

Casagrand Premier Builder Limited (lbrmerly known as Casagrand Prenlier Builder Private Limited) Balance Sheet as at 31 March 2023

(A ll amounb are in Millions, unless olher\*-ise stated)

Particulars As at Notes 3l March 2023

Assets

Non-current assets

As at

3l March 2022

As at

01 April202l

Property, plant and equipment lnvestment properties

Right-of-use assets

Other Intangible assets

Financial assets

3 4 5 6

3 8 8.65 595.52 2t6.10 I 1.56

t'10.8'7 604.13 183.94 10.70

t t9 .02 612.75 204.41 8.33

Investments Loans

7 8

33.46

r,640.00

32.49 130.2 0

Other finalcial assets Other assets

Deferred tax assets (net)

9

l0ll

522.33 | ,940.47

100.33

|,544.23 2l3.50

110.00

|,237 \_i0 136.03

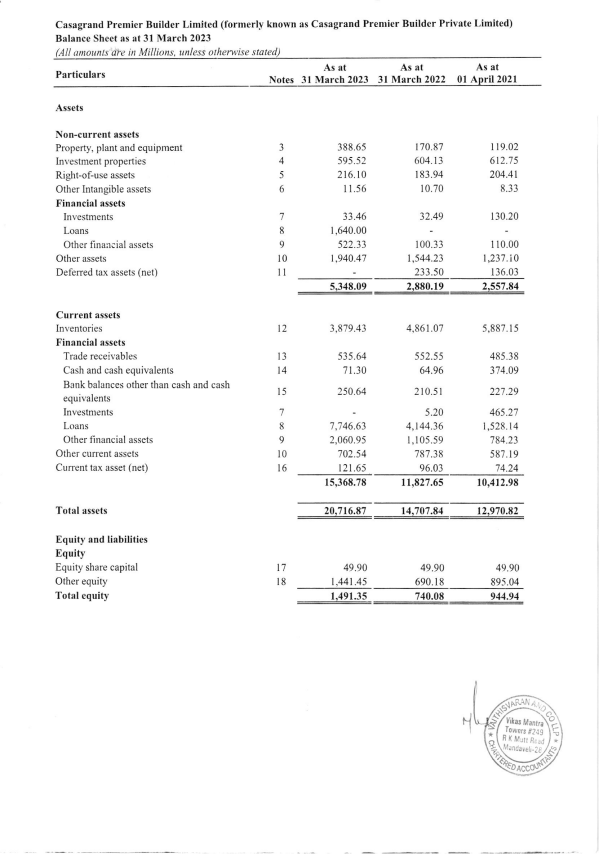
Current assets Inventories

Financial assets

5,348.09 2,880.t9 2.557.84

t2

3,8',79.43 4.861.07 5,887. 15

l3 

Trade receivables

t4

Cash and cash equivalens

Bank balances other than cash and cash

l5

equivalents

Investments

7

Loans

8

Other llnancial assets

9

l0

Other cuffent assets

l6

Current tax asset (net)

535.64 7t.30

250.64

7 ,7 46.63 2,060.95 702.54 t2t .65

552.55

64.96

2 10.51

5.20

4,144.36 I ,105.59 787 .38 96.03

485.3 8 37 4.09

227 .29

465.27 I,528.14 784.23 5 87. 19 14.24

Total assets

Equity and liabilities Equity

1s,368.78 11,827.65 10,412.98 \_\_\_\_ Ntl5.81 \_\_\_\_\_]tf!1.8!\_\_t2flq!2\_

Equity share capital Other equity

t7 l8

49.90

I ,441 .45

49.90 690.18

49.9{) 895.04

Total equity

\_\_\_\_-\_1121!t \_\_\_\_\_\_\_\_11!.0t 941.94

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Balance Sheet as at 3l March 2023

(All amounts are in Millions, unless othenvise stated)

Pxrticulrrs As at

3l March 2022As at

0l April 2021

Non-current liabililies

Financial liabilities

As at

Notes 3l March 2023

Borrowings

Leasc liabilities

Other financial liabilities

l9 24 20

4,098.02 225.27 50.62

700.25 18s.70

217.t9 193.84

Provisions

Defened tax liabilities (net) Other non-current liabilitics

Current liabilities

Financial liabilities

21ll 22

33.45

14.08

\_\_-\_\_\_!gA1\_

24.20 19.83

63 8.38 1 5 t? 17 1.548.53 3,963.23

Borrowings 19 Lease liabilities 24 Tradc payables

Dues to micro small and medium enterprises 23 Dues to others 23 Other financial liabilities 20 Other current liabilities 22 Provisions 2l

10,555.24 9.96

69.5 I

463.19

3,091 .75 606.22

8.2t

14,804.08

5,919.01 4.53

51.43

48 1.25

1,435.95 4,523.44 0.62

12,4t9.23

3,807.68

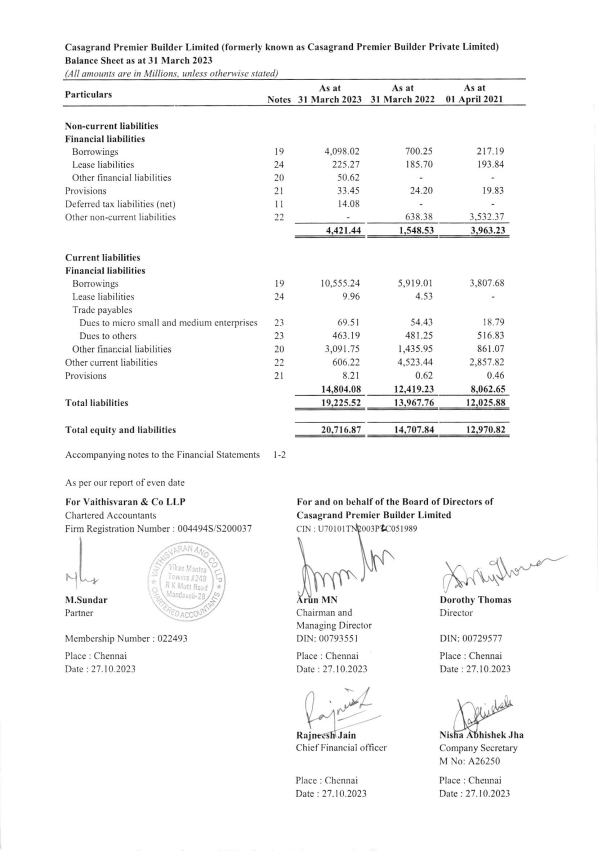
I 8.79

516.83

861.07

2,85'? .82 0.46

8,062.65

Total liabilities 

Total equity and liabilities

Accompanying notes to the Financial Slatements l-2

As per our report ofeven date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037 BAN4

-----12]25.s2 ---llP61-J5-@ 20,716.81 14;707.84 12,9'70.82

For and on behalf of the Board of Directors of Casagrand Prcmier Builder Limitcd

CIN : U70l0l P!L\*051989

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K MuI Boad

la^daftli-Zl l\l.Sundar Partner

Dorothy Thomas

Chairman and Director Managing Director

Membcrship Number : 022493

Place : Chennai

Date : 27 .10.2023

DIN: 00793551

Place : Chemai Date : 27.10.2023

wq,

DIN:00729577

Place : Chennai Date : 27 .10.2023

Ilaj Jain N it hek.lha Chief l'inanciai offi cer Company Secretary M No: 426250

Place:Chennai Date : ?7.10.2023

Place;Cheunai Date : 2'7 .10.2023

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Build€r Privat€ Limited) Statement of Profit and Loss for th€ year ended 31 March, 2023

(All amounts ore in Millkns, unless olherwise staled)

ParticularsNotesFor the year ended

31 March 2023

Income

For the year ended 3l March 2022

Revenue from contracts with cuslomers Other income

25 26

6,237.18 46.56

3,t 1s.94 55. l8

Total income Expenses

6.283.74 3,171.t2

Cost ofraw materials, components and stores consumed 

27

Construction activity expenses

28

(lncrease)/ decrease in stock of flats, land stock and work-in 29

progress and traded goods

Employee benefits expense

30

3l

Finance costs

Depreciation and amortization expense

32

Other expenses

33

196.54

3,462.9',1 1,051.47

218.91

56.84

85.81

202.77

504.18 1,888.35

793.21

35.53

62.t8

65.05

126.96

Total expenses

Profit/(loss) before tax (l ) Current tax

5,275.31 3,17 5.46

1,008.43 (301.3{)

34

(2) Defened tax (charge)/credit Income tax expense

34 (249.98) (249.98)

9',7 .9',7 97.97

Profit/(loss) for the year

758.45 (206.37)

I

s n24l

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Statement of Profit and Loss for the year ended 3l March, 2023

(All amounts are in Millions, unless otherwise sloted)

ParticularsNotesFor the year ended

31 Nlarch 2023

Other comprehensive income

Other comprehensive income not to be reclassilied to profit

or loss in subsequcnt pcriods:

For the year ended 3l March 2022

Re-measurement gains/ (losses) on defined beneflt plans Income tax effect

36 (e.60) 2.42

2.0t

(0.5 0)

Net other comprehensive income not to be reclassified to profit or loss in subsequen( periods

Total comprehensive income for the year, net of tax

Earnings per share

35

(7.18) l.5l (7.18) t.51

7 51.27 (204.86)

Basic, computed on the basis ofprofit for the year (In <) Diluted, computed on the basis ofprofit for the year (In {)

As per our reporl ofeven date

For VaithisYaran & Co LLP

Chartered Accountants

Firm Registration Numbcr : 004494S/S200037

4.34

4.34

For and on behalfofthe Board ofDirectors of Casagrand Premier Builder Limited CIN I U70101TN2003Prc051989

(1.18) (1.18)

I 

M.Sundar

Partner

Membership Number : 022493

Place : Chennai

Date : 27 .10 .2023

MN

Chairman and

Managing Director DIN: 00793551

Place : Chennai Date : 27 .10.2023

SN^,ru^-- Dorothy Thomas

Director

DIN: 00729577

Place : Chennai

Date : 2'7 .10 .2023

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Rajneesh Jain

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ChiefFinancial officer

Place : Chennai

Date : 27 .10 .2023

Company Secretary M No: 426250

Place : Chennai Date : 2'7 .10 .2023

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Statement of Changes in Equity for the year ended 3l March 2023

(All amou s are in Millions, unless otherwise stqted)

a. Equity share capital: Equity shares of { l0 each

Equity sharcs of { 10 cach

Equity shares of { l0 each issued, subscribed and fully paid

Numbers Amount N umbers Amount

As at 0l April 2021

Increase/(decrease) during the year

1,000

(1,000)

0.01

(0.01)

