbursement</p> <p>5. Interest: Payable monthly at the floating coupon rate of 12.30% p.a. at the time of disbursement.</p> <p>6. Interest Reset: The Benchmark HDFC Bank 3 months MCLR plus applicable margin of 3.60% at the end of every three months from the first date of disbursement (Dec 2022)</p>	953.80	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
70	Tata Capital Housing Finance Limited (TCHFL)	1,200.00	<p>Borrowing Entity: Casagrand Magick Ruffy Private Limited</p> <p>1. Property: The loan is secured by mortgage of project land measuring 8 acres 50 cents along with the construction future structure thereon in the residential project "Casagrand Athens" located at Vanagaram Main Road, Ambattur Village, Ambattur Taluk, Chennai District comprised in Sy. Nos. 500/1 pt, 500/2 pt, 501, 512/1, 512/2, 513/1 pt, 513/2 pt, 515/2, 518, 519, 520 pt, 521/1, 521/2 pt & 524 pt, T.S. Nos. 1, 2/2, 2/3, 3/1 pt, Block Nos. 67 & 68, Ward B of Ambattur Village, Ambattur Taluk, Chennai (Commercial Portion - extent - 68,201 Sq. Ft. & Residential Portion - Saleable area 12,31,414 Sq ft.)</p> <p>(ii) TCHFL existing facility against project Savoye are cross collateralized with this facility by way of execution of legal documentation</p> <p>2. Stock & Receivables: (i) Exclusive charge by way of Hypothecation of entire receivables from sold and unsold units of the project Casagrand Athens along with all cash flows including insurance proceeds etc</p> <p>(ii) Receivables from the existing facility (Savoye project) after its closure, hypothecated for the purpose of adjustment towards new facility (Casagrand -Athens project), to be deposited in the designated escrow account along with all cash flows and future receipts including insurance etc</p> <p>(iii) Exclusive Charge on project designated Escrow accounts, escrow routing of receivables (from sold and unsold units) of the project "Casagrand Athens"</p> <p>3. Personal Guarantee: Mr. Arun MN</p> <p>4. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>5. Co borrower: Venerate Homes Search LLP</p>	-	-	879.38
			<p>Repayment Terms and Rate of interest:</p> <p>1. Type of Loan: Term loan Facility Amount: ₹ 1200.00 Million</p> <p>2. Term of loan: 60 months (including moratorium of 30 months) from the date of first disbursement (Feb 2021)</p> <p>3. Repayment of loan principal: Pre-Monthly instalment for the term loan commenced from the date of first disbursement and paid till the principal moratorium period. And monthly instalment of ₹ 56.08 Million commenced from the following month on the amount disbursed</p> <p>4. Principal Moratorium: 30 months from the date of first disbursement</p> <p>5. Interest: Payable monthly reducing and floating rate of 14.75% p.a. (PLR of 17.45 % minus 2.70% per annum) at the time of disbursement.</p> <p>6. Interest Reset: Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.</p> <p>Loan foreclosed on 22nd March 2022</p>			



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
71	India Realty Excellence Fund IV	900.00	<p>Borrowing Entity: Casagrاند Horizons Private Limited</p> <p>1. Property: First exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property all the piece and parcel of lands admeasuring 19 Acres 79 Cents situated in Jalladianpet and Pallikaranai village, Sholinganallur Taluk, Kancheepuram District</p> <p>2. Stock & Receivables & Moveable Properties:</p> <p>(i) First exclusive charge by way of hypothecation over the Hypothecated property - Receivables & future cash flows, all present and future moveable assets and bank accounts including escrow accounts in relation to the project</p> <p>(ii) Second charge by the way of hypothecation on cashflows in respect of the real estate project titled first city being developed by Casa Grande Milestone Private Limited and Danub Homes Private Limited at Perumbakkam, Tamil Nadu</p> <p>(iii) Second charge by way of hypothecation on cashflows in respect of the real estate project being developed by Casa Grande Grace private Limited at Thalambur Tamil Nadu</p> <p>(iv) Second charge by way of hypothecation on cashflows in respect of the real estate project titled "Boulevard" being developed by Gazy Mag Private Limited at Chikkagubbi, Karnataka</p> <p>3. Corporate Guarantee: Casagrاند Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Company issue up to 1800 unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 0.50 Million each aggregating to ₹ 900.00 Million</p> <p>2. Interim Coupon Rate: A per annum interest of 9% per annum ("Coupon") until September 30,2021 from the Deemed Date of Allotment, 14% per annum from October 01,2021 until March 31, 2022, 12% per annum from April 01, 2022; Interest compounded quarterly shall accrue on the Outstanding Amounts and shall accrue from the Deemed Date of Allotment in respect of the Series I NCDs.</p> <p>3. Redemption premium: The interest on the Series II NCDs shall be an amount that provides the Debenture Holders an IRR of 21.5% on the Subscription Amount.</p> <p>4. Redemption Schedule: The Principal on the Series A NCDs shall be repaid in 6 (Six) instalments, which instalments shall be payable as follows:</p> <p>16.5% of the Principal on December 31,2024;</p> <p>16.5% of the Principal on March 31,2025;</p> <p>16.5% of the Principal on June 30,2025;</p> <p>16.5% of the Principal on September 30,2025;</p> <p>16.5% of the Principal on December 31,2025;</p> <p>17.5% of the Principal on March 31,2026;</p> <p>5. Prepayment from External Sources: At any time after October 31, 2022 but prior to expiry of February 28, 2023, the Company shall have the right to redeem/prepay the Series A NCDs by paying the entire Debenture Repayment Amounts in full</p> <p>Loan foreclosed on 29th September 2022</p>	-	900.00	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
72	Tata Capital Housing Finance Limited	1,350.00	<p>Borrowing Entity: Casagrand Horizons Private Limited Nature of Security :</p> <p>1. Property: (i) Exclusive charge by way of Registered MODT/Simple Mortgage over land and construction thereof (present and future) of proposed residential project being constructed on all that piece and parcel of land bearing Survey Nos. 19/3, 19/5A1, 19/5A2, 19/5A3, 20/1, 20/2, 20/3, 20/8, 20/9, 20/10, 21/2, 21/3, 21/4, 21/5A, 21/5B, 21/6, 21/7, 22/1, 22/2, 22/3, 23/1, 23/2, 23/3, 23/4, 24/1, 24/2, 24/3B, 24/6, 130/7B, 130/8, 130/9B, 136/1, 136/2B, 136/2D2, 136/2F, 136/2G, 136/2H, 138/2A, 138/2B, 139/3B, 140/1A, 140/1B, 140/2, 140/3, 140/4, 140/5, 140/6, 141/1, 141/2, 141/4A, 141/4B, 141/5, 141/6, 141/7, 141/8, 141/9, 141/10, 142/1, 142/2A1, 142/2A2, 142/2B, 142/3, 142/4, 142/5, 143/1A2, 143/1B, 143/1C, 143/2, 144/1A1, 144/1A2, 144/1B, 144/2, 145/1A, 145/1B, 145/2A3A, 145/2A3B, 145/4, 145/5, 146/1, 146/2B, 147/1, 147/2A, 147/2B, 147/2C, 147/3, 148/1A & 148/1B of Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Survey Nos. 420/1B2B, 421/2 of Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring -17.58 acres less area to be gifted for Link Road & OSR) (ii) Cross collateralisation with security of residential villa project "Tranquil" being constructed on all that piece and parcel of land bearing Sy No. 78/4, 79/(1A, 1B, 1C, 1D, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8), 80/(1, 2, 3A, 3B, 3C), 87/(1, 4, 5, 6A1, 6A2, 6B, 8A, 8B, 9A, 9B, 10A, 10B), 88/(4, 5A, 6C) of Jalladampet Village, Sholinganallur Taluk, Chennai District, Tamil Nadu (totally admeasuring *5.30 acres less -0.857 acres gifted for Link Road & OSR.</p> <p>2. Stock and receivables: (i) Exclusive charge by way of hypothecation on all receivables of proposed residential project (including sold, unsold, insurance receipts as well as development and other charges and any cash flow) being constructed on all that piece and parcel of land bearing Survey Nos. 19/3, 19/5A1, 19/5A2, 19/5A3, 20/1, 20/2, 20/3, 20/8, 20/9, 20/10, 21/2, 21/3, 21/4, 21/5A, 21/5B, 21/6, 21/7, 22/1, 22/2, 22/3, 23/1, 23/2, 23/3, 23/4, 24/1, 24/2, 24/3B, 24/6, 130/7B, 130/8, 130/9B, 136/1, 136/2B, 136/2D2, 136/2F, 136/2G, 136/2H, 138/2A, 138/2B, 139/3B, 140/1A, 140/1B, 140/2, 140/3, 140/4, 140/5, 140/6, 141/1, 141/2, 141/4A, 141/4B, 141/5, 141/6, 141/7, 141/8, 141/9, 141/10, 142/1, 142/2A1, 142/2A2, 142/2B, 142/3, 142/4, 142/5, 143/1A2, 143/1B, 143/1C, 143/2, 144/1A1, 144/1A2, 144/1B, 144/2, 145/1A, 145/1B, 145/2A3A, 145/2A3B, 145/4, 145/5, 146/1, 146/2B, 147/1, 147/2A, 147/2B, 147/2C, 147/3, 148/1A & 148/1B of Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Survey Nos. 420/1B2B, 421/2 of Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring -17.58 acres less area to be gifted for Link Road & OSR) (ii) Cross collateralisation over all receivables of "Tranquil" project (including sold, unsold, insurance receipts as well as development and other charges and any cash flow) being constructed on all that piece and parcel of land bearing Sy No. 78/4, 79/(1A, 1B, 1C, 1D, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8), 80/(1, 2, 3A, 3B, 3C), 87/(1, 4, 5, 6A1, 6A2, 6B, 8A, 8B, 9A, 9B, 10A, 10B), 88/(4, 5A, 6C) of Jalladampet Village, Sholinganallur Taluk, Chennai District, Tamil Nadu (totally admeasuring *5.30 acres less -0.857 acres gifted for Link Road & OSR.</p> <p>3. Co-Borrower: Casagrand Premier Builder Limited and Casa Grande Axiom Private Limited</p>	1,106.59	-	-
			<p>Repayment Terms and Rate of interest:</p> <p>1. Facility Type: Term loan ₹ 1,350.00 Million. Term of loan: 72 Months (including 36 months moratorium) from date of 1st disbursement (sep 22)</p> <p>2. Repayment of loan principal: 36 monthly instalments starting from 37th month from 1st disbursement</p> <p>3. Principal Moratorium: 36 Months from the date of 1st disbursement (interest on outstanding amount payable during this period)</p> <p>4. Interest: Payable monthly at the floating rate of 13.00% p.a. (PLR minus 6.00% per annum) at the time of disbursement.</p> <p>5. Interest Reset: Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.</p>			