4,989,000 1,000

49.89 0.01

As at 31 March 2022

Equity shares of I l0 each issued,

subscribed and fully paid

As at 01 April2022

lncrcase/(decrease) during the year

As at 3l March 2023

b. Other equity Capital redemption reserye

4.990,000 49.90

4,990,000 49.90

4,990,000 49.90

General resen,e Retained earnings Total

As at 01 April2020

Profit for the period

Other comprehensive income Total Comprehcnsive income (loss)

0.32 30.00 644.86 22t.63

(r.77)

219.86

675.18 221.63 (1.77) 219.86

As at 31 Illarch 2021

0.32 30.00 864.72 895.04

As at 01 April2021

Profit lbr the period

Olhcr comprehensive income Total comprehensive income (loss)

0.3 2 30.00 864.72 (206.31)

l.5l

(204.86)

895.04 (206.37) 1.51

(204.86)

As at 3l March 2022

o.32

30.00 659.86 690.1n

As at 01 April 2022

Profit for the period

Other comprchensive income Total comprehensive income (loss)

0.32 30.00 659.86 7 58.45

(7.r8)

151.27

690.18 758.45 (7.18) 7 5t.2'7

As at 31 March 2023

As per our report ofeven date

0.32 30.00

1,41t.l3 1,411.45

For Vaithisvaran & Co LLP

For and on bchalfofthe Board ofDirectors of

Chartered Accountants

Firrn Registration Number ; 0044945/5200037

Casagrand IN rU70l0lT

er Builder Limited 3Pfrlo5 r989

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trI.Sundar

n NIN

Dorothy Thomas

Parlner Chairman and Managing Director

Director

Membership Number : 022493 Place:Chennai

DIN: 00793551

Place : Chennai Date : 2'1 .10 .2023

DIN:00729577

Place : Chennai Date : 2'7 .10 .2023

Date : 2'7 .10.202307, Vrq>'--,. R,jL.cfi-E-"i,

Chief Financial ofhcer

Place : Chennai

Date : 2'7 .10 .2023

N a Abhishek Jha Company Sccretary l\,1No: A26250

Place: Chennai

Dare :2'7 .10.2023

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Statement of Cash Flows for the year ended 31 March 2023

(All amounts are in Millions, unless otherwise stated)

As at

ParticularsAs at

31 March 2022

Operating activities

31 March 2023

Prolit/(loss) before tax 

Adjustments to rcconcile prolit before tax to net cashflows: Depreciation and amortisation expenses

Depreciation and amortisation expenses ofROU Rental Income

Adjustment for other comprehensive income/(expense) Finance income

Dividend income

Profi t/(Loss) from LLP's

Interest on lease liabilities

Finance costs

lYo r king c tpinl adj ustments :

Movements in provisions, gratuity and govemment grants (lncrease)/decrease in trade receivables

(lncrease)/decrease in inventory

(lncrease)/decrease in other financial assets

(lncrease)/decrease in other current assets

Increase/(decrease) in trade payables

Increase/(decrease) in other financial liability

Increase/(decrease) in other current liability

Cash generated from operating activities

1,008.43

65.07

20.74

(1.4r)

(e.60)

(r,149.0r)

( 1.49)

(38.00)

28.85

I ,521 .5 I

16.84

16.9 I

981 .64

(2s7.82)

41.74

(2.e8)

447 .98

(4,sss.60)

---------0,!!!.?E

(304.34)

44.58

20.47

( r.64)

2.01

(49',7 .87) (7 .47)

(68.4s)

28.84

828.29

4.53

(67.t7) I,026.08 180.13

(200.19) 0.06

( 104.98 ) (e54.53) (71.6s)

Income tax (paid)/refunded

N€t cash flows from,(used in) operating activities Investing activities

(2s.62) (2t.79) (l,89 r.82) (93.44)

(Purchase) / Sale ofproperty, plant and equipment (Purchase) / Sale offinancial instruments

Loan given to related parties

Increase / (decrease) in LLP current account balances Movement in bank deposis (man:rity of more than 3 months) Investment in Subsidiaries

Dividend Income

Rental Income

lnterest received

(27 s.t0) 5.20

(s,242.27) (3 l 5.14) (40.13)

(0.e7)

t.49

l.4 t

25.90

(e0.18)

460.07

(2.6t6.22) (st2.s2) 16.78

97 .71

7.47

1.64

6.05

Net cash flows from/(used in) inv€sting activities \_\_\_\_\_\_\_\_\_G,ql2.6U (2,629.20',t

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Statement of Cash Flolvs for the year ended 31 March 2023

(All amounts are in Millions, unless othen+ise stdted)

Particulars As at As at

3l March 2022

Financing activities

3l March 2023

Repayment of lease liabilities 

Interest paid

Proceeds from long term borrowings

Repaymcnt of long term borrowings

Proceeds/(repal.rnent) from short term borrowings Net cash flows from(used in) financing activities Net increase in cash and cash equivalents Cash and cash equivalents at the beginning ofthe year Cash and cash equivalents at year end

As per our report ofeven date

For Vaithisvaran & Co LLP

Chartered Accountants

Firm Registration Number : 004494S/S200037 )

(33.16)

(263.07)

5,087.03

(2,230.8s)

5,17',1.82

\_\_\_\_\_\_\_\_\_J!]J!l\_

6.34

64.96

71.30

For and on behalf of the Board of Directors of Casagrand Pre Builder Limitcd CIN : tl70l0lTN2 Prc05l989

(32.45)

(148.44) 2,239.32 (1 ,657 .36) 2,012.43 2.413.51 (30e. l3) 37 4.O9

64.96

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I\I.Sundar Partner

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nMN Dorothy Thomas Chairman and Director

Managing Director

Membcrship Number : 022493

Place:Chennai

Date : 21 .10.2023

DINr 00?93551

Place:Chennai

Dale : 21 .10 .2023 \

Rajnce J ain

Chief Financial ofticer

Place: Chennai

Date :2'7.10.2023

DIN: 00729577

Place : Chennai

D^te : 27 .10.2023

.\ a ck Jha Company Secretary M No: 426250

Place : Chennai

Date : 27 .10.2023

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial stat€ments for the year ended 3l March 2023 

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

l.Corporate information

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) (the 'Company') was incorporated on l9 November, 2003 under the provisions ofthe Companies Act applicable in India ("Act"). The registered office is located at 5th Floor, NPL Devi New No t I l, Old No.59, L.B.Road, Thiruvanmiyur, Chennai 600041 .

The Company is engaged primarily in the business of real estate constructions, development and other related activities in India. The financial statements were approved lor issue in accordance with a resolution ofthe directors on 27 October, 2023.

The Company rvas converted from Private Limited Company to Public Limited Company, pursuant to a special resolution passed in the extra ordinary general meeting ofthe shareholders of the Company held on 03 July 2023 and consequently the name ofthe Company was changed to Casagrand Premier Builder Limited pursuant to a fresh certificate of incorporation issued by the Registrar ofCompanies on 11 August 2023.

2.Signifi cant accounting policies

This note provides a list of fte significant accounting policies adopted in the preparation of the financial statements. These policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of preparation

In accordance with the notification issued by the MCA, the Company has adopted Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (lndian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (lnd AS compliant Schedule III).

The standalone financial statements of the Company are prepared and presented in accordance with Ind AS. The standalone financial statem€nts have been prepared on the historical cost basis, except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Upto 3l March 2022, the Company prepared the financial statements in accordance with the previous GAAP, which includes the standards notified under the Companies (Accounting standards) Rules, 2006 and other related provisions ofthe Companies Act, 2013. These are the Conpany's first Ind AS financial statements. The statutory date oftransition to lnd AS is lst April, 2021.

2.2 Summary of other significant accounting policies

(a) Use of estimates

The preparation of financial staiements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end ofthe reporting period. Although these estimates are based on the management's best knowledge ofcurrent events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(b) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on curenV non-current classification. An assel is treated as current when it is:

- Expected to be realized or intended to bc sold or consumed in normal operating cycle

- Held primarily for the purpose oftrading

- Expected to be realized within twelve months after the rcporting period, or

- Cash or cash equivalent unless restricted from being cxchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle

- It is held primarily for the purpose oftrading

- It is due to be settled within twelve months after the rcporting pcriod, or

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- There is no unconditional right to defer the settlement ofthe liability for at least twelve months after the All other liabilities are classified as non-cuncnt.

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 3l March 2023 

(All amounts are in Million lrulian rupees, unless olherwise stated)

The operating cycle is the time between the acquisition ofassets for processing and their realisation in cash and cash equivalents. The operating cycle of the Company's real €state operations varies from pmject to project depending on the size of the project, t)?e of development, project complexities and related approvals. Accordingly, project related assets and liabilities are classified into current and non-current based on the operating cycle of the project. All other assets and liabilities have been classified into current and noncurrent based on a period of twelve months.

Defered tax assets/ liabilities are classified as non-curent assets/ liabilities.

(c) Property, plant and equipment

All property, plant and equipment except freehold land are stated at historical cost less accumulated depreciation. The cost comprises purchase price, import duties, non-refundable taxes, borrowing costs if capitalization criteria are met and directly attributable cost ofbringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incured.

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 ofproperty, 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 ofthe asset (calculated as the diflerence 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 ofprofit and loss.

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

(d) Depreciation on property, plant and equipment.

Depreciation is calculated on straight line method 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:

Assets Uscful life

Buildings 60

Temporary Structurcs l

Fumiturc & Fittings t0

Plant&Machincry-Civil t2-t 5

Office Equipment 5

Vehiclcs 8-10

i

eornputcrs J

Servcrs and network equipment 6

Leasehold improvements are amonised over the remaining period of lease or their estimated useful life (l

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shorter.

The residual values, useful lives and methods of depreciation of property, plant and equipment and in reviewed at each financial year end and adjusted prospectively, ifappropriatc.

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 3l March 2023 

(AIl omounts are in Million Indian rupees, unless otherwise stated)

(e) Intangible assets

lntangible assets acquired sepamtely are measured on initial recognition at cost. Following initial recognition, intangible assets are canied at cost less accumulaled amortization and accumulated impairment losses, ifany.

Intangible assets comprising of computer software are amortized using straight line method over a period of three years, which is estimated by the management to be the useful life ofthe asset.

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 lhe carrying amount ofthe asset and are recognized in the statement ofprofit and loss when asset is derecognized.

(f) lnvestment property

The Property that is held for long term rental yield or for capital appreciation or both, and that is not occupied by the Company is classified as an Investmenl Property. Investmenl 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 ofreplacing parts and borrowing costs for long-term construction projects if the recognilion criteria are met. When significant parts of the investmenl property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. AII 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 relaled 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 ofprofit and loss.

lnvestment properties are de-recognized when the entiry transfers conhol of the same to the buyer. Further the entity 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 canying amount of the asset is recognized in profit or loss in the period o f de-recogn ition.

Reclassification ftom /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 transfened and they do not change the cost ofthat property for measurement or disclosure purposes.

(g) Impairment

(i) Financial assets

The Company assesses at each date of balance sheet whether a financial asset or a Company of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company 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 l2-month expected credit losses or at an amount equal to the life time expected credit losses ifthe credit risk on the financial asset has increased significantly since initiai recognition.

(ii) Non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. lf any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CCU) 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 Company's 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. ln assessing value in use, the

estimated future cash flows are discounted to their present value using a pre-tax discount rate thal reflect

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assessments of the time value of money and the risks specific to the assel. In determining net selling pric n

transactions are taken into account, ifavailable. Ifno such transactions can be identified, an appropriate valuati ls tt

t.t

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provid carrying amount ofthe asset over its remaining useful Iife.

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the vear ended 3l March 2023 

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

(h) Leases

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

Where the Company is lessee

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

i. The use ofan 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 ofthe identified asset

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

(i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Righrof-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of rightof-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 ofthe lease term and the estimated useful lives ofthe assets.

If ownership of the leased asset transfers to the Company 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 ofthe asset.

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

(ii) Lease liabiliti€s

At the commencement date ofthe lease, the Company recognises lease liabilities measured at the present value of lease paynents to be made over lhe lease term. The lease payrnents 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 Company and payments of penalties for terminating the lease, if the lease term reflects the Company 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 pal.rnents, the Company 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 tiabilities is remeasured if there is a modification, a change in the lease term, a change in the lease pa)Tnents (e.9., changes to future pa)rynents resulting from a change in an index or rate used to determine such lease pa)ments) or a change in the assessment ofan option to puchase the underlying asset.

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

The Company 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 ftom 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 lo 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 Company is the lessor

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

Lease income from operating lease is recognizcd on a straight-line basis ovcr the term of the rclevant leasc leasc incomc on fair value of refundable security deposits, unlcss thc leasc agreement explicitly states that tnc tof

inflation. Costs, including deprcciation, are recognized as an expcnse in thc statcment of profit and lo

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incurred in negotiating and arranging an operaling lease are added to the carrying amount of the leased asse the lease term on the same basis as rental income. Mandaye[-26

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the vear ended 3I March 2023 

(All amounts are in Million Indian ees, unless otherwise slaled

(i) Borrowing costs

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

Borowing 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 bo[owing costs are chaxged to statement ofprofit and loss.

The Company treats as part of general borrowings any borrowing originally made to develop a quali$ing asset when substantially all ofthe activities necessary to prepare that asset for its intended use or sale are complete.

O 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 t]Ie 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-progre ss: Represenls 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 ofcost and net realizable value.

ii. Finished goods - Stock ofFlats: Valued at lower ofcost 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 ofcost 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.

(k) Land

Advances paid by the Company 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 Company, 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 Company 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-progess/ capital work in progress. Further, the amount ofrefundable deposit paid by the Company under JDA is recognized as deposits under loans.

(l) 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 to which the Company 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 Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are othel 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 Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer, ifany.

Revenue from real estate development of residential unit is recogniscd 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 handover/ deemed handover ofthe rcsidential units. Deemed handover olthe residential units is considered tion

to the customers about application for completion certificate and receipt ofsubstantial sale consideration

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 31 March 2023 

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

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

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

For contracts involving sale of real estate unit, the Company 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 pa)4nents made by customers to secure performance obligation of the Company under the conhact 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 Company 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 arangements not being jointly confiolled operations, wherein the land owner/possessor provides land and the Company undertakes to develop properlies on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage ol constructed area or cetain percentage of the revenue proceeds, the revenue from the development and transfer of constructed areal 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 ofthe land received cannot be measured reliably, the revenue is measured at the fair value ofthe 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 ofland and development rights is recognised upon transfer of all significant risks and rewards ofownership of such real estate/property, as per the tems ofthe contmcts 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 ofownership 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 Company 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 conftact as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Income from Property Development:

The Company 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 contuacts 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.

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Casagrand Premier Builder Limit€d (formerly known as Casagrand Premier Builder Priyate Limited) Notes to Iinancial stat€ments for the year ended 3l March 2023 

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

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company 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 eamed consideration that is conditional.

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

Contract Iiability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transferc 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 Company perflorms under the contract.

(iii) Cost to obtain a contract

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company 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 Company's policy for recognition ofrevenue from operating leases is described in note 2.2(h).

(v) Share in profit/ loss of Limited Liability Partnerships ("LLPs") and partnership firm

The Company's share in profits/losses from LLPs and partnership firm, where the Company is a partner, is recognised as incomeAoss in the statement of profit and loss as and when the right to receive its profit/ Ioss share is established by the Company in accordance with the terms ofcontract between the Company and the partnership entity.

(vi) Int€rest income

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

(vii) Dividend income

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

(m) Foreign currency translation

Functional and presentation currency :

Items included in the financial statements ofthe Company are measured using the cunency ofthe primary economic environment in which the Company operates ('the functional currency'). The financial statements are presented in Indian rupee (NR), which is the Company's functional and presentation currency.

Foreign currency transactions and balances

Initial rccognition - Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting curr€ncy and the foreign currency at the date ofthe 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 culrency! 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 differcnces - The Company accounts for exchange differences arising on translation/ settlement monetary items as income or as expense in the period in which they anse

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the vear ended 3l March 2023 

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

(n) Retir€ment and other employee benefits

Retirement benefits in the form of state govemed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The Company has no obligation, other than the contribution payable to the Schemes. The Company 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 project unit credit method as at the balance sheet date. The Company 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-measur€ment 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 Company recognizes re-measur€ment gains and losses on defined benefit plans (net of tax) to retained eamings.

The Company 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 Company presents the accumulated leave liability as a currenl liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

(o) 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 Company 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). Cunent tax items are recognised in correlation to the underlying ffansaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax retums 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 treatrnent. The company 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.

(ii) Deferred income tax

Defened income tax is recognized using the balance sheet approach, defened 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 ofthe 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 thc deductible temporary differences, and the carry forward ofunused 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 thc extenl that it is no longer probable that sufficient taxable profit will bc available to allow all or part ofthe deferred income tax asset to be utilized. Deferred income tax assets and liabilities are mcasured at the tax rates that are expected to apply in the pcriod when the asset is

realized or the liability is settled, based on tax rates (and tax laws) that havc been enacted or substantively

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Casagrand Pr€mier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 31 March 2023

(All amounts are in Million Indian eJ',

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Deferred tax relating to items recognised outside profrt 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 Altemate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the Company 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 Ionger a convincing evidence to the effect that the Company will pay normal tax during the specified period.

(p) Provisions and contingent liabilities

A provision is recognized when the Company 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 uncertrain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow ofresources 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 Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility ofan outflow ofresources embodying economic benefits is remote.

lf the Company 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 Company recognises any impairment Ioss 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 ofone or more uncertain future events not wholly within the control ofthe entity.

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

(q) 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 ofanother entity.

Initial recognition and measurem€nt

Financial assets and liabilities are initially measured at fair value, trade receivable/hade 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 statemenl.

Subsequent measurem€nt: Non-derivative financial instruments

(i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order 10 collect contractual cash flows 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 other comprehensive income

Financial assets are measured at fair value through other comprehensive income if thesc financial assets are held within a busincss 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.

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

Financial assets are measured at fair valuc through profit or loss unless it is measured at amortized cost or at fair ue though -fRltl,q other comprehensive income on initial recognition

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 3l March 2023 

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

(iv) Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost ifboth 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 pa)Tnents 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.

(v) 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.

(vi) De-recognition of financial asset

The Company 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.

(vii) Financial liabilities

Initial recognition and measurement

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

Subsequent measurement: Non-derivative financial instruments.

(viii) 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 ofrepurchasing in the near term.

(ix). 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 pro{it 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 ofprofit and loss.

(x). De-rccognition 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 tems, or the lerms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the rccognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

(xi) Fair value measuremcnt

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 Company.

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

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Casagrand Premier Builder Limited (formerly knorvn as Casagrand Premier Builder Private Limited) Notes to financial statements for the vear ended 3l March 2023 

(All amounts are in Million Indian rupees, unless olherwise slaled)

A fair value measurem€nt 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 Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use ofrelevant observable inputs and minimising the use ofunobservable inputs. In determining the fair value of its financial instrumenls, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

(xii) Fair value hierarchy:

All assets and liabilities for which fair value is measured or disclosed ir 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 I - 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 Company 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 ofeach reporting period.

For the purpose of fair value disclosures, the Company 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.

(r) Cash divid€nd to equity holders of the Company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the 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 Company's Board of Directors

(s) Earnings Per Share

Basic eamings per share are calculated by dividing the net profit or loss for the period anributable 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 reporling 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 ofequity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted eamings 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.

(t) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts ofcash 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 unreshicted for withdrawal and usage.

(u) Restatement

The Company restates its financial statements and prcscnts 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 statcments or reclassifies items in its financial statements that has a material effect on the information in the balance sheet at the beginniug of the prcccding period

The Company corrects matcrial prior pcriod enors rehospectively in the first set of financial statements app their discovery by (a) restating the comparativc amounts fbr the prior periods presented in which the crror occ r (b) if thc ft!

error occurred before the earliest prior period prcsented, restating the opening balances of assets, liabilities antl equity for the earliest prior period presented.

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 3l March 2023 

(All amounts are in Million lndian rupees, unless othet'wise staled)

(v) 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 tevenues 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 Company is engaged in only one segment viz 'Real estate and allied activities' and as such there is no separate reportable segmenl as per Ind AS 108 'Operating Segments'. The Company 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 financial statements as ofand for the year ended 3l March 2023.

2.3 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 ofassets or liabilities affected in future periods.

In the process of applying the Company'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 conceming the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk ofcausing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company 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 lhe control ofthe Company. Such changes are reflected in the assumptions when they occur.

A) Revenue from contracts with customers

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenu€ 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 Company as a single performance obligation, as they are highly intenelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly intenelated/ interdependent, the Company considers factors such as:

- whether the customer could benefit ftom 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 ofundivided share of land.

a. (ii) Timing of satisfaction of perfonnance obligation

Revenue from sale of real estate units is recognised whcn (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 cntity's performance as the entity performs. - The entity's performance creates or enhances an asset that the customer controls as the assct is orsatcd or enh - The entity's performance does not create an asset with an altemative use to the entity and the entity has cabl right to

pal,rnent for performance completed to date.

Ifcontrol is not transferred over time as above, the entity considers the same as transferred at a point in tim

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Casagrand Premier Builder Limited (formerly knorvn as Casagrand Premier Builder Private Limited) Notes to linancial statements for the year ended 31 March 2023 

(A ll qmounts are in Million Indian rupees, unless otherwise stated)

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

- When the entity obtains a present right to payment for the asset.