CASAGRAN PREMIER BUILDER LIMITED (formerly known as Casagrander Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
73	JM Financial Credit Solutions Limited	2,050.00	<p>Borrowing Entity: Danub Homes Private Limited Nature of Security : 1. Property: First and Exclusive charge by way of mortgage over the land measuring approximately 14.97 acres at Perumbakkam with structures thereon ("Project First City") 2. Stock & Receivables & Moveable properties: (i) Hypothecation and escrow of receivables from the sales of sold/unsold units in the Project First City. (ii) Extension of existing security on a first pari passu charge basis over Projects Utopia and Zenith 3. Personal Guarantee: Mr. Arun MN 4. Corporate Guarantee: Casagrander Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Secured Term loan facility ₹ 2050.00 Million 2. Tenor & Moratorium: 60 Month tenor from the date of disbursement Jun 2021, with 36 Month of principal moratorium 3. Repayment: 24 monthly Installment 4. Rate of Interest: 15.00% P.A. Fixed Loan foreclosed on 03rd October 2022</p>	-	1,718.33	-
74	LIC Housing Finance Limited	2,722.41	<p>Borrowing Entity: Danub Homes Private Limited Nature of Security : 1. Property: Equitable Mortgage of Casagrander First City project land owned by the Applicant and located in Cheran Nagar, Perumbakkam, Chennai bearing Comprised in S. Nos. 470(Part), 471, 472/1(part), 472/2 (part) & 476/1B of Perumbakkam Village, Tambaram Taluk, Chennai along with construction thereon excluding OSR, Gifted Portion and land & Saleable area already conveyed. (MODT to be registered). Registered MODT/Charge to include sold unregistered units as well. 2. Stock and Receivables: (i) Assignment / Hypothecation of receivables from this project (First City). (Subject to applicability of RERA) (ii) Charge over Project Receivables arising from the Project and to be deposited in the master RERA account opened by the Borrower with the Escrow Agent. (iii) Receivables from the project "Casagrander CRESCENDO" of the group company of the Company, namely, Dawning Developers LLP comprised in Sy. Nos. 135/1C, 135/2B, 123/2C1, 135/2A, 123/2D [PT], 123/1B, 123/1A2, 123/2A2, 123/1C1 [PT], 123/2C3 [PT], 122/2A, 123/1C2, 123/2C2, 122/2B, 123/1A1 & 123/2A1, situated in [Nolambur] Attipattu Village, Ambattur Taluk, then Thiruvallur district, Now Chennai District, Tamil Nadu. 3. Corporate Guarantee: Casa Grande Milestone Private Limited & Casagrander Premier Builder Limited.</p> <p>Repayment Terms & Rate of Interest: Total Facility Amount: ₹ 3800.00 Million 1. Term of loan: 60 months (including moratorium period of 24 months) from the date of first disbursement Sep 2022. 2. Repayment of loan principal: 36 monthly instalments after completion of moratorium period of 24 months from the date of first disbursement excluding broken period or 20% of daily sale proceeds to be adjusted towards repayment of Principal without repayment charges from all future receivables from the project. LICHFL based on the sale inflow can increase the % to be adjusted towards the loan outstanding at any point of time. (whichever is earlier or higher of the above) 3. Principal Moratorium: 36 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: payable monthly 12.65% p.a. (Floating rate) 5. Interest Reset: Based on Project LHPLR minus spread of 490 bps.</p>	2,156.03	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
75	Motilal Oswal Home Finance Limited	450.00	<p>Borrowing Entity: Danub Homes Private Limited Nature of Security :</p> <p>1. Property: First charge on undivided share of land belongings to Borrower's share, development rights and saleable area of borrower's share of the project "Casagrand Elinor" 2. Stock, Receivables & Movable properties: (i) First charge on borrower's share of receivables and future cash flows of the project (ii) First charge on the Project accounts as mentioned in the Escrow agreement 3. Corporate Guarantee: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: Construction finance term loan Total Facility amount: ₹ 600.00 Million 2. Final Maturity: 48 months (door to door) starting from first disbursement (31-Mar-27) 3. Repayment: Repayable in 4 equal instalments starting from the last day of 39th month from the date of first investment 4. Interest Rate: 13% p.a. monthly compounding and payable quarterly</p>	450.00	-	-
76	Credit Solutions India Limited	1,100.00	<p>Borrowing Entity: Casagrand Anchor Private Limited 1. Facility Type: Secured, unlisted, redeemable, cumulative, non-convertible Series A debentures ("Series A NCDs") issued under DTD dated 4th Dec 2021. Total Facility amount: ₹ 1,700.00 Million 2. Tenor: 24 months from the date of allotment 3. Repayment: NCDs are redeemable 100% at the end of the tenor 4. Coupon rate: 18.5% computed and accrued on quarterly compounding basis 5. Securities as detailed in DTD entered amongst Casagrand Anchor Private Limited and Casagrand Zingo Private Limited and Casagrand Premier Builder Limited and Arun MN and Vistra ITCL (India) Limited dated December 4, 2021 and amended and restated deed of hypothecation dated June 29, 2022 6. Corporate Guarantee: Casagrand Premier Builder Limited</p>	1,100.00	1,100.00	-
77	Kotak Realty Excellence Fund	1,700.00	<p>Borrowing Entity: Casagrand Vivaace Private Limited Nature of Security :</p> <p>1. Property: (i) First ranking sole and exclusive charge on the project property by the way of registered simple mortgage with possession of original Development / Title Documents. Project property includes the project land situated at Sholinganallur village and Taluk and Chennai district admeasuring 28 Acres 85 Cents along with the entire project and advantages arising out of the project with the development rights (present and future development rights to be acquired by or accruing to the company, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon. 2. Stock, Receivables & Movable properties: (i) First ranking sole and Exclusive Charge and hypothecation on the project receivables (ii) First ranking sole and exclusive charge on the Project accounts as mentioned in the Escrow agreement 3. Corporate Guarantee: Casagrand Premier Builder Limited 4. Personal Guarantee: Mr. Arun MN</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 250 unlisted, unrated, senior, secured, redeemable, transferable, interest bearing, non-convertible debentures at face value of ₹ 10.00 Million each Total Facility amount: ₹ 2,500.00 Million 2. Final Maturity: On or prior to 30th June 2027. (54 months) 3. Repayment: Redemption of the principal amount of the debentures shall be in 10 equal quarterly instalments with the first instalment commencing from the end of 9th calendar quarter (31st Mar,2025). Lock in period of 36 months from the first tranche closing date 4. Interim interest coupon: monthly compounded and due quarterly at the rate 16.2% . First coupon due on 31-Jan-24. interest moratorium of 4 quarters.</p>	1,700.00	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
78	India Realty Excellence Fund V	550.00	<p>Borrowing Entity: Casagrand Hyderwise Private Limited</p> <p>Nature of Security :</p> <p>1. Property: (i) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land admeasuring Acres 10 - 06 Guntas in Survey no. 70/Part, 73/Part and 74/Part Situated at Mamidapally Village, balapur Mandal, Ranga Reddy District, Telangana State and entire saleable area of 3,84,000 square feet. (ii) First ranking pari passu charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property - Mabelle (shared with the Mabelle Debenture Trsutee with respect to the Mabelle NCDS (as security for the due repayment of: (i) Outstanding Amounts in respect of the Series A NCDS; and (ii) outstanding amounts in respect of Mabelle NCDs)</p> <p>2. Stock and receivables & Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Mamidapally) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account.</p> <p>(ii) First ranking pari passu charge by way of hypothecation over the hypothecated property - Mabelle - all present and future movable properties of CG Zest in relation to the Project Mabelle including without limitation: (a) all entitlement and rights of the CG zest on the receivables, moveable assets and future cash flows in respect of the Project Mabelle; and (b) the escrow accounts, construction account, all other bank accounts of CG Zest and all monies and investments lying credit of the escrow accounts, construction account.</p> <p>(iii) Second charge by way of hypothecation on cashflows in respect of the real estate project titled 'Casagrand Grandio' being developed by Casa Grande Grace Private Limited at Vandalur Taluk, Chengalpattu District.</p> <p>3. Corporate guarantee: Casagrand Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest :</p> <p>1. Facility Type: 550 Unlisted, redeemable, cumulative, non-convertible Series A debentures ("Series A NCDs") at par value of ₹ 1.00 Million each Total Facility Amount: ₹ 550.00 Million</p> <p>2. Final Maturity: On or prior to December 31, 2025</p> <p>3. Repayment: NCDs are redeemable in 3 instalments as follows: (i) 33% of the Principal on June 30, 2025; (ii) 33% of the Principal September 30, 2025; (iii) 34% of the Principal on December 31, 2025;</p> <p>4. Principal Moratorium: 36 months from the date of subscription of first tranche (Sep 2022)</p> <p>5. Interim interest coupon: quarterly at the rate of 15% p.a (fixed). First coupon compounded on November 30, 2022. First coupon due on December 31, 2022.</p> <p>6. Interest Moratorium: Nil</p> <p>7. Additional Interest: the additional interest payable at an amount that provides an IRR of 16.5% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier: (i) 33% (Thirty Three Percent) of the Additional Interest on June 30, 2025; (ii) 33% (Thirty Three Percent) of the Additional Interest on September 30, 2025; (iii) 34% (Thirty Four Percent) of the Additional Interest on December 31, 2025.</p>	400.00	-	-



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
79	HDFC Bank Limited	250.00	<p>Borrowing Entity: Casagrاند Aesthetic Private Limited Nature of Security : 1. Property: Exclusive Charge on Land & Building of the School Premises located at Sholinganalur, Chennai, EM on Vacant Land located at Sonalur & Residential Building located at Perungudi Chennai 2. Stocks And Receivables: Exclusive Charge of Current Assets (Receivables) of the Company 3. Plant and Machinery: Exclusive Charge on Moveable Fixed Assets including Plant & Machinery 4. Personal Guarantee: Mr. Arun MN</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 250.00 Million 2. Repayable over the period of 7 years including moratorium of 24 months. Principle repayment of which starts from Feb 2024. 3. Interest is payable at monthly rests at the rate of 9.8% p.a. (Variable - Mutually as agreed)</p>	250.00	236.00	-
80	JM Financial Credit Solutions Limited	1,030.00	<p>Borrowing Entity: Casagrاند Stage7 Private Limited Nature of Security : 1. Property: First and Exclusive charge by the way of a registered equitable mortgage over the land admeasuring approximately 19.77 acres in Pallavaram along with the project being developed over the said land with structures thereon ("Project pallavaram") 2. Stock and receivables: Hypothecation and escrow of receivables from the sales of sold/unsold units of the Project Pallavaram. A portion of all collections credited into the escrow account will be utilised towards debt servicing. 3. Corporate Guarantee: Casagrاند Premier Builder Limited</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Secured unlisted Non-Convertible Debentures (NCDs) (Series I) at par value of ₹ 0.10 Million each. Total Facility Amount: ₹ 1,080 Million 2. Final Maturity: 60 Months from the date of subscription of first tranche of NCDs. (Sep 2022) 3. Repayment: NCDs shall be redeemed in 24 instalments starting from the 37th month from the date of Subscription of First tranche (Sep 2022) of NCDs and ending on the 60th month from the date of subscription of first tranche of NCDs. 4. Principal Moratorium: 36 months from the date of subscription of first tranche (Sep 2022) 5. Interim interest coupon: monthly at the rate of 10% p.a (fixed) 6. Interest Moratorium: 9 months, i.e., payments of interim interest coupons shall not commence not later than the end of the 10th month from Sep 2022. 7. Facility IRR: The facility shall be repaid with a redemption premium that results in all overall IRR of 17.75% including the upfront fee, all interim coupon payments and principal repayments.</p>	1,030.00	-	-



CASAGRANT PREMIER BUILDER LIMITED (formerly known as Casagranda Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
				Amt in Mn	Amt in Mn	Amt in Mn
81	HDFC Bank Limited	250.00	<p>Borrowing Entity: Casagranda Premier Builder Limited Nature of Security : 1. Property: Exclusive charge on Residential land admeasuring 75 cents (out of 1 acre), bearing Plot No. B, comprised in survey nos. 7/14 (part) & 8/10 (part) situated at Palavakkam Village, Sholinganallur Taluk and Chennai district 2. Stock & Receivables: Exclusive charge on current assets of the company Casagranda Premier Builder Limited 3. Personal Guarantee: Mr. Arun MN and Mrs. Dorothy Thomas</p> <p>Repayment Terms & Rate of Interest : 1. Facility type: Cash Credit - Secured Total Facility Amount: ₹ 250.00 Million 2. Tenor: 24 months (renewable at the end of term) 3. Interest: Payable monthly at 8.80% linked to MCLR 3 months</p>	234.04	235.34	-
82	State Bank of India	250.00	<p>Borrowing Entity: Casa Grande Coimbatore LLP Nature of Security : 1. Property: Mortgage on the entities share of land measuring 6.52 Acres bearing survey Nos 29/2, 30/2, 31/2, 32/1,33/14 situated at Kalapatti village, Coimbatore North Taluk, District Coimbatore. 2. Stock & Receivables: Units of the project being constructed, in the Name of Eternia Phase II to the extent of the entity's share. 3. Corporate Guarantee: Casagranda Premier Builder Limited 4. Personal Guarantee: Mr. K.R.Anerudan (Erstwhile Promoter), Mr.Arun MN and Mr. Senthilkumar</p> <p>Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹250.00 Million 2. Repayment: Payable in 5 quarterly instalments commencing from June 2020. 3. Interest: 3.05% plus 1 year marginal cost of fund based lending rate (MCLR) of State bank of India, which resets on monthly basis Loan closed on 03rd May 2021</p>	-	-	110.10