- When the entity transfers legal title ofthe asset to the customer.

- When the entity transfers physical possession ofthe asset to the customer.

- When the entity transfers significant risks and rewards of ownership ofthe asset to the customer.

- When the customer has accepted the assel.

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 Company has evaluated that land owners are not engaged in the same line of business as the Company and hence has concluded that such arrangements are conlracts 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 Company 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 caried out at the launch ofthe real estate project and is not reassessed at each reporting period. The management is ofthe view that the fair value method and estimates are reflective ofthe current market condition.

c) Significant Iinancing component

For contracts involving sale of real estate unit, the Company 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 Company under the contract enforceable by customers. Such consideration is received and utilised for specihc real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Acl,2016. Consequently, the Company 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 Company 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 nol occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to eam rental income and capital appreciation. These building/gs are substantially rented to tenants and not intended to be sold in the ordinary course ofbusiness.

lnventory comprises property that is held for sale in the ordinary course of business. Principally, this is residenlial and commercial property that the Company 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 ofcost 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 Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

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 ofcompletion.

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.e.xpocted date of ffi completion, the discount rate used and the estimation ofsale prices and construction costs

Casagrand Premier Builder Limited (formerly knorvn as Casagrand Premier Builder Private Limited) Notes to financial statements for the year ended 3l March 2023 

(All amounts are in Million Indiun ntpees, unless otherwise stated)

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, conducled at arm's length, for similar assets or observable market prices Iess 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 Company 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 properq, recorded by the Company.

D. Defined benefit plans - Gratuity

The cost of the defined benefit gratuity plan and other poslemployment 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 govemment 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 amortiz€d 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 ofthe 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 €quipment

The useful Iife and residual value of property, plant and equipment is 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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Casagrand Premier Build€r Limit€d (formerly knorvn as Casagrand Premier Builder Priyate Limited) Notes to financial statements for the year ended 31 March 2023 

(All amounts are in Million Indian rupees, unless othenrise sta ted)

2.4 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 l, Presentalion 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 0l April 2023.

Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has htroduced 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 0l April2023.

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 0l 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 ofthe Company.

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Casagrand Premier Builder Limited (formerly known as Casagrrnd Premier Builder Privatc Limited) Notcs to Financial Statcments for the year ended 3l March 2023 

(All anounts are fu Mi bns, unless otherv,)isc stalcd)

3. Property, plant and equipment

Buildi[gs Computers Lease Hold office

Furniture and

Plant and

Nlachiner) Vehiclcs Total

Cost

Firtur€s

Improvem€nts Equipment

As ar 0l April2021 Additions during the year Disposals during the year

0.77 0.40

23.68 23.44

13.19 1 .44

1.43 16.62

6.46 9.45

16.26 0.05

57,23

44.13

(r 6.68)

119.02 101.53 (r6.68)

As rt 3l March 2022

l.t1 47.12 18.05 r5.91 20.63

16.31 203.87 84.68

Additions during the year Disposals during the year As ,t 3l March 2023

DeprcciatioD

As at 0l April 2021

Depreciation charge for the year

46.65 I 5.1t9 33.2tt 10.59 0.11 164.35 2',71.53 1.11 93.77 36.52 5r.33 26.50 17.08 249.03 175.40

l.l2

Disposals during the year

0.03 t3.25 2.2t) 2.33 3.59 I 1.33 (0.85 )

33.85 (0.85)

As at 3l March 2022

Depreciation charge for the year Disposals dufing the year As at 3l Marcb 2023

Net block

0.03 13.25 2.33 3.59 t.t2 10.18 33.00

2.20

0.01 20.62 2. ri3 3.68 4.4',7 t. t4 21.00 53.75 0.01 33.87 5.03 6.tlt 8.06 86.75 2.26 31.48

As at 0l April2021 As at 3l March 2022 As at 3l March 2023

0.77 1.14 1.13

23.68 33.87 59.90

t 3.19 r8.43 :! 1.49

1.43

15.12 15.32

6.46 t2.32 18.44

16.26 57.23 15.19 74.20 14.82 217.55

119.02 170.87 388.65

Note - On transition to Ind AS (i.e. I April 2021), the Company has elected to continue with the carrying value ofall property, plant and equipment measured as per the previous GAAP and use that carrying value as thc deemed cost of property, plant and equipment.

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Finsncial Statements for the year ended 3l March 2023

(All amounls dre in Millio s, unless othenrise stated)

4. Investment properties

Land Buildings Total

As at 0l April 2021 Additions during the year Disposals during the year

98.8r sl3.9l 612.75

As at 3l March 2022 Additions during the year Disposals during the year

98.8r 513.94

612.75

As at 3l March 2023

Depreciation and impairment As at 0t April 2021

Depreciation charge fbr the year

98.81 513.9,t 612.15 8.62 8.62

As at 31 March 2022

Depreciation charge for the year

8.62 8.6 t

8.62 8.61

As at 31 March 2023 Nct block

17.23 17.23

As at 0l April 2021 As at 3l March 2022 As at 3l March 2023

98.8t 98.8r 98.81

513.94 s05.32 496.71

612.75 604.13 595.52

Note - On transition to Ind AS (i.e. I April 2021), the Company has elected to continue with the carrying value ofall lnvestment properties mcasured as per the previous GAAP and use that carrying value as the deemed cost oflnvestment properties. 

I"air values of investment properties comprises of ?:592.29 Mn as on 3l March 2023, (31 March 2022 :592.29 Mn and 0l April 2021 : 592.29 Mn ). These valuations are based on Guideline valuations as per State Govemment.

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

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023 

(,411 qnounts are in Millions, unless otherwise sta,ed)

5.RighGof-use assets

ross c

As at 0l April 2021

Additions during the ycar

Disposals during the year

As at 3l March 2022

Additions during the year

Disposals during the year

Buildin Total 201.{t 20,t.{t

204.41 204.41 52.90 52.90

As at 3l March 2023 Accumulated amortisation

As at 0l April202l

Additions during the year Disposals during the year

251.31 20.4',1

257.31 20.47

As at 3l March 2022 Additions during the year Disposals during the year As at 3l March 2023

Net block

20.11 20.17 20.7 4 20.7 4

.ll.2l ,11.2 r

As at 0l April2021

As at fl March 2022 As rt f,l March 2023

6. Other Intangible assets

201.41 183.9,1 216.10

201.41 r83.94 216.t0

Cost

As at 0l April 2021 Additions during the year Disposals during the year

Softwa re Total

8.33

5.33

8.33 5.33

As at 3l N'larch 2022

Additions during the year Disposals during the year As at 3l March 2023

Amortisation

As at 0l April 2021

Amortisation charge for thc year

Disposals during the )ear As at 3l March 2022

Amortisation charge for the year Disposals during the year

13.66 1.3.66 1.5 7 3.57

11.23 17.23

2.96 2.96

2.96 2.96 2.7 I 2.7 t

As at 3l March 2023 Net block

As at 0l April 2021 As at 3l luarch 2022 As at 3l March 2023

5.67

8.J3 10.70 I1.56

5.67

8.J3

t0.70 11.56

Note - On transition to Ind AS (i.e. I April 2021), thc Company has elected to continue with the carrying value oflntangible assets measured as per the previous CAAP and use that carrling value as thc deemcd cost of lntangible assets.

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Casagrand Premier Builder Limited (formcrl] known as Casagrand Premiel Builder Priyatc Limited) Notes to Financial Statements for the year endcd 31 March 2023

(All amounts are in Millions, unless otherwise staled)

7, Investments As at

As at

As at

01 April 2021

Investments

i- Investments at cost

l. Unquoted equity shares (fully paid)

31 March 2023

31 March 2022

a) Casa Grande Propcare Priyate Limited 

( March 31, 2023: Nil, March 3 l, 2022: Nil, April 01, 2021: 49,50,000) equity shares ofRs. l0/- each.

b) Casa Interior Studio Priyate Limited

( March 3l, 2023: Nil, March 31, 2022: Nil. Apdl 01, 2021 : 49,99,223) equiry shares ofRs. l0/- each.

c) Casa Grande Ciyil Engireering Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April 01, 2021: 10,000) equity shares ofRs. t0/- each.

d) Casa Grande Homes Priyate Limited

( March 31,20231 10,000, March 31,2022: 10,000, Apdl01,2021: 10,000) equity shares ofRs. l0/- each.

e) Casagrand Vistaaz Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April 01,2021: 10,000) equity shares ofRs. l0/- each.

t) Casa Grande Milestone Private Limited

( March 31,2023:20,000, March 31,2022: 20,000, April01,202l: 10,000) equity sharcs ofRs. l0/- each.

g) Casagrand Staylogy Private Limited

( March 3 l, 2023: 10,000, March 3 l, 2022: 10,000, April 01, 202 I : 10,000) equity shares ofRs. l0/- each.

h) Casa Grandc Gardcn City Builders Priyate Limited

( March3l,2023: 10,000, March3l,2022: 10,000, April 01,2021: 10,000) equity shares ofRs. l0/- each.

i) Casa Grande Axiom Private Limited

(March31, 2023: 10,000, March3l,2022: 10,000,Ap 101, 2021: 10,000) equity shares ofRs. 10/- each.

j) Casa Crande Crace Private Limited

( March 3 l, 2023 : 10,000, March 3 l, 2022: 10,000, April 01, 202 I : I 0,000) cquity shares ofRs. l0/- each.

k) Casa Grande Smart Value Homes Priyate Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April 01,2021: 10,000) equity shares ofRs. t0/- each.

l) Casa Grande Zest Priyate Limited

( March 31, 2023: 10,000, March 3 l, 2022: 10,000, April 01, 2021 r 10,000) equity shares ofRs. l0/- each.

m) Gazy Mag Private Limited

(March31,2023: 10,000, March 31, 2022: 10,000, April 01,2021: 10,000) equity sharcs of Rs. l0/- each.

n) Casagrand Aesthetic Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April 01,2021: 10,000) equity shares ofRs. l0/- each.

o) Casagrand Regale Private Limited

( Malch 31,2023: 10,000, March 31,2022: 10,000, Apdl0l,202l: 10,000) equity shares ofRs. 10/- each.

0.10

0.10

0.10

0.20

0.10

26.13 0.10

0.10

0.10

0.10

0.10

0.10

0.10

0.r0

0.10

0.10

0.20

0.10

26.'.l3 0.10

0.10

0.10

0.10

0.10

0.10

0.10

49.50 49.99 0.10

0.10

0.10

0.10

0.10

26.13 0.10

0.10

0.10

0.10

0.10

0.10

0.10

p) Casagrand Bizpark Private Limited (formerly klown as Casagrand Dream Home Private Limited)

( March 31,2023; 10,000, March 31,2022: 10,000, Ap 101,2021: 10,000)

0.10 0.10

iRAN

0.10

equity shares ofRs. 10/- each.

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Casagrand Premier Buildcr Limited (formerl) knorvn as Cas.grand Premier Builder Private Limited) Notcs to Financial Statements for thc year ended 3l March 2023

(A/l anounls are in Millions, unless olhentise stated)

As at

lll Mrrch 2023As at

3l March 2022

As at

01 April 2021

q) Casagrand Magick Rufy Private Limited 

( March 3l,2O23: 10,000, March 31, 2022: 10,000, April 01, 2021: 10,000) equity shares ofRs. l0/- each.

r) Casagrand Horizons Priyate Limited

( March 31, 2023: 10,000, March 31, 2022: 10,000, April 01, 2021: 10,000) equity shares ofRs. l0/- each.

s) Casagrand Spaceintell Private Limited

( March 31,2023: 7,164, March3l,2022: 10,000, April 01,2021: 10,000) equity shares ofRs. l0/- each.

t) Casagrand Vivacity Private Limited

( March 31, 2023: Nil, Marcb 31,2022: 10,000, April 01, 2021: Nil) equity shares ofRs. l0/- each.

u) Upstay Builder Private Limited

(March3l,2023: 6,600, March 3 I , 2022: 6,600, April 0l , 2021 : Nil) equity shares ofRs. l0/- each.

v) Casagrand Zingo Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, Ap l0l, 2021: Nil) equity shares ofRs. l0/- each.

w) Casagrand Exotia Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April0l, 2021: Nil) equity shares ofRs. l0/- each.

x) Casagrand Hyderwis€ Private Limited

( March 31,2023: 10,000, March 31,2022; 10,000, April 01, 2021: Nil) equity shares ofRs. l0/- each.

y) Casagrend Fresh Private Limited

(March 3l,2023: 10,000, March 31,2022: 10,000, April0l, 2021: Nil) equity shares ofRs. l0/- each.

z) Casagrand Everta Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April 01, 2021: Nil) equity shares ofRs. l0/- each.

aa) Casagrand Viyaace Private Limited

( March 31,2023: 10,000, March 31,2022: 10,000, April0l, 2021: Nil) cquity shares ofRs. l0/- each.

ab) Casagrand Alphine Private Limited

( March 31,2023: 10,000, March 31,2022: Nil, April 01,2021: Nil) equity shares ofRs. l0/- each.

ac) Casagrand Astute Priyate Limited

( March 31, 2023: 10,000, March3l,2022: Nil, April 01, 2021: Nil) equity shares ofRs. 10/- each.

ad) Casagrand Beacon Privat€ Limited

( March 31,2023: 10,000, March 31,2022: Nil, Aprit 01,2021: Nil) equity shares ofRs. l0/- cach.

ae) Casagrand Blue Horizon Private Limited

( March 3 l, 2023: 10,000, March 3 l, 2022: Nil, April 01, 2021 : Nil) equity shares ofRs. l0/- each.

af) Casagrand Fittedhomes Private Limited

( March 31, 2023: 10,000, March 31, 2022: Nil, April 01, 2021: Nil) equity shares ofRs. l0/- each.

ag) Flock Buildcr Private Limitcd

( March 31,2023: 10,000, March 31, 2022: Nil, April 01,2021: Nil) equity shares ofRs. l0/- each.

0.10 0.10 0.07

0.07 0.10 0.10 0.10 0.10 0.10 0.10 0.10 0.10 0.10 0.10 0.10 0. l0

0.l0 0.10 0.10 0.10 0.07 0.10 0.t0 0.10 0.10 0.10 0.10

0.t0

0.l0

0.10

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Casagrand Premier Builder Limitcd (formerly known as Casagrand Premier Builder Private Limited) Notcs to FiIlancial Statements for the year ended 3l March 2023

(All amounts are in Millions, unless otherwise stated)

As at

As at

As at

0l April202l

ah) Casagrard Lotus Priyate Limited

( March 31,2023: 10,000, March 31,2022: Nil, April 01,2021

Nil) equity shares ofRs. l0/- each.

3l March 2023 0.10

3l March 2022

ai) Casagrand Perch Builder Private Limited 

( March 31,2023: I0,000, March 31,2022: Nil, April 01,2021 Nil) equity shares ofRs. 10/- each.

aj) Casagrand StageT Private Limited

( March 31,2023: 10,000, March 31,2022: Nil, April 01,2021 Nil) equity shares ofRs. l0/- each.

ak) Casagrand Millenia Priyate Limited

( March 31,2023: 10,000, March 31,2022: Nil, April 01,2021 Nil) equity shares ofRs. 10/- cach.

al) Exotia Builder Private Limited

( March 31,2023: 10,000, March 31,2022: Nil, April0l,2021 Nil) equity shares of Rs. l0/- each.

2. Preference shares

a) Casa Grande Milestone Priyate Limited

( March 31,2023: Nil, March 31,2022: Nit, April 01,2021: 2000) preference shares ofRs. l0/- each.

3. Investment in limited liability partnership firms

0.10

0.10

0.10

0.10

30.17 29.20 127.82 0.02

0.02

r) Casa Grande Coimbatore LLP

( March 3 1, 2023 : 90o/., Mar ch 3 l, 2O22: 9OYo, April 0 l, 2021 : 90%). b) Casa Grande Realtors LLP

( March 31, 2023: 99.90yo, March 31,2O22:99.90Y., Aprll0l,202l:20Vo). c) Casa Grande Vallam LLP

( March 31, 2023: 99%, March 3l,2O22: 99o/o, April01,2021: 88Vo). d) Casa Grande Enterprises LLP

( March 3 l, 2023 : 99o/., March 3 1, 2022: 99Yo, Api.l 0 l, 2021 : 98%). e) Casa Grande Shelter LLP

( March 31,2023: 99yo, March 31,2022:99o , April0l,2021199oA). f) Grace Gated Communif LLP

( March 31,2023:99o/o, March 31,2022i 99yo, April0l,202l:99yo). g) Dawning Developers LLP

( March 31,2023: 99Yo, March 3l,2022: 99%, April 01,2021:Nil).

0.01 L00 0.10 0.99 0.99 0.10 0.10

0.01 1.00 0.10 099 0.99 0. r0 0.10

0.0r 0.20 0.01r 0.98 0.99 0.i0

3.29

3.29 2.36

Total investmcnts at cost Currcnt

Non-Current

33.46 12.49 130.20 33.46 32.19 130.20

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Casagrald Prcmicr Builder Limited (formerly known as Casagrand Premier Buildcr Private Limited) Notes to Finrncial Statements for the year ended 3l March 2023

(All amounts are in Millions, unless otherwise stated)

ii. Inyestments at fair value through Profit and Loss

Quoted Mutual Funds As at

As at

As at

01 April 2021

Mutual Fund

3l March 2023

3l March 2022

TATA Mutual Fund - Growth Fund

Mar 2021 (Units - 142014.49, NAV - 3 24l.44lunit)

Aditya Birla Sun Life Short Term Fund - Growth Direct PIan Mar 2022 - (Units - 128,363.62, NAV - 40.54lunit) Mar 2021 - (Units - 1,28,363.62, NAV - 38.45/unit)

5.20

460.33 4.94

Total Inyestments at fair value through Profit and Loss

5.20 465.27

Total Investments Cu[ent

33.46 37.69 5.20

595.47 465.21

Non-Curent

Aggregate book yalue ofquoted investments

Aggregate market value of quoted investments

Aggregate value of utrquoted investments

8, Loans

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

33.46

31.46

As at

32.49

5.20

5.20

32.49

As :rt

130.20

465.27

465.27

130.20

As at

0l April 2021

Loans to related party

3l March 2023

3l March 2022

Loan to related parties

Debentures subscribed -

Unlisted, unsecued, redeemable and non convertible redeemable debentures of Rs.10,00,000 each from Casagrand Zingo Private Limited at IRR 19.96% compounded quarterly.

Total loans carried at amortised cost

Current

Non-Current

7,746.63

1,640.00

9,386.637,746.63 1,640.00

1,141.36 1,528.14

144.36 I 8.14 4,t44.36 1,528. r 4

9, Other financial assets 

(Measured at amo ised cost)

Security deposit

Bant deposits with more than 12 months Interest accrued but not due

Receivable from joint venture parhers Unbilled Revenue

Interest accrued and due

Rental advance

As at

31 March 2023 4t.63

9.85

2,037.37

4',71.90

0.09

22.44

As at

31 March 2022 79.54

20.79

9t4.23

t20.52

52.'t6

0.12

t'7.96

As at

01 April202l 1r0.00

r 19.63

2t4.84

0.lt

2'1.23

Total financial instruments at amortised cost Cuflent

Non-Culaent

\_\_\_J&28 \_\_\_\_\_\_\_\_\_\_\_1295s2 \_\_\_\_\_\_\_pl4\_ 2,060.95 1,105.59 784.23 522.33 100.33 110.00

Io

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2A

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Casagrand Premier Builder Limited (formcrly known as Casagrand Premier Builder Priyate Limited) Notes to Financial Statements for the year ended 3l March 2023 

(All amounts are in Millions, hless olherwise slaled)

Trade receivablcs agcing schcdulc

3l March 2023As at

As at

31 March 2022

Undisputed Trade Receivables - considered good

Outstanding for following periods from due date of payment

Current but not due

As at

0l April 2021

Less than 6 months 6months- I year I -2 years

2-3 years

More than 3 years

466.4s 28.5',7 32.44 3.49

4.69

442.66 15.r8 '14.59

10.71

9.41

25',1.09 153.2',7 47.O4 t1 .40 10.58

Total

14. Cash and cash cquivnlcnts

535.6,1 ss2.55 485.3n

As at

3l March 2022As at

0l Aoril 2021

Bqlances wilh banks:

As at

31 March 2023

- On current accounts (lash on hand

64.41 6.89

62.19 2.77

368.97 5.t2

Total cash and cash equiY8lent

71.30 64.96 311.U9

15. Bank balances other than cash and cash cquivalents

In deposits qccounts:

- Original maturities more than three months and less than 12 months ln ear marked accounls:

As at

31 March 2023 0.15

As at

3l March 2022

As at

0l April 2021 24.91

- Balance held as margin money against guarantees given

250.49 210.51

202.32

Total other bank balance

The Company has pledged a parl ofits short-term dcposits to fulfil collateral requiremelts.