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)***22. Other financial liabilities**

(Carried at amortised cost)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Interest accrued but not due	784.22	211.37	96.47
Accrued expenses	1,001.42	80.63	43.62
Dividend payable	-	-	0.01
Premium payable on debentures	450.14	234.75	119.59
Employee related payables	201.05	9.21	66.66
Total other financial liabilities	2,436.83	535.96	326.35
Current	1,986.69	301.21	206.76
Non current	450.14	234.75	119.59

23. Provisions

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Provision for employee benefits			
Gratuity (refer note 38)	57.92	35.29	36.75
Compensated absences	6.56	1.16	1.51
Total provisions	64.48	36.45	38.26
Current	12.53	1.08	0.96
Non current	51.95	35.37	37.30

24. Other liabilities

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Advance from customers (including cancelled customer)	1,415.27	861.69	1,233.41
Statutory dues and related liabilities	178.65	109.15	86.96
Statutory dues payable-GST	103.71	101.37	229.20
Unearned Revenue	34,515.86	28,661.25	28,654.33
Others	21.93	4.78	13.68
Liability under joint development arrangement	612.57	554.74	610.36
Corpus Fund	234.80	187.99	125.84
Total other liabilities	37,082.79	30,480.97	30,953.78
Current	30,842.51	19,314.74	18,042.93
Non current	6,240.28	11,166.23	12,910.85

25. Trade payables

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Trade payables			
- total outstanding dues of micro small and medium enterprises	959.92	624.43	560.52
- total outstanding dues of creditors other than micro enterprises and small enterprises	3,482.36	3,538.83	1,603.34
Total trade payables	4,442.28	4,163.26	2,163.86
Trade payables	4,396.56	4,128.20	2,163.73
Trade payables to related parties	45.72	35.06	0.13
Total trade payables	4,442.28	4,163.26	2,163.86



Trade payables ageing schedule

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Total outstanding dues of micro, small and medium enterprises			
Less than 1 year	897.80	315.49	542.86
1 -2 years	39.12	291.56	10.82
2-3 years	8.54	10.64	3.35
More than 3 years	14.46	6.74	3.49
Total	959.92	624.43	560.52
Total outstanding dues of creditors other than micro, small and medium enterprises			
Less than 1 year	2,505.04	3,161.81	901.51
1 -2 years	692.90	73.16	295.85
2-3 years	58.08	113.45	173.54
More than 3 years	226.34	190.41	232.44
Total	3,482.36	3,538.83	1,603.34

The identification of Micro, Small and Medium Enterprises Suppliers as defined under "The Micro Small and Medium Enterprises Development Act 2006" is based on information available with the management.

26. Revenue from contracts with customers

	31 March 2023	31 March 2022
Revenue from Construction Segment		
Revenue from real estate development	24,348.96	18,259.99
Revenue from joint development agreement (JDA)	197.51	323.13
Revenue from construction services	137.46	-
Total revenue from contracts with customers	24,683.93	18,583.12
India	24,683.93	18,583.12
Outside India	-	-
Total revenue from contracts with customers	24,683.93	18,583.12
Timing of revenue recognition		
Goods transferred at a point in time	24,348.96	18,259.99
Services transferred over time	334.97	323.13
Total revenue from contracts with customers	24,683.93	18,583.12
Other operating revenues		
Modification income	170.89	146.01
Marketing commission	17.14	11.87
Cancelled customer income	21.11	8.81
Scrap sales	26.46	18.41
Total other operating revenues	235.60	185.10
Total revenue from operations	24,919.53	18,768.22
Contract balances	As at	As at
	31 March 2023	31 March 2022
Contract assets		
Trade receivables	3,172.85	2,186.77
Unbilled revenue	117.95	251.07
Contract liabilities		
Unearned Revenue	34,515.86	28,661.25
Customer advances	1,415.27	861.69



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

*(All amounts are in Million Indian Rupees, unless otherwise stated)***27. Other income**

	31 March 2023	31 March 2022
Gain on Mutual Funds	6.66	43.34
Interest income	148.06	62.90
Fair value gain on financial instruments at fair value through profit and loss	21.15	4.93
Rent income	25.91	12.96
Miscellaneous income	15.55	34.75
	217.33	158.88

28. Cost of raw materials, components and stores consumed

	31 March 2023	31 March 2022
a. Raw material and components consumed		
Inventory at the beginning of the year	237.56	311.31
Add: Purchases	6,639.32	3,443.58
Less: inventory at the end of the year	927.12	237.56
	5,949.76	3,517.33

29. Construction activity expenses

	31 March 2023	31 March 2022
Land cost	15,689.85	6,814.54
Approval, legal and liaison	839.00	301.47
Construction cost	10,147.80	7,922.44
Interest and financial charges	2,916.28	1,730.01
	29,592.93	16,768.46

30. (Increase)/ decrease in stock of flats, land stock and work-in-progress and traded goods

	31 March 2023	31 March 2022
a) Opening balance		
Work-in-progress	35,881.23	33,575.82
Completed flats	35.00	35.00
Land stock	1,706.06	300.41
	37,622.29	33,911.23
Removal of WIP on disposal of subsidiary (refer note (i) below)	-	(89.37)
Addition of WIP on acquisition of subsidiary (refer note (ii) below)	3,007.00	-
Other adjustments to opening WIP (refer note (iii) below)	(577.21)	(395.86)
Total opening balance	40,052.08	33,426.00
b) Closing balance		
Work-in-progress	39,793.96	35,881.23
Completed flats	35.00	35.00
Land stock	15,108.10	1,706.06
Total closing balance	54,937.06	37,622.29
c) Total difference in inventory (a) - (b)	(14,884.98)	(4,196.29)

Notes -

i. This pertains to discontinuing entity - Casa Interior Studio Private Limited which was discontinued during 2021-22,

ii. This pertains to acquisition of subsidiary - Casagrاند Millenia Private Limited which was acquired during 2022-23 and

iii. This relates to movement between work-in progress to Capital Work in Progress / Investment in various entities.



31. Employee benefits expense

	31 March 2023	31 March 2022
Salaries, wages and bonus	473.97	190.51
Contribution to provident and other funds	12.78	13.13
Gratuity expenses (refer note 38)	14.23	10.57
Staff welfare expenses	26.45	28.27
	527.43	242.48

32. Finance costs

	31 March 2023	31 March 2022
Interest on borrowings	2,937.75	1,765.13
Interest on lease liabilities (refer note 37)	34.80	34.37
Other borrowings costs	151.39	192.21
	3,123.94	1,991.71
Less: Borrowing Cost transferred to Construction activity expenses	(2,916.28)	(1,730.01)
	207.66	261.70

33. Depreciation and amortization expense

	31 March 2023	31 March 2022
Depreciation of property, plant and equipment (refer note 3)	122.73	81.78
Amortization of intangible assets (refer note 8)	5.50	3.02
Depreciation on investment properties (refer note 5)	8.61	8.61
Depreciation of Right-of-use assets (refer note 7)	25.15	24.48
	161.99	117.89

34. Other expenses

	31 March 2023	31 March 2022
Power and fuel	2.21	2.66
Rates and taxes	18.11	9.03
Insurance	7.81	4.25
<i>Repairs and maintenance</i>		
Buildings	11.59	19.27
Vehicles	0.64	1.25
Others	34.17	34.07
CSR expenditure (refer details below)	1.85	11.42
Advertising and sales promotion	245.92	83.10
Travelling and conveyance	37.17	18.46
Communication costs	6.49	6.28
Commission and brokerage fees	9.23	4.67
Printing and stationery	1.57	1.98
Legal and professional fees	30.84	18.00
Payment to auditor (refer note below)	9.80	5.20
Donations	6.00	1.82
Software expenses	6.00	6.13
Rent	7.80	8.06
Bank charges	9.48	6.40
Books and periodicals	0.11	0.34
Miscellaneous expenses	3.00	24.69
	449.79	267.08



Payment to Auditors

	31 March 2023	31 March 2022
As auditor:		
Audit fee	6.17	4.55
Tax audit fee	0.48	0.65
In other capacity:		
Other services (certification fees)	3.15	-
	9.80	5.20

Details of CSR expenditure:

As per Section 135 of the Companies Act, 2013, a company, meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years on corporate social responsibility (CSR) activities. The areas for CSR activities are eradication of hunger and malnutrition, promoting education, art and culture, healthcare, destitute care and rehabilitation, environment sustainability, disaster relief and rural development project.

	31 March 2023	31 March 2022
(i) Amount required to be spent by the company during the year	1.85	11.42
(ii) Amount of expenditure incurred / transferred to unspent CSR account	1.85	14.95
(iii) Shortfall at the end of the year	-	(3.52)
(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	-	-

35. Tax expense

	31 March 2023	31 March 2022
Current income tax:		
Current income tax charge	645.16	830.82
AMT Credit	-	-
Deferred tax:		
Relating to origination and reversal of temporary differences	225.88	(299.66)
Income tax expense reported in the statement of profit or loss	871.04	531.16

OCI Section

Net loss/(gain) on remeasurements of defined benefit plans	2.84	(0.96)
Deferred tax charged to OCI	2.84	(0.96)



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)*

	31 March 2023	31 March 2022
Accounting profit before income tax	3,132.28	1,948.45
Tax on Accounting profit at the rate of 25.17%	788.39	490.42
Total tax effect	788.39	490.42
Adjustments recognised in the current year in relation to the current tax of prior years	-	-
Tax impact of Permanent Differences	19.13	-
Adjustments for Difference in tax rates of LLP	63.52	48.70
Income tax expense reported in the statement of profit or loss	871.04	539.12

The Taxation Laws (Amendment) Ordinance, 2019 ('the Ordinance') provides an option to domestic companies to pay income-tax at a lower rate of 25.17% instead of the normal rate of 28.90%, if it opts for not availing of certain specified exemptions or incentives. The Group has made an assessment of the impact of the Ordinance and has decided to opt for the lower tax rate of 25.17%. (expect few subsidiary) Consequently, the Group has continued to measure the current and deferred taxes at the normal rate of 25.17%.

35a Discontinued Operation

	As at 31 March 2023	As at 31 March 2022
A. Results of discontinued operation		
Income	-	1,065.95
Expense	-	1,014.54
Results from Discontinued operations before tax	-	51.42
Tax	-	7.96
Results from Discontinued operations after tax	-	43.46

The Holding Company has sold its investment stake in Casa Grande Propcare Private Limited and Casa Interior Studio Private Limited to Casagrاند Millenia Private Limited, constituted as "Discontinued Operations" in accordance with Indian Accounting Standard - Discontinuing Operations: as accordingly, the disclosures as required by Indian accounting standard are provided



36. Earnings Per share

	31 March 2023	31 March 2022
Profit/(loss) for the year from continuing operations (A1)	2,261.23	1,417.27
Profit/(loss) from discontinued operations after tax (A2)	-	43.45
Total profit/(loss) for the year (A3)	2,261.23	1,460.72

Equity Shares

Number of shares at the beginning of the year (refer note below)	174,650,000	174,650,000
Add :- Shares issued during the year	-	-
Total Number of shares outstanding at the end of the year (B)	174,650,000	174,650,000

Weighted average number of shares outstanding during the year - Basic	174,650,000	174,650,000
Add :- Weighted average number of shares that have dilutive effect on EPS	-	-
Weighted average number of shares outstanding during the year – Diluted (C)	174,650,000	174,650,000

Earning per share of par value ₹2 – Basic (D = A1 / B) from continuing operations (In ₹)	12.95	8.11
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Earning per share of par value ₹2 – Diluted (E = A1 / C) from continuing operations (In ₹)	12.95	8.11
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Earning per share of par value ₹2 – Basic (D = A2 / B) Profit/(loss) from discontinued operations after tax (In ₹)	-	0.25
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Earning per share of par value ₹2 – Diluted (E = A2 / C) Profit/(loss) from discontinued operations after tax (In ₹)	-	0.25
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Earning per share of par value ₹2 – Basic (D = A3 / B) from Continuing and discontinued operations (In ₹)	12.95	8.36
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Earning per share of par value ₹2 – Diluted (E = A3 / C) from Continuing and discontinued operations (In ₹)	12.95	8.36
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Note : Number of equity shared have been adjusted for sub-division and bonus issue (refer note 55(iv))



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

*(All amounts are in Million Indian Rupees, unless otherwise stated)***37. Leases**

The Company has lease contracts for various items of buildings. Leases generally have lease terms upto 10 years. Generally, the Company is restricted from assigning and subleasing the leased assets. There are several lease contracts that include extension and termination options and variable lease payments, which are further discussed below.

A. Company as a lessee

Set out below are the carrying amount of right-of-use assets recognised and movements during the period:

	Buildings	Total
As at 1 April 2021	284.64	284.65
Additions/(Deletions) during the year	(36.65)	(36.65)
Depreciation during the year	(24.48)	(24.48)
As at 31 March 2022	223.51	223.52
Additions/(Deletions) during the year	52.90	52.90
Depreciation during the year	(25.15)	(25.15)
As at 31 March 2023	251.26	251.27

Set out below are the carrying amounts of lease liabilities and the movements during the period:

	Buildings	Total
As at 1 April 2021	266.56	266.56
Additions/(Deletions) during the year	(23.93)	(23.93)
Accretion of interest	34.37	34.37
Payments during the year	(46.67)	(46.67)
As at 31 March 2022	230.33	230.33
Additions/(Deletions) during the year	49.32	49.32
Accretion of interest	34.80	34.80
Payments during the year	(40.24)	(40.24)
As at 31 March 2023	274.21	274.21

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Current	11.57	5.63	4.31
Non-current	262.64	224.70	262.25

Statement of profit or loss

	31 March 2023	31 March 2022
Depreciation expense of right-of-use assets	25.15	24.48
Interest expense on lease liabilities	34.80	34.37
Total amount recognised in Statement of profit or loss	59.95	58.85

Statement of cashflows

	31 March 2023	31 March 2022
Total cash outflow for leases	40.24	46.67
Total amount recognised in Statement of Cash Flows	40.24	46.67



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)***38 Gratuity and other post-employment benefit plans****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,

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.

The following tables set out the funded status of gratuity plans and the amount recognized in Group's financial statements :

1. The amounts recognized in the Balance Sheet are as follows:

Particulars	As at	As at
	31 March 2023	31 March 2022
Present value of the obligation as at the end of the year	57.92	35.29
Fair value of plan assets as at the end of the year	-	-
Net liability recognized in the Balance Sheet	57.92	35.29
Non-current	45.39	34.21
Current	12.53	1.08

2. Changes in the present value of defined benefit obligation

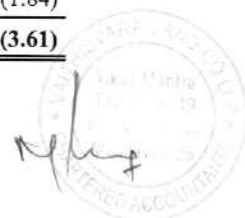
Particulars	As at	As at
	31 March 2023	31 March 2022
Defined benefit obligation as at beginning of the year	35.29	36.75
Current Service cost	11.50	8.53
Transfer in/(out) obligation	-	(6.82)
Interest cost	2.73	2.04
Actuarial losses/(gains) arising from		
- change in financial assumptions	(1.44)	(1.77)
- change in demographic assumptions	10.16	-
- experience variance (i.e. Actual experiences assumptions)	4.38	(1.84)
Benefits paid	(4.70)	(1.60)
Defined benefit obligation as at the end of the year	57.92	35.29

3. Expenses recognized in Statement of profit and loss Account

Particulars	As at	As at
	31 March 2023	31 March 2022
Current Service Cost	11.50	8.53
Interest Cost	2.73	2.04
Expenses recognised in statement of Profit and Loss	14.23	10.57

4. Other Comprehensive income

Particulars	As at	As at
	31 March 2023	31 March 2022
Actuarial losses/(gains) arising from	-	-
- change in financial assumptions	(1.44)	(1.77)
- change in demographic assumptions	10.16	-
- experience variance (i.e. Actual experiences assumptions)	4.38	(1.84)
Amounts recognized in Other Comprehensive (Income) / Expense	13.10	(3.61)



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)***5. Assumption**

Particulars	As at	As at
	31 March 2023	31 March 2022
Discount Rate	7.30%	7.30%
Salary Escalation Rate	5.00%	5.00%
Attrition rate	20.00%	2.00%

6. Sensitivity to key assumptions

Particulars	As at	As at
	31 March 2023	31 March 2022
a. Discount rate Sensitivity		
Increase by 0.5%	56.76	229.46
(% change)	-1.92%	-7.00%
Decrease by 0.5%	59.11	265.22
(% change)	2.00%	7.00%
b. Salary growth rate Sensitivity		
Increase by 0.5%	59.08	263.91
(% change)	1.90%	6.00%
Decrease by 0.5%	56.80	230.18
(% change)	-1.88%	-6.00%
c. Withdrawal rate (W.R.) Sensitivity		
Increase by 0.5%	57.86	248.33
(% change)	0.15%	1.00%
Decrease by 0.5%	57.89	244.52
(% change)	-0.28%	-1.00%

7. Expected Future Cashflows (Undiscounted)

Particulars	As at	As at
	31 March 2023	31 March 2022
Year 1 Cashflow	11.07	1.08
Year 2 Cashflow	10.60	1.29
Year 3 Cashflow	8.89	1.91
Year 4 Cashflow	7.87	1.61
Year 5 Cashflow	7.32	1.61
Year 6 to Year 10 Cashflow	22.15	10.11

c. Compensated absences

The Company's net obligation in respect of Compensated absences is the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value, and the fair value of any related assets is deducted. The obligation is measured on the basis of an annual independent actuarial valuation using the projected unit credit method.

1. Assumption

Particulars	As at	As at
	31 March 2023	31 March 2022
Discount Rate	7.30%	7.30%
Salary Growth Rate	5.00%	5.00%
Withdrawal Rate	20.00%	2.00%



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)***39. Commitments and contingencies****(a) Commitments**

Estimated amounts of contracts remaining to be executed on capital account and not provided for:

(i) Capital expenditure commitments: (31 March 2023 - Nil ; 31 March 2022 - Nil ; 01 April 2021 - Nil).

(ii) Interest and claims by customers/ Land owners in Joint development may be payable as and when the outcome of the related matters are finally determined and hence not been included above. Management based on historical trends, believes that no material liability will devolve on the Group in respect of these matters.

(b) Contingent liability

(i) Claims against the Group not acknowledged as debts

Particulars	As at	As at	As at
	31 March 2023	31 March 2022	01 April 2021
Income tax	945.94	1,100.34	277.38
Service tax and GST	28.90	25.79	43.64
Stamp duty	16.29	16.29	16.29
Shelter fee	-	26.73	26.73
Sales tax	-	25.47	61.12
Other matters*	1,952.89	83.27	48.49
	2,944.02	1,277.89	473.65

Note : Reference is invited to certain legal proceedings filed by Mr. Damodaran Senthil kumar as mentioned in events after reporting period [Note: 55(v)]. Pending outcome of the said legal proceedings, the company estimates a contingent liability of Rs. 181.50 million which is the maximum exposure that the company may face if there is an unfavorable order from the courts/authorities. The company, however, is optimistic about the outcome of the above proceedings in its favour.

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

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

c) Corporate guarantee

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 ₹14,924 Mn as on 31st March 2023, ₹10,506 Mn as on 31st March 2022 and ₹10,989 Mn as on 01st April 2021.



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

40. Related party disclosure

a) Names of related parties and nature of relationship

Relationship	31 March 2023	31 March 2022
Key Management personnel	Mr.Arun MN	Mr.Arun MN
	NA	Mr.K.R.Anerudan (Till 23/04/2021)
	Mrs. Dorothy Thomas	Mrs. Dorothy Thomas (From 23/04/2021)
	Mrs. Nisha Abhishek Jha (CS)	Mrs. Nisha Abhishek Jha (CS) (From 04/08/2021)
	NA	Mr. Ashok Kumar (CS) (Till 30/06/2021)
Key management personnel in subsidiaries	Mr.Siva Shankar Reddy	Mr.Siva Shankar Reddy
	Mr.Ashok Kumar R (Till June 2022)	Mr.Ashok Kumar R
	Mr. Raghunathan Sumanth Krishna	Mr. Raghunathan Sumanth Krishna
	Mr. Rajneesh Jain	Mr. Rajneesh Jain
	Mr. Jagmohan	NA
	Mr. Chakravarthy Gopalan Sathish	Mr. Chakravarthy Gopalan Sathish
Relatives of key management personnel	Ms.Lalitha	Ms.Lalitha
	Mrs.I Suguna	Mrs.I Suguna
	Mrs.J.Rajeshwari	Mrs.J.Rajeshwari
Entities in which key management personnel exercise significant influence	Blitzkrieg Technology Private Limited	Blitzkrieg Technology Private Limited
	Propel Holdings LLP	Propel Holdings LLP
	Iris Development LLP	Iris Development LLP
	Blue Sea Homes Search LLP	Blue Sea Homes Search LLP
	Gallante Promoter LLP	Gallante Promoter LLP
	Sky Magna LLP	Sky Magna LLP (From 01/02/2022)
	Nobilitas Home Search LLP	Nobilitas Home Search LLP
	Sea View Home Search LLP	Sea View Home Search LLP



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

Relationship	31 March 2023	31 March 2022
Entities in which key management personnel exercise significant influence	Solace Gated Community LLP	Solace Gated Community LLP
	Venerate Homes Search LLP	Venerate Homes Search LLP
	Zest Home Search LLP	Zest Home Search LLP
	Casagrand Supreme Home LLP	Casagrand Supreme Home LLP
	AAK Realty Services LLP	AAK Realty Services LLP
	Arun Hope Foundation	Arun Hope Foundation
	Casagrand Millenia Private Limited (till 20/03/2023)	Casagrand Millenia Private Limited
	Casagrand Bright Kids Private Limited	Casagrand Bright Kids Private Limited
	Chengalpattu Warehousing Parks Private Limited	Chengalpattu Warehousing Parks Private Limited
	Arun Family Trusteeship LLP	Arun Family Trusteeship LLP
	Casagrand Arun MN Academy Foundation	Casagrand Arun MN Academy Foundation
	Casa Interior Studio Private Limited	Casa Interior Studio Private Limited (From 01/02/2022)
	Casa Grande Propcare Private Limited	Casa Grande Propcare Private Limited (From 01/02/2022)
	Casagrand Starpark Private Limited	Casagrand Starpark Private Limited
	Casagrand Luxor Private Limited (from 10/10/2022)	NA
	Chengalpattu Logistics Parks Private Limited	Chengalpattu Logistics Parks Private Limited
NA	Anirudh Aapt Private Limited (Casa Grande Panache Private Limited) (Till 23/04/2021)	
Spacio Premier Global Park Private Limited	Spacio Premier Global Park Private Limited	



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)***b) Transactions with related parties**