250.64 2t I 22 9

16. Current tax asset (nct)

Advance tax

Provision for tax

Total current trx (net)

As at

3l March 2023 455.03

121.65

As at

31 March 2022

463.68

(367.6s)

96.03

As at

0l April 2021

44t.89

(367 .6s)

7 4.21

17. Equity sharc capital a) Authorised share capital

Equity shares of< 10 each Number Amount (Ir l)

Unlimited diyidend equity shares of {10 cach

Numbcr Amount (ln {)

As at 0l April202l

lncrease/(decrease) during the year

5,000,000 3l1,000

5 0.00 3.l r

1,000

(1,000)

0.01

(0.01)

As at 3l March 2022

Increase/(decrease) during the ycar As at 31 March 2023

5,311,000 53.1I 5,31r,000 53.1I

Note - Ret'er notc 48(iv) fol subsequent changc in authorized oapital, bonus and split ofequity shares post reporting datc 6

Casagrand Premier Builder Limited (formerl) known as Casagrand Premier Builder Private Limited) r\\*otes to l-inancial Statements for the year ended 3l March 2023 

(All amounts are in Millions, unless othenrise staled)

Rights, preferences and restrictions attached to the equity

The Company has two class ofequity shares viz., equity shares with unlimited dividend and regular equity shares.

Regular Equity shares : These equity shares are having a par value of INR.I0 per share. Each shareholder is eligible for One vote per share held. The dividend proposed by the board is subject to the approval ofthe 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 asscts of the Company after dishibution ofall preferential amount, in proponion to their shareholding.

Unlimited dividend equity shares : These equity shares are having a par value of [NR.l0 per share. Each shareholder is eligible for l/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 dist bution ofall preferential amount, in proportion to their shareholding.

The Company has reclassified authorized capital of Un)imited dividend equity shares to Ordinary Equity shares on March 14,2022 b) Issued sharc capital

Equity shares of { l0 each Number Amount (In

Unlimited dividend equity shares of t10 each

Number Amount (Itr t) {)

At 0t April 2021

Increasc/(decrease) during the year

4,989,000 t,000

49.89 0.01

r,000 r,000

0.01 0.01)

At 3l March 2022

Increase/(decrease) during the year At 31 March 2023

c) Paid-up share capital

I 990 0 ,19.90 4,990,000 19.90

At 0l April 2021

Increase/(decrease) during the year

4,989,000 t,000

49.89 0.01

1,000

(1,000)

0.01

(0.0r)

At 31 March 2022

Increase/(decrease) during the year At 3l March 2023

,1,990,000 49.90

4,990,000 49.90

of t l0 each07o redeemable preference shares of

Prefcrencc shares

Redeemable preference shares

I l0 each

Number Amount n Number Amount

a) Authorised Share Capital

At 0l April 2021

Increase(decrease) during the year

At 31 March 2022

Increase/(dccrease) dudng the year

At 31 March 2023

Rights, preferenc€s atrd restrictions attrched to the preference shares

10,000 ( 10,000)

100,000 ( 100.000)

300,000 (300,000)

3,000,000 (3,000,000)

The Company had hvo class ofpreference shares viz., redeemable preference shares and 00lo 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 tbe event ofliquidation, the preferential shareholders are eligible to receive the remaining assels of the Company aflcr distribution ofall preferential creditors in proportion to their shareholding.

The Company has reclassified Authorized capital of Redeemable preference sirares and 00lo redeenrable preference shares of {10 each to Ordinary Equity shares on March 14, 2022

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

ri i\*,

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial St.tements for the vear ended 3l March 2023

(All amounts are in Millions, unless olherwise statad)

Details of shareholders holding more than 570 shares and shares held by promotors in the Company As at As at

31 March 2023 31 March 2022

No, ofShares % of Holding No, ofShares % ofHolding

Equity shares

Arun Mn

Casagrand Millenia Private Limited Casagrand Luxor Private Limited

2,495,000 2,495,000

50% o%

50vo

2,495,000

2,494.990

As at

0l April 2021

50% 50% 0%

No. of Shares 7o ofllolding

Equity shares

Amn Mn

K.R.Anerudan

Casagrand Millenia Private Limited Details of changes in the promotors holdings

50%

26%

As at

2,494,500 1,296,900 1,197,600

3l March 2023As at

3l March 2022As at

0l ADril 2021

Equity shares

Arun Mn

K.R Anerudan

Casagrand Millenia Private Limited Casagrand Luxor Private Limited

0%

0%

-s0% 50%

0%

-26% 26./" 0%

0%

-24yo 240/0 00/o

Note - Thc investment division of Casagrand Millenia Private Limited has been demerged and transferred to the resulting company Casagrand Luxor Private Limited vide demerger order (RefCP N o.1715.233/2022-23 dated 12 September 2022).

18. Other equity

a) Capital redemption reserve Opening

Add: Additions

Closing

b) General reserve

Opening

Add: Additions

Closing

c) Retained earnings

As at As at As at 31 March 2023 31M^reh2022 0l April 2021 

0.32 0.32 0.32 0.32 0.32 0.32

30.00 30.00 10.00 30.00 30.00 30.00

Opening

Addr Additions

Less: Utilised/ transferred

659.86 '7 51.27

861.'12 (204.86)

644.86 219.86

Closing

I,41 l.l3 659.86

864.72

RAN,A

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Casagrand Premicr Builder Limited (formerly known as Casagrand Premier Builder Privatc Limited) Notes to Financial Statements for the year endcd 3l March 2023

(All amounts are in Millions, unless olherwise stated)

a) Capital redemption reserve

Amount hansferred from share capital on redemption ofissued shares

b) 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 ofCompanies Act, 1956, Mandatory transfer to general reserye is not required under the Companies Act, 2013.

19. Borrouings

3l March 2023As at

As at

3l March 2022As at

0l April 2021

A) Non-current borrowings

Secured

i) Debentures

l0% Unlisted uffated secued redeemable non convertible debentures at par value of INR 1,00,000 each 

(31 March 2023 - 5900, 3l March 2022 - Nil, 3l March 2021 - Nil)

Series A Debentures: t05 senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debenh[es at face value oflNR 1,00,00,000 each

Series B Debentures: 105 junior and subordinate to Se es A Debentures fully secured unlistcd guamnteed redeemable transferable, cumulatiye, non convertible debentures at face value of INR I,00,00,000 each

(31 March 2023 - 210,31 March 2022 - Nil, 3l March 2021 - Nil)

ii) Tcrm Loans

a) l'rorn bsnks

b) From other partics

From fi nancial inslitutions

iii) Vchicle loans

From fi nancial institutions

5 86.30

2,100.00

7 8ti.08

505.Ii5 679.28 t6'1.62 tt7.19 20.9',1 49.5',7

Total non current borrowings

4.098.02

700.25 2t1.19

B) Current borrowings Secured

3l March 2023 3l March 2022 0l April202l

i) Bark overdrafts / Cash Credit

ii) Current maturity of long-term loans

From financial institutions

From banks

Debentures:

18.5% Senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of INR 1,00,00,000 each

(31 March 2023 - Nil, 31 March 2022 - 44, 3 I March 2021 - Nil) Vehicle loans

IJnsecured

i) Loan repayable on demald

234.01

90.81 34.30

3 1.65

2t5.t7

440.00 ,11.90

56.3 0 717.21

From related padies

Total current Borrowings

10 164.12 4,986.60 2,974.t7 10,555.24 5.919.01 3.807.68 #

Crsrgr$nd Prcmier Builder Limited (formerly known !s Cesagrand Premier Builder Private Limited) r\\_otes to finencial Statements for the yesr ended 31 March 2023

(All anourts are i,, Millions

Disburse

2023 zn7' 2021

mcnt

S.no

lcndcr Particulsrs

Amt in

Nln

Borrowing Entity: Casagrand Premie, Builder Limiled

Nature of Securily :

1. Property: Mortgage over projects "Casagrand Zenilh" situated at Vengaivasal, sholinganallur Taluk, now Tambaram Taluk, kancheepuram districl and "Casagrand Savoye" siluated at Kuppusamy Street, Karapakkam village, SholinSanallur Taluk. kancheepuram district being financed (including land) together with construction lhereon both present and future

2. Stock and receivables: Charge or security interest over all receivables (including without limitation booking amounts, Iease ren[als, 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 insumnce proceeds pertaining to the said project

3. Personal Guarantee: Mr. Arun MN

Amt in NIn

Amt in N'N

Amt in l\tn

H DFC

L;mitedr, r00.00 I

JM

223.88 623.91 

Repayment Terms & Rate ofL,teresl :

1. Ficility t ?e: Term Loan

Total Facility Amount: { 1,100.00 Million

2. Tenor: 36 months

3. Inrerest: Payable ,nonlhly at I3.2% p.a. linked to HDFC CF-PLR (HDFC CF-PLR minus I l0 bps spread)

4. Interest Reset date: lst of every calendar month from which interest at the applicable rale of interest is calculated and becomes applicable on the borower

5. Repalment: Zenith: 65yo of all sales / receipls/ realizations/ receivables from sold and unsold units in the said project utilised towards repayment of the principal of the loan from dale of first disbursement

Savoye: 90% ofallsales / receipts/ realizationt receivables from sold and unsold units in the said project utilised towards repayment of the principal of the loan from date of flIst disbusement Percmtage subject to rcview on monlhly basis.

Borrowing Entity: Casagrand Premier Builder Limited

Nature ofSecurity:

l. Property: first and exclusive charge by way of a registered equitable mort8age over the land measuring 14 acres and 92.5 cents comprised in various survey numbe6 situated at Gerugambakkam village. Kundrarhur Taluk and Kancheepuram District with structures thereon (Project Gerugambakkam)

2. Stock and receivables: H)?othecation and escrow of receivables from the sales of sold/unsold units ofthe projecl lo be developed on the Project Gerugambakkam

Repaym€nt Terms & Rale ollnleresl :

2

Financial Credil

Solutions Limited

586.30

l. Facility type: 5900 unlisted uffated secured redeemable nod-convcrtible debentures at par value of I 0.10 Million each

TotalFacility Amount: { 590.00 Million

2. Tenor: 60 monlhs

3. lnterim interest colrpon: Payable monthly at l0% p.a. (fixed)

Interest moralorium of 6 months i.e,, interest paJ,menls to commence not Iater lhan 7th month from thc datc ofsubscription offirsl lranchc ofNCDS (April2023)

4. Rcdcmption: Rcdcemablc in 24 monthly inslalments slarting from (hc cnd of37lh mon(h from thc date ofsubscription of first lranche (April2024)

5. Facility IRR: Rcpayable with redemption prcmium that results in ovcrall prc-tax tRR of 17.75%

586.10

Casagrand Prcmier Builder Limited (formerly knoEn as Cssagrrnd Premi€r Builder Private Limited) \\_otes to Financial Statements for the,ear ended 31 NIarch 2023

(All onnu,'t: ut? it, Villions, unles' otheruise

Disburse

2023 2022

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S.Io l(lldrr

Credit

Solutions

mcnt

Amt in Mn

Particulrrs

Borrowing Entity: Casagrand Premier Builder Limited

l. Facility TWe:

Series A Debentures: 105 (Sanctioned - 130) senior firlly secured unlisled guaran(eed redeernable tmnsferable, cumulative, non convenible debenflues at face value of < 1,00,00,000 each issued under DTD dated June 27, 2022

Series B Debentues: I 05 (Sanctioned - I 3 0) j unior and subordinate to Series A Debentures fully secured unlisted guaranteed redeemable transfemble, cumulatile, non convertible debentures at face

Amt iD N{n

Amt in Mn

Amt in NIn

5 2, r00.00 India

Limited

6ICICI Bank

Limired120.00

value of a l,00,00,000 each issucd under DTD dated lune 27,2022 

Total Facilityamount: 2,600.00 Million

2. Tenor: 30 months from the dale ofallotment

3. Repa),rnent: NCDS are redeernable 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 Build€r Limited ard Mr. Arun MN and Casagrand Zingo Private Limited and Casagmnd Anchor Private Limited and Casagand Magnum Private Limited and Vistra ITCL (lndia) Limited dated June 27, 2022

Borrowing Entity: Casagrand Premier Builder Limiled

Nature of Security :

l. Property: (i) Exclusive MortgaSe CharSe by the way of equitable mortgaBe on the prope(y localed at Mannivakkam, Tambaram, Chennai admeasuring approximately 16,149.31 sq. mtN. including all the slructues thereon both present & funre along with lhe development potential arising thereon both present & fulur€. and on the residentialproject "Casagand Aria" consisting of thrce towers each of G + l9 having saleable area of approx. 749,109 sq. ft. being developed by Casa Grande Civil Engineering Private Limit€d. on the above prcperty.