Name of related party	Nature of Transaction	31 March 2023	31 March 2022
AAK Realty Services LLP	Advertising income	0.96	7.26
AAK Realty Services LLP	Interest income	37.95	-
AAK Realty Services LLP	Recovery of Expenses	118.94	-
AAK Realty Services LLP	Interest Expenses	0.92	0.02
Casagrand Arun Mn Academy Foundation	Advertising income	4.66	-
Casa Grande Propcare Private Limited	Facility Management services	152.52	48.98
Casa Interior Studio Private Limited	Interest income	5.40	5.40
Casa Interior Studio Private Limited	Lease hold improvements	12.12	14.56
Casagrand Arun Mn Academy Foundation	Rental Income	0.17	-
Casagrand Arun MN Academy Foundation	Advertisement expenses	70.00	-
Casagrand Luxor Private Limited	Interest income	0.01	NA
Casagrand Millenia Private Limited	Income	NA	246.95
IRIS Development LLP	Income	59.24	-
Casagrand Millenia Private Limited	Interest income	NA	20.44
Casagrand Millenia Private Limited	Recovery of Expenses	NA	370.70
Casagrand Millenia Private Limited	Advertising income	NA	3.07
Casagrand Millenia Private Limited	Interest Expenses	NA	48.44
Chengalpattu Logistics Parks Private Limited	Project Management & Consultancy Income	25.04	-
Chengalpattu Warehousing Parks Private Limited	Revenue on Construction	82.27	-
Chengalpattu Warehousing Parks Private Limited	Trade Receivables - Received	79.61	-
Gallante Promoter LLP	Interest income	3.43	20.82
Gallante Promoter LLP	Interest Expenses	0.08	-
IRIS Development LLP	Brokerage and commission	-	4.65
Mr.Arun MN	Directors remuneration	8.16	8.16
Casagrand Luxor Private Limited	Loan given	0.21	NA
AAK Realty Services LLP	Loan given	204.55	6.68
Arun Hope Foundation	Loan given	1.17	5.24
Casa Grande Propcare Private Limited	Loan given	5.40	-
Casa Interior Studio Private Limited	Loan given	-	11.23



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

Name of related party	Nature of Transaction	31 March 2023	31 March 2022
Casagrاند Arun Mn Academy Foundation	Loan given	-	0.10
Chengalpattu Logistics Parks Private Limited	Loan given	-	6.75
Gallante Promoter LLP	Loan given	9.36	119.35
IRIS Development LLP	Loan given	19.06	7.37
Casagrاند Millenia Private Limited	Loans repaid	NA	82.96
Gallante Promoter LLP	Loans repaid	0.86	162.20
Gallante Promoter LLP	Loan received	-	1.01
IRIS Development LLP	Loan received	0.78	-
Casagrاند Starpark Private Limited	Loan received	3.15	0.30
AAK Realty Services LLP	Loan received	3.93	4.03
Casa Interior Studio Private Limited	Loan recovered	2.63	15.17
Chengalpattu Logistics Parks Private Limited	Loan recovered	6.45	-
Gallante Promoter LLP	Loan recovered	-	1.42
Casa Grande Propcare Private Limited	Trade payables - Paid	141.86	21.79
Casagrاند Arun MN Academy Foundation	Trade payables - Paid	70.00	-
IRIS Development LLP	Trade payables - Paid	0.92	3.73
Casa Interior Studio Private Limited	Trade payables - Paid	11.20	-
AAK Realty Services LLP	Trade Receivables - Received	158.83	-
Chengalpattu Logistics Parks Private Limited	Trade Receivables - Received	21.98	-
AAK Realty Services LLP	Interest received	33.06	-
AAK Realty Services LLP	Interest Paid	0.83	-

c) Balances with related parties

Name of related party	Nature of Balance	31 March 2023	31 March 2022
Casa Interior Studio Private Limited	Advance to suppliers	0.75	0.75
AAK Realty Services LLP	Interest Payables	0.09	0.02
Casagrاند Millenia Private Limited	Interest Payables	NA	48.44
Gallante Promoter LLP	Interest Payables	0.08	-
AAK Realty Services LLP	Interest receivable	4.89	-
Casa Interior Studio Private Limited	Interest receivable	30.11	25.26
Casagrاند Luxor Private Limited	Interest receivable	0.01	NA
Casagrاند Millenia Private Limited	Interest receivable	NA	20.44
Casagrاند Starpark Private Limited	Interest receivable	165.59	165.59
Gallante Promoter LLP	Interest receivable	24.24	20.82
Propel Holdings LLP	Interest receivable	1.68	1.68
AAK Realty Services LLP	Loan given	211.24	6.69
Arun Hope Foundation	Loan given	6.40	5.24
Blitzkrieg Technology Private Limited	Loan given	0.11	0.11



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Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

c) Balances with related parties (continued)

Name of related party	Nature of Balance	31 March 2023	31 March 2022
Blue Sea Homes Search LLP	Loan given	0.24	0.24
Casa Grande Propcare Private Limited	Loan given	118.96	113.56
Casa Interior Studio Private Limited	Loan given	54.34	56.97
Casagrand Arun MN Academy Foundation	Loan given	0.10	0.10
Casagrand Starpark Private Limited	Loan given	230.79	230.79
Gallante Promoter LLP	Loan given	127.19	117.93
Chengalpattu Logistics Parks Private Limited	Loan given	0.30	6.75
IRIS Development LLP	Loan given	38.70	19.64
Nobilitas Home Search LLP	Loan given	0.24	0.24
Anirudh Aapt Private Limited (Casa Grande Panache Private Limited)	Loan given	NA	0.39
Propel Holdings LLP	Loan given	43.26	43.26
Sea View Home Search LLP	Loan given	0.18	0.18
Solace Gated Community LLP	Loan given	0.18	0.18
Venerate Homes Search LLP	Loan given	0.30	0.30
Zest Home Search LLP	Loan given	1.03	1.03
Casagrand Luxor Private Limited	Loan given	0.21	NA
AAK Realty Services LLP	Short term borrowings	0.10	4.03
Casa Interior Studio Private Limited	Short term borrowings	0.16	0.16
Casagrand Starpark Private Limited	Short term borrowings	12.95	9.80
Gallante Promoter LLP	Short term borrowings	0.15	1.01
IRIS Development LLP	Short term borrowings	0.78	-
Propel Holdings LLP	Short term borrowings	2.49	2.49
Casa Grande Propcare Private Limited	Trade payables	44.51	33.85
Casa Interior Studio Private Limited	Trade payables	1.08	0.16
IRIS Development LLP	Trade receivables	59.24	-
IRIS Development LLP	Trade payables	0.13	1.05
AAK Realty Services LLP	Trade receivables	6.28	7.26
Casagrand Arun MN Academy Foundation	Trade receivables	0.17	-
Chengalpattu Logistics Parks Private Limited	Trade receivables	3.06	-
Casagrand Arun Mn Academy Foundation	Trade receivables	4.66	-
Casagrand Millenia Private Limited	Trade receivables	NA	689.66
Chengalpattu Warehousing Parks Private Limited	Trade receivables	2.66	-



CASAGRAN PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

41. Fair value measurements

The details of fair value measurement of Group's financial assets/liabilities are as below:

Financial assets/liabilities measured at FairValue through profit/loss:

	Level	As at	As at	As at
		31 March 2023	31 March 2022	01 April 2021
Investments in quoted investments -mutual funds	1	541.49	540.02	1,566.92

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the restated consolidated financial information.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. The Mutual fund are valued using the closing NAV.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the-counter derivatives) is determined

using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs

required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. There have been no transfers between levels during the period.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, short term investments, loans, trade payables, borrowings and other financial assets and liabilities approximate their fair values largely due to the short-term maturities.

The following methods and assumptions were used to estimate the fair values:

- Refer note 5 with respect to investment properties
- The quoted investments (mutual funds) are valued using the quoted market prices in active markets.

Set out below, is a comparison by class of the carrying amounts and fair value of the Group's financial instruments:

	As at		As at	
	31 March 2023		31 March 2022	
	Carrying Value	Fair value	Carrying Value	Fair value
Financial Assets				
Other financial assets	893.50	893.50	596.29	596.29
Trade receivables	3,172.86	3,172.86	2,186.77	2,186.77
Cash and cash equivalents	2,945.54	2,945.54	820.39	820.39
Bank balances other than cash and cash equivalents	522.47	522.47	467.51	467.51
Loans	833.77	833.77	603.59	603.59
Financial Liabilities				
Borrowings	24,502.05	24,502.05	12,026.03	12,026.03
Trade payables	4,442.28	4,442.28	4,163.26	4,163.26
Other financial liabilities	2,436.83	2,436.83	535.96	535.96
Lease liabilities	274.21	274.21	230.33	230.33



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

	As at 01 April 2021	
	Carrying Value	Fair value
Financial Assets		
Other financial assets	640.21	640.21
Trade receivables	2,433.96	2,433.96
Cash and cash equivalents	1,677.29	1,677.29
Bank balances other than cash and cash equivalents	516.49	516.49
Loans	310.98	310.98
Financial Liabilities		
Borrowings	11,163.43	11,163.43
Trade payables	2,163.86	2,163.86
Other financial liabilities	326.35	326.35
Lease liabilities	266.56	266.56

42. Capital Management

The Group's objectives of capital management is to maximize the shareholder value. In order to maintain or adjust the capital structure, the Group may adjust the return to shareholders, issue/ buyback shares or sell assets to reduce debt. The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The Group monitors capital using a gearing ratio, which is net debt divided by total equity plus net debt as below.

•Equity includes equity share capital and all other equity components attributable to the equity holders.

•Net debt includes borrowings (non-current and current), Lease liabilities, less cash and cash equivalents (including bank balances other than cash and cash equivalents, margin money deposits with banks and Short Term liquid Investments)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Financial liabilities (non-current and current)	24,502.05	12,026.03	11,163.43
Lease liabilities	274.21	230.33	266.56
Net Debt (A)	24,776.26	12,256.36	11,429.99
Equity share capital	49.90	49.90	49.90
Other equity	4,372.55	2,137.05	650.90
Equity (B)	4,422.45	2,186.95	700.80
Equity plus net debt (C= A+B)	29,198.71	14,443.31	12,130.79
Gearing ratio (D = A/C)	84.85%	84.86%	94.22%

In order to achieve the objective of maximize shareholders value, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. There have been no breaches in the financial covenants of above-mentioned interest-bearing borrowing.

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

43. Financial risk management objectives and policies

The Group's principal financial liabilities, comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations.

The Group's principal financial assets include loans, trade, other receivables and cash and cash equivalents and bank balances other than cash and cash equivalents that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's management oversees the management of these risks and ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives.



i. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2023, March 31, 2022, April 01, 2021. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2023, March 31, 2022, April 01, 2021

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables

The Group is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Group's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Group is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in interest rates, with all other variables held constant. The impact on the Group's profit before tax is due to changes in the fair value of non-current and current borrowings and other current and non current financial liabilities.

	Change in rate	Effect of profit before tax
31 March 2023	+1%	31.24
	-1%	(31.24)
31 March 2022	+1%	19.92
	-1%	(19.92)
01 April 2021	+1%	19.36
	-1%	(19.36)

The Group invests surplus funds in liquid mutual funds. The Group is exposed to market price risk arising from uncertainties about future values of the investment. The Group manages the equity price risk through investing surplus funds on liquid mutual funds for short term basis.

The table below summarises the impact of increase/decrease of the Net Asset Value (NAV) on the profit for the year. The analysis is based on the assumption that the NAV price would increase 5% and decrease by 5% with all variable constant.

	Change in rate	Increase/ (decrease) in profit
31 March 2023	+5%	0.33
	-5%	(0.33)
31 March 2022	+5%	2.17
	-5%	(2.17)
01 April 2021	+5%	0.93
	-5%	(0.93)

ii. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. The Group's exposure to credit risk arises majorly from trade receivables/ unbilled revenue and other financial assets.

Other financial assets like security deposits, loans and bank deposits are mostly with employees, government bodies and banks and hence, the Group does not expect any credit risk with respect to these financial assets.

With respect to trade receivables/ unbilled revenue, the Group has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Group creates allowance for all unsecured receivables based on lifetime expected credit loss ('ECL').



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)**Notes to Consolidated Financial Statements for the period ended 31 March 2023***(All amounts are in Million Indian Rupees, unless otherwise stated)***iii. Liquidity risk**

The Group's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The Group believes that the cash and cash equivalents is sufficient to meet its current requirements. Accordingly no liquidity risk is perceived.

The break-up of cash and cash equivalents, deposits and investments is as below.

	31 March 2023	31 March 2022	01 April 2021
Cash and cash equivalents	2,945.54	820.39	1,677.29
Bank balances other than cash and cash equivalents	522.47	467.51	516.49
Investments	541.31	540.02	1,566.92

The table below summarises the maturity profile of the Group's financial liabilities at the reporting date. The amounts are based on contractual undiscounted payments.

	Maturity period	31 March 2023	31 March 2022	01 April 2021
Financial liabilities - current				
Financial liabilities (current)	Within a year	9,747.06	7,199.36	5,794.49
Lease liabilities	Within a year	11.57	5.63	4.31
Financial liabilities - non current				
Financial liabilities	Between 1 - 3 years	21,634.10	9,525.89	7,859.15
Lease liabilities	Between 1 - 10 years	262.64	224.70	262.25



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

44. Additional information as required by paragraph 2 Of The General Instructions For Preparation Of Consolidated Financial Statements in Schedule III of the Companies Act, 2013 for the period ended 31 March 2023:

Name of the Entity	Country of incorporation and principal place of business	Portion of ownership interests held by the group as on
		31 March 2023
Casa Grande Civil Engineering Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Grace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Staylogy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Horizons Private Limited	India,Chennai,Tamil Nadu	100.00%
Gazy Mag Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Magick Rufy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Smart Value Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Milestone Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Zest Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Axiom Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Garden City Builders Private Limited	India,Bengaluru,Karnataka	100.00%
Casagrاند Vistaaz Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Coimbatore LLP	India,Coimbatore,Tamil Nadu	90.00%
Casa Grande Enterprises LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Shelter LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Vallam LLP	India,Chennai,Tamil Nadu	99.00%
Grace Gated Community LLP	India,Chennai,Tamil Nadu	99.00%
Casagrاند Bizpark Private Limited (wef 10-01-2022)/ Casagrاند Dream Home Private Limited	India,Chennai,Tamil Nadu	100.00%
Danub Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Dawning Developers LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Realtors LLP	India,Chennai,Tamil Nadu	99.90%
Casagrاند Aesthetic Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Regale Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Spaccintell Private Limited	India,Chennai,Tamil Nadu	71.65%
Upstay Builder Private Limited	India,Chennai,Tamil Nadu	66.00%
Casagrاند Zingo Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Exotia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Hyderwise Private Limited	India,Hyderabad,Telangana	100.00%
Casagrاند Everta Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Vivacity Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Vivaace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Fresh Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Magnum Private Limited (wef 22-02-2022) / SHV LPG India Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Anchor Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Stage7 Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Perch Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Beacon Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Lotus Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Blue Horizon Private Limited	India,Chennai,Tamil Nadu	100.00%
Exotia Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Flock Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Fittedhomes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Alpine Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Millenia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Astute Private Limited	India,Chennai,Tamil Nadu	100.00%



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

45. Additional information as required under schedule III of Companies Act 2013

S.No	Nature of entity	Net Assets/(Total assets- Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)		As a % of consolidated Profit/(Loss)		As a % of consolidated Profit/(Loss)		As a % of consolidated Profit/(Loss)	
		Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
Holding Company:									
	Casagrاند Builder Private Limited	34%	1,491.35	34%	758.45	70%	(7.18)	33%	751.27
	Consolidation Eliminations/Adjustments	-21%	(914.49)	2%	47.88	0%	-	2%	47.88
Subsidiaries (directly held)									
1	Casa Grande Civil Engineering Private Limited	28%	1,242.25	1%	13.75	15%	(1.54)	1%	12.21
2	Casa Grande Grace Private Limited	9%	397.21	7%	167.53	0%	-	7%	167.53
3	Casagrاند Staylogy Private Limited	0%	20.12	0%	7.65	0%	-	0%	7.65
4	Casa Grande Homes Private Limited	22%	980.54	26%	597.04	0%	-	27%	597.04
5	Casagrاند Horizons Private Limited	0%	(1.28)	0%	(0.52)	0%	-	0%	(0.52)
6	Gazy Mag Private Limited	-1%	(38.74)	-1%	(27.48)	0%	-	-1%	(27.48)
7	Casagrاند Magick Ruffy Private Limited	2%	90.49	4%	90.05	0%	-	4%	90.05
8	Casa Grande Smart Value Homes Private Limited	0%	(6.55)	0%	1.55	0%	-	0%	1.55
9	Casa Grande Milestone Private Limited	3%	150.09	6%	135.29	0%	-	6%	135.29
10	Casa Grande Zest Private Limited	1%	40.04	0%	7.33	0%	-	0%	7.33
11	Casa Grande Axiom Private Limited	9%	404.73	15%	328.72	0%	-	15%	328.72
12	Casa Grande Garden City Builders Private Limited	-8%	(344.19)	-8%	(172.07)	5%	(0.55)	-8%	(172.62)
13	Casagrاند Vistaaz Private Limited	1%	44.75	1%	23.65	0%	-	1%	23.65
14	Casa Grande Coimbatore LLP	10%	455.55	7%	166.47	10%	(1.06)	7%	165.41
15	Casa Grande Enterprises LLP	4%	186.36	0%	7.26	0%	-	0%	7.26
16	Casa Grande Shelter LLP	2%	93.74	1%	12.94	0%	-	1%	12.94
17	Casa Grande Vallam LLP	6%	278.23	-1%	(20.27)	0%	-	-1%	(20.27)
18	Grace Gated Community LLP	11%	509.01	1%	32.22	0%	-	1%	32.22
19	Danub Homes Private Limited	0%	(14.79)	0%	(1.61)	0%	-	0%	(1.61)
20	Dawning Developers LLP	10%	426.62	-2%	(48.38)	0%	-	-2%	(48.38)
21	Casa Grande Realtors LLP	0%	19.81	1%	33.64	0%	-	1%	33.64
22	Casagrاند Aesthetic Private Limited	0%	5.47	0%	2.92	0%	-	0%	2.92
23	Casagrاند Regale Private Limited	0%	0.01	0%	(0.03)	0%	-	0%	(0.03)
24	Casagrاند Bizpark Private Limited / Casagrاند Dream Home Private Limited (10-01-2022)	-2%	(71.98)	-2%	(39.77)	-1%	0.06	-2%	(39.71)
25	Casagrاند Spaceintell Private Limited	0%	(6.06)	0%	(1.89)	0%	0.01	0%	(1.88)
26	Upstay Builder Private Limited	0%	1.52	0%	2.40	0%	-	0%	2.40
27	Casagrاند Zingo Private Limited	0%	0.07	0%	(0.01)	0%	-	0%	(0.01)
28	Casagrاند Exotia Private Limited	0%	(0.19)	0%	(0.15)	0%	-	0%	(0.15)
29	Casagrاند Hyderwise Private Limited	0%	(10.81)	0%	(7.58)	0%	-	0%	(7.58)
30	Casagrاند Everta Private Limited	0%	0.04	0%	(0.04)	0%	-	0%	(0.04)
31	Casagrاند Vivacity Private Limited	0%	0.05	0%	(0.03)	0%	-	0%	(0.03)
32	Casagrاند Vivaace Private Limited	0%	(0.59)	0%	(0.09)	0%	-	0%	(0.09)
33	Casagrاند Fresh Private Limited	0%	0.02	0%	(0.06)	0%	-	0%	(0.06)
34	Casagrاند Anchor Private Limited	0%	(0.04)	0%	(0.12)	0%	-	0%	(0.12)
35	Casagrاند Stage7 Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
36	Casagrاند Perch Builder Private Limited	0%	(10.83)	0%	(10.95)	0%	-	0%	(10.95)
37	Casagrاند Beacon Private Limited	0%	0.05	0%	(0.05)	0%	-	0%	(0.05)
38	Casagrاند Lotus Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
39	Casagrاند Blue Horizon Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
40	Exotia Builder Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
41	Flock Builder Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
42	Casagrاند Fittedhomes Private Limited	0%	(2.43)	0%	(2.53)	0%	-	0%	(2.53)
43	Casagrاند Alphine Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
44	Casagrاند Millenia Private Limited	-22%	(970.09)	7%	160.31	0%	-	7%	160.31
45	Casagrاند Astute Private Limited	0%	(1.90)	0%	(2.00)	0%	-	0%	(2.00)
	Total	100%	4,443.57	100.00%	2,261.24	100.00%	(10.26)	100.00%	2,250.98
	Less: Non controlling interest		(21.12)		(15.48)		-		(15.48)
	Total after adjusting Non controlling interest		4,422.45		2,245.76		(10.26)		2,235.50



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

46. Additional information as required by paragraph 2 Of The General Instructions For Preparation Of Consolidated Financial Statements in Schedule III of the Companies Act, 2013 for the period ended 31 March 2022:

Name of the Entity	Country of incorporation and principal place of business	Portion of ownership interests held by the group as on
		31 March 2022
Casa Grande Civil Engineering Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Grace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Interior Studio Private Limited	India,Chennai,Tamil Nadu	0.00%
Casa Grande Prop Care Private Limited	India,Chennai,Tamil Nadu	0.00%
Casagrاند Staylogy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Horizons Private Limited	India,Chennai,Tamil Nadu	100.00%
Gazy Mag Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Magick Ruffy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Smart Value Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Milestone Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Zest Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Axiom Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Garden City Builders Private Limited	India,Bengaluru,Karnataka	100.00%
Casagrاند Vistaaz Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Coimbatore LLP	India,Coimbatore,Tamil Nadu	90.00%
Casa Grande Enterprises LLP	India,Chennai,Tamil Nadu	98.00%
Casa Grande Shelter LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Vallam LLP	India,Chennai,Tamil Nadu	99.00%
Grace Gated Community LLP	India,Chennai,Tamil Nadu	99.00%
Danub Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Dawning Developers LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Realtors LLP	India,Chennai,Tamil Nadu	99.90%
Casagrاند Aesthetic Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Regale Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Bizpark Private Limited (wef 10-01-2022) / Casagrاند Dream Home Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Spaceintell Private Limited	India,Chennai,Tamil Nadu	100.00%
Upstay Builder Private Limited	India,Chennai,Tamil Nadu	66.00%
Casagrاند Zingo Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Exotia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Hyderwise Private Limited	India,Hyderabad,Telangana	100.00%
Casagrاند Everta Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Vivacity Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Vivaace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Fresh Private Limited	India,Chennai,Tamil Nadu	75.00%
Casagrاند Magnum Private Limited (wef 22-02-2022) / SHV LPG India Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrاند Anchor Private Limited	India,Chennai,Tamil Nadu	100.00%



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrاند Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