(ii) Exclusive Mo(gage Charge by the way of equitable mortgage on the other residential project "Casagrand Arena EWS" consisling of one tou'er having saleable area of approx. 41,640 sq. ft. developed by the Casagrand Vallam LLP.

2. Slock, Receivables & Movable propenies:

(i) Exclusive Charge by the way of hypolhecation over all future scheduled receivables including without limitation booking amounts, Iease rentals, licensee fees, cashflows, revenues, all insurance proce€ds etc. howsoever arising from, out of, both present and future, in connection with or rclating to $e said Projecr - Aria

(ii) Exclusive Charge by the way of hlpothecation over all luture scheduled receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues! all insurance proceeds etc. howso€ver arising from, out of, both present and future, in connection with or relaling to the said Project - Arena

(iii) Exclusive charge by way of h)?olhecation on the Escrolv Accounts of the Project Aria and] Arena and the DSR Account all monies credited./ deposited therein, and all investments in respect thereof.

3. Corporale Guarante€: Casa Grande Civil Engineering Private Limited, Casagrand Luxor Privale Limited and Casagmnd Vallam LLP

Repayment Terns & Rate oflnterest I

l.Facility Type: Rupee Term lran { 120.00 Million

2. Term ofRepayment: 36 months from the date ofFimt Disbursement

3. Rate of [ntercst: 10.9070 p.a

4. Interest q?e: floating rate (tClCI MCLR-I Y + Sprcad(1.4%))

5. Interest Resct: At thc cnd of cvcry I ycar fiom lhe date ofdisbr[sement

6. Rcpaynrnt Schedulc: rcpayablc in 18 instalment of < 6.7 Million commcncing from l9lh monlh from the date of fiIst disburscment

2,r00.00 I18.74

CasaBrand Premier Builder Limited (formerly known as Casagrsnd Prcmier Builder Private Limited) Notes to Financirl Statements for lhe year ended 3l Msrch 2023

(All amou ts sre ir, Millions, unless olher ise slaled)

I)isbursc

2023 2[22 2021

S.no

lcndcr

I)CIJ Baok

ment

Amt in Mn

Particulars

Borowing Entity: Casa$and Premier Builder Limited

Nature of Security I

l. Property & Receivables and other assets: (i) Exclusive charge on the entire Project Assets ofthe "Projcct Tudor" including knd & unsold unils and receivables (both on sold and unsold units) thercol (Projecl Land Extent: 6.31 Acres; Unsold inventories: 110 units)

(ii) Registered mortgage of the Pmject t nd measuiDg 6.31 acrcs comp sed in Suftey No. 78/1, 78i2, 12611,126/2,125, 127, 124/2,124/3A and entire saleable arca of 1,27,935 Sq. Ft. 2. Corporale Cuarantee: Casagrand Millenia Private Limited

Amt in Mn

Amt in Mn

Amt in Mn

Lilnited500.00 Slale Ban-k

198.35

Repayment Terms & Rate of Interest :

l. Facility Type: Term t-oan

Tolal Facility amount: { 500.00 Million

2. Tenor: 30 months

3. Repayrn€nt: Repayable in 6 quarlerly instalments of< 83.33 Million

4. Principal Moratoriumi l2 months tillAugust 31,2023

5. Rate ofinterest: I L6l% p.a (Floaring) (DCB Ban}'s lY MCLR +0.79)

Borrowing Entity: Casagrand Premier Builder Limited

Natlre ofSecurity:

l. Property: Mortgage of the project land - Residential Plot bearinS S.Nos. I & 52 at Doddabettahalli Village, Yelankha Hobli, Bangalore, consisting total arca of 1,76,418 Sq. ft. Owned by Casa Crande Carden City Private Limited.

2. Stock, Receivables & Movable properti€s:

(i) Hypothecation of the moveable assets / stocks / work in progress ofthe project

(ii) Charge on the cashflows / rcceivables from the project by the way of hypothecation

of India230.00 E

Sundaram

3. Corporate Cuarantee: Casagrand Luxor Private Limited, Casa Grande Garden City Builders Privale Limited, and Casagrand Millenia Private Limited.

Repaynent Terms & Rale of Interest :

l. Facility T}?e: Dropline Overdraft Faciliry

TotalFacility 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 of3 months.

4. Interest Rate: 9.45% p.a. (MCLR-6M(8.40%) plus 1.05% rnargin)

Bonowing Entity: Casagrand Premier Builder Limited

Nature of Securit) l

1. Property: Charge over the immovable property in respect ofwhich the loan is provided and / or sucho$ersecudtyasdeterminedbySHFLFlatno:A-C01,A107,A403,8G01,B403,C401,D Gol, D303, plot no.76, S No. 76 Old Sno 55 Casagrand Lorenza, Bellahalli Village, Bangalore

228.11

Home

Finance t,imited

North Taluk, yelankha Hobli, Bangalore, Kamataka, 560064149.60 

50.00

Repayment Terms & Rate of Interesl :

1. Facility Type: Home loan { 50.00 Million

2. Tenor: 120 Month EMI

3. Rale of lnterest: Interest mt€ of I l.5olo per annum.

Interest Rate Type Variable in line with SHIL Home -PLR 17.5% (mar 2023)

4. Rcpa),rnent: 120 EMI oft 0.7 Million

@

CasagraDd Prenlier Builder Limited (formerly known ss Casegrand Prcmier Builder Privxtc Limited) Notes to Financial Statemerts for thc -\iear ended 3l March 2023

(All u ou tt are i Millio s, unless othetwise stated)

Disburs€

2023 2022 20zt

S.Do lcDder

Credit

Solutions

ment

Amt in Mn

Particulars Amt in

Mn

Borrowing Entity: Casagrand Premier Builder Limited

Nature of Security :

l. Property: First ranking and exclusive equitable mortgage on the Nandambakkam Project and Nandambakkam tand (Nandambakkam project with saleable area of approx. 2,29,222 sq- ft. ard Nandambakkam land admeasuring approx. l.7l acres comprised in survey nos. 3213, 33/1, l3l2A, 1313L, 33/2 (part) situaled al Nadambakkam Village, Alandur Taluk. Chennai, Tamil Nadu, together with all present and future assets and all privileges, all rights and all cntitlelnents of the Company over lhe Vandalur project and \/andalur land) in favour of the Debenture Trustee (Vistra ITCL (lndia) Limited)

2. Slock, receivables & Movable properties: First ranking and exclusive charge created over the Nandambakkarn h)?othecated assets - Nsndambaklam project Cash llows, esorow accounls and bank accounts, receivables and rights, and movable properties in favour of the debenture lruslee

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3

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(Vistra ITCL (lndia) Limited) 4,10.00 .{40.00 

Repa),rnent Tenns & Rate of lnlerest :

l. Facility Type: 49 senior fully secured unlisted guaranteed rcdeenrable transferablc', cumulative, nonronve.tible debmores at face value of a 10.00 Million each

Facility amount: t 490.00 Million

2. Tenor: 24 rnonths from the date ofallotment

3. Repayment: NCDS are redeernable 100% al the end ofthe tenor aloDg with 18.5% p.a.

4. lnlerim interest coupon: 14% p.a. accrued on quarle y compounding basis and half yearly payable

5. Additional Interest: 18.5% Compounded quarterly and payable on or before lhe expiry of tenor, after adjusting the interim interest paid at l4% p.a. on halfyearly basis.

L,oan foreclosed on 29th March 2023

Borrowing Entity: Casagrand Premier Builder Limitcd

Nature of Security :

L 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 l-and & unsold units and receivables (both on sold and unsold units) thereof.

(Project t nd Extent: 3.4 acres; Unsold inventories:3 units)

2. Stock, Receivables & Mo'able propenies:

t 310.00 DCB Bank Limted

(i) Charge by way ofh)?othecalion on the Scheduled Receivables ofboth sold & unsold of P "Project Millenis" under the documents entered jnto with the customers by the borrower, all proceeds both Present & future

rojecl

216.49

ili) Ctarg" fy \*uy ol hypothecation on the €scrow account for the projects and on all monies crediteddeposited rherein & all investmenls in respecl lhereof(in whatever Iorm they rnay be) 3. Corporate Guarantee: Casagrand Millenia Private Limited & Clsagand Vistaaz Private Limited

Repayment Tenns & Rate oflnterest :

LFacility Twe: Term Loan { 330.00 Million

2. Term ofRepayment: Door to door tenor of30 Months

3. Rate of tnterest I l.110,6 P.a

4. Intcrcst typc: floating ratc (lY M 5. Rcpaymcnt Schcdule: RcPaYablc

cLR + 0.50)

in 6 qua(cr ly aftcr an initial moratorium of l2 mon(hs

-L

Casagrand Premier Builder Limited (formerly knorvn as Casagrand Premicr Builder Priv!te Limited) Notcs to Financial Statements for thc yerr endcd 31 NIarch 2023

(All aDtounts rc in Millions, unless otheneise ststed)

Disburse

2023 2022 2021

S.no lcudcr

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Mahindra

ment

Amt in Mn

600.00

ParticularsAmt in

Mn

Borrowing Entity: Casagrand Premier Builder Limiled

Nahrre ofsecurity :

l. Property: (i) Exrcnsion of charge by way of registered mortgage on land admeasuring 2.58 acres (excluding area gifled to authorities) excluding UDS for area sold along with the structures/buildings constilcted./to be constructed, called project "Amberley", on lhe said land parcel, includinB all the existing & future FSI potenlial loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of85,934 sq. fl. located at Thazambur - 600130, Chennai. The land parcel is owned by Casa Grande Grace Private Limited and Casa Grande Enterprises LLP

(ii) Extension ofcharge by way of regis(ered mongage on land 6.28 acres (excluding area gifted 10 authorities) excluding UDS for area sold along with the shuctures,&uildings oonslructed/to be constructed, called project "Divinity", on the said land parcel, including all the exisling & future FSI potential loaded/to be loaded onto the structures coNtructed/to be constructed thereon,

saleable area of 2,49,940 sq ft located at Navalur - 600130, Chennai. The land parccl is owned by Grace Cated Community LLP & Casa Grande Smart Value Homes Private Limited.