47. Additional information as required under schedule III of Companies Act 2013

S.No	Nature of entity	Net Assets (Total assets - Total liabilities)		Share in Profit/Loss		Share in other Comprehensive Income		Share in Total Comprehensive Income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
Holding Company:									
	Casagrاند Builder Private Limited	34%	740.08	-14%	(206.37)	57%	1.50	-14%	(204.87)
	Consolidation Eliminations/Adjustments	-75%	(1,664.36)	-2%	(29.52)	0%	-	-2%	(29.52)
Subsidiaries (directly held)									
1	Casa Grande Civil Engineering Private Limitec	56%	1,230.04	39%	573.53	33%	0.88	39%	574.41
2	Casa Grande Grace Private Limited	10%	229.68	13%	189.96	0%	-	13%	189.96
3	Casa Interior Studio Private Limited	0%	-	2%	24.95	0%	-	2%	24.95
4	Casa Grande Prop Care Private Limited	0%	-	1%	18.50	0%	-	1%	18.50
5	Casagrاند Staylogy Private Limited	1%	12.47	0%	2.72	0%	-	0%	2.72
6	Casa Grande Homes Private Limited	17%	383.50	21%	308.06	0%	-	21%	308.06
7	Casagrاند Horizons Private Limited	0%	(0.76)	0%	(0.08)	0%	-	0%	(0.08)
8	Gazy Mag Private Limited	-1%	(11.26)	-1%	(10.72)	0%	-	-1%	(10.72)
9	Casagrاند Magick Rufy Private Limited	0%	0.44	0%	1.99	0%	-	0%	1.99
10	Casa Grande Smart Value Homes Private Limited	0%	(8.10)	0%	(4.42)	0%	-	0%	(4.42)
11	Casa Grande Milestone Private Limited	1%	14.80	1%	14.90	0%	-	1%	14.90
12	Casa Grande Zest Private Limited	1%	32.71	5%	66.78	0%	-	5%	66.78
13	Casa Grande Axiom Private Limited	3%	76.01	6%	81.41	0%	-	6%	81.41
14	Casa Grande Garden City Builders Private Limited	-8%	(171.57)	4%	52.31	-2%	(0.06)	4%	52.25
15	Casagrاند Vistaaz Private Limited	1%	21.10	5%	74.34	0%	-	5%	74.34
16	Casa Grande Coimbatore LLP	13%	295.65	10%	148.36	12%	0.33	10%	148.69
17	Casa Grande Enterprises LLP	13%	292.46	0%	5.73	0%	-	0%	5.73
18	Casa Grande Shelter LLP	6%	121.67	0%	2.73	0%	-	0%	2.73
19	Casa Grande Vallam LLP	12%	255.73	0%	1.08	0%	-	0%	1.08
20	Grace Gated Community LLP	15%	340.53	11%	166.39	0%	-	11%	166.39
21	Danub Homes Private Limited	-1%	(13.21)	-1%	(14.04)	0%	-	-1%	(14.04)
22	Dawning Developers LLP	1%	21.93	1%	10.07	0%	-	1%	10.07
23	Casa Grande Realtors LLP	2%	43.47	1%	21.28	0%	-	1%	21.28
24	Casagrاند Aesthetic Private Limited	0%	2.55	0%	2.51	0%	-	0%	2.51
25	Casagrاند Regale Private Limited	0%	0.04	0%	(0.03)	0%	-	0%	(0.03)
26	Casagrاند Bizpark Private Limited (wef 10-01-2022) / Casagrاند Dream Home Private Limited	-1%	(32.27)	-2%	(32.25)	0%	-	-2%	(32.25)
27	Casagrاند Spaceintell Private Limited	0%	(4.18)	0%	(4.27)	0%	-	0%	(4.27)
28	Upstay Builder Private Limited	0%	(0.88)	0%	(0.98)	0%	-	0%	(0.98)
29	Casagrاند Zingo Private Limited	0%	0.08	0%	(0.02)	0%	-	0%	(0.02)
30	Casagrاند Exotia Private Limited	0%	(0.04)	0%	(0.14)	0%	-	0%	(0.14)
31	Casagrاند Hyderwise Private Limited	0%	(3.23)	0%	(3.33)	0%	-	0%	(3.33)
32	Casagrاند Everta Private Limited	0%	0.08	0%	(0.02)	0%	-	0%	(0.02)
33	Casagrاند Vivacity Private Limited	0%	0.08	0%	(0.02)	0%	-	0%	(0.02)
34	Casagrاند Vivaace Private Limited	0%	(0.50)	0%	(0.60)	0%	-	0%	(0.60)
35	Casagrاند Fresh Private Limited	0%	0.08	0%	(0.02)	0%	-	0%	(0.02)
36	Casagrاند Anchor Private Limited	0%	0.08	0%	(0.02)	0%	-	0%	(0.02)
	Total	100.00%	2,204.90	100.00%	1,460.76	0.00%	2.65	100%	1,463.41
	Less: Non controlling interest		(17.95)		(18.25)		-		(18.25)
	Total after adjusting Non controlling interest		2,186.95		1,442.51		2.65		1,445.16



48. First time adoption

These Consolidated IND AS Financial statements are prepared in accordance with Ind AS for the sole purpose of preparing the Consolidated Financial Information of the Group for the years 2021-22 and 2022-23 which will be included in the issue documents in connection with the proposed issue of equity shares of the Company by way of initial public offer. Therefore, in accordance with Ind AS 101, the date of transition to Ind AS for the purpose of these Consolidated INDAS financial statements is 1st April, 2021 being the beginning of the earliest period for which the Group presents full comparative information under Ind AS in its first Ind AS financial statements.

As stated in Note 2.1, the Group has prepared its first financials statements in accordance with Ind AS. For the purposes of transition from previous GAAP to Ind AS, the Group has followed the guidance prescribed in Ind AS 101 - First Time adoption of Indian Accounting Standards ("Ind AS 101"), with effect from 1 April, 2021 ("transition date"). For the year ended 31 March 2022, the Group had prepared its financials statements in accordance with Company's (Accounts) Rules 2014, notified under section 133 of the Act and other relevant provisions of the Act ("previous GAAP" or "Indian GAAP").

The accounting policies set out in Note 2 have been applied in preparing the financial statements for the year ended 31 March 2023 including the comparative information for the year ended 31 March 2022 and 01 April 2021.

In preparing its Ind AS balance sheet as at 1 April 2021 and in presenting the comparative information for the years ended 31 March 2021 and 31 March 2022, the Group has adjusted amounts reported previously in financial statements prepared in accordance with previous GAAP. This note explains the principal adjustments made by the Group in its financial statements prepared in accordance with previous GAAP, and how the transition from previous GAAP to Ind AS has affected the Group's financial position and financial performance. There were no significant reconciling items between cash flows prepared under Indian GAAP and those prepared under Ind AS other than those arising due to reclassification of the previous year figures to conform to the current year's presentation.

Optional exemptions availed and mandatory exceptions

In preparing the Ind AS financial statements, the Group has applied the below mentioned optional exemptions and mandatory exceptions.

A. Optional exemptions availed

(i) . Property, plant and equipment and intangible assets

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS, measured as per the Previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 Intangible Assets and investment property covered by Ind AS 40 Investment Properties. Accordingly, the Group has elected to measure all of its property, plant and equipment, intangible assets and investment property at their Previous GAAP carrying value.

(ii). Investments in subsidiaries, joint ventures and associates

Ind AS 27 requires investments in subsidiaries, associates and joint ventures to be recorded at cost or in accordance with Ind AS 109 in its separate financial statements. However, Ind AS 101 provides an option to measure that investment at one of the following amounts in case the Group decides to measure such investment at cost:

- i. Cost as per Ind AS 27 or
- ii. Deemed cost, which is:
 - a. Fair value at the entity's date of transition to Ind AS
 - b. Previous GAAP carrying amount at that date

The Group has elected to measure its investments in subsidiaries, associates and joint ventures using deemed cost at the Previous GAAP carrying amount at the date of transition to Ind AS.



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

(iii). Share based payments

Ind AS 101 provides an option to not apply Ind AS 102 to liabilities arising from share-based payment transactions that were settled before the date of transition to Ind AS. The Group has elected to avail this exemption and apply the requirements of Ind AS 102 to all such grants under the ESOP plan, which are not settled as at the date of transition to Ind AS.

(iv). Revenue from contracts with customers

Ind AS 101 provides following practical expedients when applying Ind AS 115 retrospectively:

- (a) for completed contracts, an entity need not restate contracts that begin and end within the same annual reporting period;
- (b) for completed contracts that have variable consideration, an entity may use the transaction price at the date the contract was completed rather than estimating variable consideration amounts in the comparative reporting periods; and
- (c) for all reporting periods presented before the beginning of the first Ind AS reporting period, an entity need not disclose the amount of the transaction price allocated to the remaining performance obligations and an explanation of when the entity expects to recognise that amount as revenue.

(v). Business combinations

Ind AS 101 provides the option to apply Ind AS 103 prospectively from the transition date or from a specific date prior to the transition date. The Group has elected to apply Ind AS 103 prospectively to business combinations occurring after its transition date. Use of this exemption means that business combinations occurring prior to the transition date have not been restated and the IGAAP carrying amounts of assets including goodwill and liabilities have been carried forward.

B. Mandatory exemptions availed

Ind AS 101 also allows first-time adopters can claim mandatory exceptions to be applied for retrospective application of certain requirements under Ind AS for transition from the previous GAAP:

Estimates

As per Ind AS 101, the Group's estimates in accordance with Ind AS at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error. However, the estimates should be adjusted to reflect any differences in accounting policies.

As per Ind AS 101, where application of Ind AS requires an entity to make certain estimates that were not required under previous GAAP, those estimates should be made to reflect conditions that existed at the date of transition (for preparing opening Ind AS balance sheet) or at the end of the comparative period (for presenting comparative information as per Ind AS).

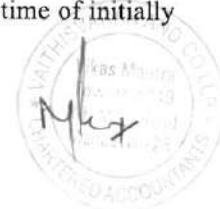
Ind AS estimated as at 01 April 2021 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Group made estimates for following items in accordance with Ind AS at the date of transition as these were not required under previous GAAP:

- Fair valuation of financial instruments carried at fair value through profit and loss or fair value through other comprehensive income,
- Impairment of financial assets based on expected credit loss model,
- Determination of the discounted value for financial instruments carried at amortised cost, and

Upon the assessment of the estimate made under previous GAAP, the Group has concluded that there was no necessity to revise such estimates under Ind AS, other than those which are required due to application of Ind AS.

Derecognition of financial assets and liabilities:

As per Ind AS 101 an entity should apply the recognition requirements in Ind AS 109, Financial Instruments, prospectively for transaction occurring after the date of transition to Ind AS. However an entity may apply the derecognition requirements retrospectively from a date chosen by it if the information needed to apply Ind AS 109 to financial assets and financial liabilities derecognized as a result of past transaction were obtained at the time of initially accounting for those transactions.



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

Classification and measurement of financial assets:

Ind AS 101 requires an entity to classify and measure its financial assets into amortised cost, fair value through profit or loss or fair value through other comprehensive income based on the business model assessment and solely payment of principal and interest ("SPPI") criterion based on facts and circumstances that exist at the date of transition. Further, the standard permits measurement of financial assets accounted at amortised cost based on the facts and circumstances existing at the date of transition if retrospective application is impracticable.

Accordingly, the Group has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of the financial assets accounted at amortised cost has been done retrospectively.

C. Reconciliation of equity as previously reported under Previous GAAP to Ind AS

The following reconciliations provides the effect of transition to Ind AS from previous GAAP in accordance with Ind AS 101 :

1. Total equity as at 1 April 2021 and 31 March 2022
2. Total comprehensive income reconciliation for the year ended March 2022



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Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

49. Reconciliation of equity as previously reported under Previous GAAP to Ind AS

1). Total equity as at 31 March 2022 and 1 April 2021

Particulars	Notes	As at 31 March 2022	As at 01 April 2021
Equity as reported under previous GAAP		4,470.10	2,821.13
Ind AS adjustments			
Fair value adjustments:			
Effect of revenue recognition as per IND AS 115	(i)	(24,620.13)	(22,957.77)
Cost adjustment as per IND AS 115	(i)	21,267.27	19,999.51
Borrowings Impact	(ii)	48.21	67.23
IND AS 116 impact-Leases	(iv)	(21.35)	-
Deferred tax impact on the aforesaid adjustments	(vii)	1,022.98	798.65
Adjustment on account of Gain on Sale of subsidiary due to IND AS		66.07	-
NCI Portion transferred		(28.25)	55.56
Total adjustments		(2,265.20)	(2,036.82)
Equity under Ind AS		2,204.90	784.31

2). Total comprehensive income reconciliation for the year ended 31 March 2022

Particulars	Notes	As at 31 March 2022
Profit after tax as per previous GAAP		1,659.38
Ind AS adjustments		
IndAS 115- Revenue recognition	(i)	(1,662.36)
IND AS 115- Cost adjustment	(i)	1,282.90
IND AS 116 impact-Leases	(iv)	(21.83)
Remeasurement of employee benefit obligation	(viii)	(2.65)
Borrowings Impact	(ii)	(19.02)
Deferred tax impact on the aforesaid adjustments	(vii)	224.33
Total adjustments		(198.63)
Net Profit after tax as per Ind AS		1,460.75
Other comprehensive income (net of tax)		2.65
Total comprehensive income as per Ind AS		1,463.40



50. Notes to Ind AS transition financial statements for the year ended 31 March 2023, 31 March 2022 and 01 April 2021

(i). Revenue from contracts with customers

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer. The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer. Under previous GAAP 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.

(ii). Borrowings

Under Ind AS 109 requires transaction costs incurred towards origination of borrowings to be deducted from the carrying amount of borrowings on initial recognition. These costs are recognized in the statement of profit and loss over the tenure of the borrowing as part of the finance cost by applying the effective interest method. Under previous GAAP, these transaction costs were charged to statement of profit and loss on straight-line basis over the period of loan.

(iii). Property, plant and equipment

Under previous GAAP, (i) Land and (ii) Buildings are included as part of Property, plant and equipment. In accordance with Ind AS these are classified as investment properties. The management has determined that the investment properties consist of two classes of assets (i) Land and (ii) Buildings based on the nature, characteristics and risks of each property.

(iv). Leases

Under the previous GAAP, lessee classified a lease as an operating or a finance lease based on whether or not the lease transferred substantially all risk and rewards incidental to the ownership of an asset. Operating lease were expensed in the statement of profit and loss. Pursuant to application of Ind AS - 116, for operating leases other than those for which the Group has opted for short-term or low value exemption, the Company has recorded a right-of-use assets. Right-of-use asset is amortised over the lease term or useful life of the leased assets whichever is lower and lease liabilities is subsequently measured at amortised cost and interest expense is recognized.

The Group has measured the right-of-use asset at the date of transition at its carrying amount as if Ind AS - 116 had been applied since the commencement date of the lease and the lease liability is measured at present value of the remaining lease payments since the date of commencement.

(v). Investments

The movement is relating to reclassification of investments in quoted mutual funds from Cash and Cash equivalents to Short term Investments and the quoted investments (mutual funds) are valued using the quoted market prices in active markets. Under previous GAAP these were valued at lower of cost and fair value.

(vi). Loans and other financial assets

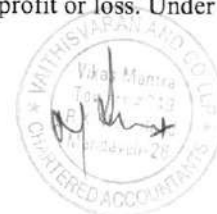
The movement in other financial assets is arising mainly on account of reclassification of security deposit from non-current to ROU assets as per INDAS 116. Under previous GAAP these were accounted at cost.

(vii). Deferred taxes

Indian GAAP requires deferred tax accounting using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind-AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind-AS 12 approach has resulted in recognition of deferred tax on new temporary differences which was not required under Indian GAAP. In addition, the various transitional adjustments lead to temporary differences.

(viii). Remeasurement of post employee benefits expense

Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan asset, excluding amounts included in the net interest expense on the net defined benefit liability are recognized in other comprehensive income instead of profit or loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year.



51. Segment reporting

The Group is into the business of real estate development hence segment reporting as per Ind AS 108 is not applicable

52. Ratio analysis and its elements

Ratio	Numerator	Denominator	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021	Variance (%)		Reason for change	
						2023 vs 2022	2022 vs 2021	2023 vs 2022	2022 vs 2021
Current ratio	Current Assets	Current Liabilities	1.65	1.72	1.8	-4.07%	-4.44%	-	-
Debt- Equity Ratio	Total Debt	Shareholder's Equity	5.54	5.5	15.93	0.73%	-65.47%	-	2(i)
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Finance Cost + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.44	0.42	0.13	4.76%	223.08%	-	2(ii)
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	0.68	1.01	0.83	-32.67%	21.69%	1(i)	-
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.43	0.44	0.26	-2.27%	69.23%	-	2(iii)
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	9.3	8.12	4.71	14.53%	72.40%	-	2(iv)
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	1.54	1.09	0.79	41.28%	37.97%	1(ii)	2(v)
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	0.94	0.96	0.53	-2.08%	81.13%	-	2(vi)
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	0.09	0.08	0.04	12.50%	100.00%	-	2(vii)
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.12	0.17	0.07	-29.41%	142.86%	1(iii)	2(viii)
Return on Investment	Interest (Finance Income)	Investment	0.11	0.09	0.06	22.22%	50.00%	1(iv)	-



Explanation for Variance in ratios by more than 25%

1. March 2023 vs March 2022

- i) Decrease in Return on Equity ratio is due to impact of higher profit during the year on closing balance of equity.
- ii) Increase in Trade Payable Turnover Ratio is due to increase in purchases during the year
- iii) Decrease in Return on Capital Employed is due to increase in capital employed
- iv) Increase in Return on Investment is due to increase in income from investment

Explanation for Variance in ratios by more than 25%

2. March 2022 vs March 2021

- i) Decrease in Debt- Equity Ratio is due to impact of higher profit during the year on closing balance of equity.
- ii) Increase in Debt Service Coverage ratio is due to higher profit during the year
- iii) Increase in Inventory Turnover ratio is due to increase in direct cost
- iv) Increase in Trade Receivable Turnover Ratio is due to increase in revenue during the year
- v) Increase in Trade Payable Turnover Ratio is due to increase in purchases during the year
- vi) Increase in Net Capital Turnover Ratio is due to increase in revenue during the year
- vii) Increase in Net Profit ratio is due to increase in profit
- viii) Increase in Return on Capital Employed is due to increase in Earnings before interest and taxes

53. Other statutory information

- (i) The Group do not have any Benami property, where any proceeding has been initiated or pending against The Group for holding any Benami property.
- (ii) The Group do not have any transactions with companies struck off.
- (iii) The Group do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Group have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) The Group have not advanced or loaned or invested funds to any other person(s) or entity(ies) , including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of The Group (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) The Group have not received any fund from any person(s) or entity(ies) , including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that The Group shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- (vii) The Group have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)

54. Expenditure in foreign currency

Dubai branch expenses (Salary, rent and other expenses)
Purchase of fixed assets for Dubai branch

31 March 2023

23.99
7.94

31 March 2022

16.50
-

01 April 2021

11.74
-



55. Events after reporting date

(i) Name change of the Company

Pursuant to resolution passed by the Board dated 13 June, 2023 and approved by the Shareholders' in the Extraordinary General Meeting dated 14 June, 2023 and as approved by Registrar of the Companies w.e.f. 30 June, 2023 the name of the Company has been changed from "Casagrاند Builder Private Limited" to "Casagrاند Premier Builder Private Limited".

(ii) Conversion of the Company from Private Limited to Public Limited

Pursuant to resolution passed by the Board and approved by the Shareholders' in the Extraordinary General Meeting dated 03 July, 2023 and as approved by Registrar of the Companies w.e.f. 11 August, 2023 the Company has been converted from Private Limited Company into a Public Limited Company including adoption of new Memorandum of Association and new Articles of Association as applicable to Public Company in place of existing Memorandum of Association and Articles of Association of the Company.

(iii) Approval of Casagrاند - Employee Stock Option Plan 2023

The Company has, vide Board's approval dated 13 June 2023 and Shareholders' approval dated 14 June 2023 implemented "Casagrاند Employee Stock Option Plan 2023" ("ESOP 2023") and approved the plan authorizing the Board to administer the plan and to issue to Grantees under the Plan a maximum of 554,444 (Five lakhs fifty-four thousand four hundred and forty-four only) Options. These may be Granted in one or more tranches, from time to time under the Plan, being exercisable into fully paid-up Equity Shares, with each such Stock Option conferring a right upon the Option Grantee to be issued one Share of the Company, in accordance with the terms and conditions of such Grant.

Further to the Shares Split & Bonus shares issuance by the Company, the maximum number of Stock Options available for being Granted under this Plan, as specified above, stands modified as 19,405,540 options (as per the ESOP 2023 Scheme).

(iv) Increase in Authorized Capital / Bonus / Split

Subsequent to the year ended 31 March 2023, pursuant to resolution passed by our Board on 13 June 2023 and the approval of shareholders granted in the extra-ordinary General meeting held on 14 June 2023, the authorised share capital of the Holding Company has been increased from ₹ 53.10 million to ₹ 60 million divided into 6 million equity shares of ₹ 10 each.

Further, subsequent to the year ended 31 March 2023, pursuant to resolution passed by our Board on 11 August 2023 and the approval of shareholders granted in the extra-ordinary General meeting held on 14 August 2023:

- (i) the authorised share capital of the Holding Company has been increased from ₹ 60 million to ₹ 500 million divided into 50 million equity shares of ₹ 10 each and
- (ii) the paid-up share capital of the Holding Company has been sub-divided from face value of ₹ 10 per equity share to ₹ 2 per equity share;

Further, subsequent to the year ended 31 March 2023, pursuant to resolution passed by our Board on 22 August 2023 and the approval of shareholders granted in the extra-ordinary General meeting held on 23 August 2023, the Holding Company has issued fully paid up 'bonus shares' at par in proportion of 6 new equity shares of ₹ 2 each for every one existing fully paid up equity share of ₹ 2 each held and vide resolution passed by our Board on 6 September 2023 allotted the bonus shares with the record date of 11 August 2023.

Post sub-division and issue of bonus shares, the issued, subscribed and paid-up equity share capital of the Company stood at Rs 349.30 million divided in 174.65 million fully paid equity shares of ₹ 2 each.

(v) Dispute with former partner of Casa Grande Coimbatore LLP

An arbitration notice dated 18.07.2023 has been issued by Mr. Damodharan Senthil Kumar, former partner of Casa Grande Coimbatore LLP (CGCLLP)(90% subsidiary of CGPBL) against Casagrاند Premier Builder Limited (CGPBL), CGCLLP and Mr. Arun MN wherein it has been stated that Mr. Damodharan Senthil Kumar has a total claim of Rs. 141,81,85,076 as on 01 Jul 2023 for CGCLLP on CGPBL. Out of the said total claim an amount of Rs. 110,74,50,464 is towards interest for the period from January 2014 to June 2023 and Rs. 31,07,34,612 is towards principal balance as on 01 Jul 2023 on loans advanced by Casa Grande Coimbatore LLP to Casagrاند Premier Builder Limited. Vide reply to the said arbitration notice dated 02.10.2023, Casagrاند Premier Builder Limited has stated that it has a counter claim of approximately Rs. 100 Crores against Mr. Damodaran Senthil Kumar towards breach of the LLP Agreements between the partners of Casa Grande Coimbatore LLP.

Both Casagrاند Premier Builder Limited and Mr. Damodharan Senthil Kumar have mutually appointed a sole arbitrator to adjudicate the disputes between them, arising out of the LLP Agreements, as recorded vide consent order dated 03.10.2023 in O.A. Nos. 638,639 and 640 of 2023 before the Hon'ble Madras High Court. The arbitration proceedings between Casagrاند Premier Builder Limited and Mr. Damodharan Senthil Kumar are pending adjudication by the arbitral tribunal. In addition to the above, Mr. Damodharan Senthil has filed a case with National Company Law Tribunal Chennai on 6th September 2023 under Section 213 (1) (b) and Section 130 (1) of the Companies Act, 2013 stating that certain amounts which were advanced to CGPBL by CGC LLP remain unpaid along with interest, and these amounts advanced have not been properly provisioned for in the books of accounts of CGPBL.



CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagranda Premier Builder Private Limited)

Notes to Consolidated Financial Statements for the period ended 31 March 2023

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

56. Code on Social Security

The Code on Social Security, 2020 ("Code") relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

As per our report of even date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037



M.Sundar
Partner

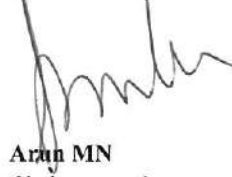
Membership Number : 022493

Place : Chennai

Date : 27.10.2023

**For and on behalf of the Board of Directors of
Casagranda Premier Builder Limited**

CIN : U70101TN2003PLC051989



Arun MN
Chairman and
Managing Director
DIN: 00793551

Place : Chennai

Date : 27.10.2023



Dorothy Thomas
Director

DIN: 00729577

Place : Chennai

Date : 27.10.2023



Rajneesh Jain
Chief Financial Officer

Place : Chennai

Date : 27.10.2023



Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai

Date : 27.10.2023