(iii) Fnst & exclusive charge by way of rcgistered mongage on land admeasu,ing 21.38 acres (excluding area gifted to authorilies) along with the structures/buildings constructed/lo be consructed, called project "Platinum", on the said land parcel, including all the existing & fulure FSI polential loaded/to be loaded onto lhe slructures constnrcled/to be oonstnrcled thereon, lo be developed lhereon in two phases with Phase I approved and having saleable area of464333 sq. ft.

Aml in Mn

Amt in [In

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Investments Limited

and future potential developmenl of Phase 2 located at Mannivakkam - 600048, Chennai. Theland parcel is owned by Casa Grande Civil Engineering Privale Limited (CGCEPL)

(iv) Extension of charge by way of registered mortgage on land area admeasuring 23,892 sq mlrs' exclucling UDS for area sold along with the struclures/buildings consrucled/to be constructed, called proj€ct "Casagrand Royale", on the said land parcel, including alllhe existing & future FSI potential loaded/to be loaded onto the struc(ules constsucted/to be conslructed thereon, having saleable area of7.M lacs

sft located at Sholinganallur - 400608, Chennai. The land parcel is owned by Casa Crande Homes Private Limited

2. Stock and Receivables & Moveable properties: (i) Hlpothecation and escrow ofreceivables sale/ransfer/lease of land,/slructure/units in lie projects "Pladnum", "Amberley"' "Divinity"' & Royaland all tr sSlng Extens f by of l,l potheca )Eas C.t EC R 4 loca cd ( Road elrans I distructure/un rts n the cct sale/lljas

chargc

fer proJ

6031 12, Chennai. The land parcelis owned by Casa Grande Homes Private Limiled 3. Corpomte Guaranlee: Casa Grande Civil Engineering Private Limiled' Casa Grande Grace Private Limited, Casa Grande Homes Pnvate Limited, Casa Grande Smart Value Homes Private Limited' Casa Crande Enterprises LLP & Grace Cated Cornrnunity LLP

215.20

CasagraDd Premier Builder Limilcd (formcrly known as Casagrsnd Premicr Buildcr Private Limited) \otes to Finincial Statements for the Jear ended 3l Ntarch 2023

(All unnunts crc it Millions, unless otherwise stated)

Disburse

2023 7022 2021

S.no lcnder

ment

Amt in Mn

Amt io

Mn

Repayment Terms & Rate of Interest :

l. Facility Tlpe: Term t an

TotalFacility amount: { 600.00 Ntillion

2. Tenor: 48 months

ParticularsAmt in Mn

Amt in Mn

1l

Kotak

N{ahindra lnvestmenls Limited

900.00

3. Repayrnent: Principal repayable in 24 equal instalmenb slarting from 25lh month from the date o disbursement 

The amounts lying in Escrow Sutsaccounts, considercd as 'eligible receivables' transferred and appropriated towards repayment of the facilily from each security project - Platinum, Amberly, Diviniry, ECR 14, Royale once lhey hit their respective milestones at lhe percentage as ageed by the lender and thc company which is subject to change

4. Principal moratorium: 24 months from (he date of first disbursement (August 2022) 5. Rate of interestr monthly due at the rate of I 1.65% p.a (fixcd).

Borrowing Enlity: Casagrand Premier Builder Limited

Nature of Security :

L Property:

(i) First & exclusive charge by w3y of registered mortgage on land admeasuiing 4.56 acres (excluding -276.45 Sq.mtr for road &-1,847.21 Sq.mtr for OSR) along with buildings consfucted/lo be constructed known as projec( "Casagrand Castle" along with all existing / future poteutial FSl, TDR, Dcvelopmmt right benefits, title & interes( dereon alonS-with proportionate and applicable parking slo[s, situated a( 5urvey no.5l9, 52011, 52111 , 540, 542, 52012. 52112, 537, 53911,53912A,, 541 of Manapakkam Village, Alandur Taluk, Kancheepuram District, Chennai, Tamil Nadu -600122 wherein the land is owned by Casa Grande Civil Engineering Private Limited, Casagand Premier Builder Limited., Gallante promoter LLP, Zest Home Search LLP. (-31,818 sq. ft. ofunsold soleable area in 22 units and Rs. 36.87 Cn of receivables fiom 322,278 sq. ft. of sold soleable area in 264 units as on 28 Feb 2021)

(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 constnrcted/to be constructed known as project "Casagrand Northem Star" along with all existing tuture potential FSI, TDR, Developmenl rights, b€nefits, litle & interest thereon alonS-with proponionate and applicable parking slots, situated at survey no. 849/2 pan of Madhavram village, Ambattur Taluk, Thiruvallur District, Chennai, Tamil Nadu - 600060 wherein the land is o\*ned by Casagrand Premier Builder Limiled. (^41.923 sq. fl. of unsold saleable area in 29 unils and Rs. 17.28 Crs of receivables from 468,328 sq- ft. ofsold saleable area in 353 units os on 28 Fcb 2021).

(iii) First & exclusive charge by way ofregistered morlgage on land admeasuring 4.57 acres (excluding -513.2 Sq.mtr for Road & -1,?98.36 sq mtr for OSR) along with buildings constructed./to be collstructed known as project "Casagrand Vistaaz" along with all exisling / future potential FSI, TDR, Development rights, benefits, title & interest thereon along-with proponionate and applicable parking slots, situated at Survey n o. 14814, 148t5, 150/l A' l50i I B' 150/2A 15|/I' l52li. l5216A & 154/ I of Nedungundmm Village, Kattankulalhur Panchayat union, chengalpaltu Taluk, chengalpattu District, Chennai, Tamil Nadu - 600063 wherein the land is owned by Casa Grande Milestone Private Limited. and Casa Grande Enterprises LLP. (-l'496 sq-fl, ofunsold built up Area in I unil and Rs. 90.48 crs ofreceivables from 164,542 sq ft' ofsoldbuilt up Area in 100 units as on 28 Feb 2021).

(iv)First & exclusive charge by way of registered morlgage on teady residentiaycorunercial units in thcprojecl "Casagrand Uptown" along wilh chargc on rcccivables from sold unts situ3lcd at s$;cy'no.27 512-;,276l I B2pl., 276ll 83pr.' I B 4,lC.3pt.'4'5p1 ,29412C,2D'2E'3A I '3,{2'4'5A' 294158,68,6C,6D 1,6D2,6D3,6E,6F 61,6J' 2951 1 1pt , 295/l2A pt , l28 pt ' 12C 1' l2C2'5-9' iqolrpi, z,:,q,sl(pq. z 9otsB,6-9.297 t1A,lB'2'7 '2st3lt-14,305t2'18'306t3-'7 'tl't3106/22

una"r'C^.#una iplo\*n Phasc I (including Uptown villas) and surv'y no 27611A'lB-l ' I B2(p0' is:rpo, r si,z,:tp,i,stp r\,2-t1t6-11,278t1's,10- 13, 295l l0' I I (p0, l2A(pt)' 12B(p0' 296/1(p0' 5A(p|;ndc; Cas;grand Uptown phase ll ofNayapaklam Village, Puthuvallur Panchayat' itriru,rattur Olstrici Ctrcnnai, Tamil Nadu - 600128 whcrcin lhc land is owncd by Casa Grando Rcaltors LLP

270.55 \

Casagrand Premier Builder Limited (formerly known as Casagrsnd Premier Builder Privrte Limited) ^\*otes to Financial Statements for the year ended 3l March 2023

(A anounts dre in Millions, unless othentise stated)

Disburse

2023 2022 2021

S.no lcnder

ment

Amt in Mn

Parliculars 

(-155,970 sg. ft. ofunsold plot area in 66 units and Rs. 71.59 crs ofreceivables from 571,967 sq. fi. ofsold plot area in 477 units os on 28 Feb 2021).

(\') First & exclusive charge by way ofregistered mortgage on ready residentiaycornmercial units in the project "Casagrand Weslend" along with charge on receivables from sold units situated at survey no. 35/l-4, 36, 3112,38,3911,2A,28,40/l A,18,1C.41,4211,4212,43/1,4312,4412 ^nd 6217 Padur Village, poonamallee Taluk, Thiruvallur District, Chennai, Tamil Nadu - 600124 wherein the land is owned by Casa Crande Civil Engineering Private Limited. (-100,931 sq. ft. of unsold plot area in 27 units and Rs. | 2.31 crs of reoeivablcs from 502,855 sq. ft. ofsold plot area in 363 units as on 28 Feb 2021).

2. Stock & Receivables & Moveable Prope(ies:

(i) Hypothecation and escrow of "Eligible Receivables" from the projects Casagmnd castl€, Casagrand Northem Star & Casagrand Vistaa (from both sold & unsold)

(ii) H)?othecation and escrow of receivables l'rom the projects Casagrand Uptown Ph I (including Uptow[ Villas), Casagrand Uptown Ph ll & Casagrand Westend (liom both sold & unsold). Eligible Receivables shall mean all the Receivables and inflows from security properties which arc available to the mofigagor in accordance with the RERA Act.

3. Personal Cuarantee: Mr.Arun MN

4. Corporate Cuaranree: Casa Grande Realtors LLP, Casa Grande Civil Engineering Private Limrred , Casa Grande Milestone Private Limited., Zesl Home Search LLP Gallante Promoter LLP & Casa Crande Enterprises LLP

Repaynent Terms & Rarc of lnrcrc5r '

l. Facility Type: Secured Term loan facility < 900 Million

2. Tenor & Morat: 30 Month tenor from the date ofdisbursemmt May 2021, including moratorium of I2 months,

3. Repayment: principal amourt shall be repaid in 18 Equal instalments starting from llth month after the firsl date ofdisbursemenl.

4. Rate of Interest 13.0070 p.a. fixed over the tenor offacility.

[.oan foreclosed on 27th November 2022

Amt in NIn

Amt in Nln

lL

Amt in Mn

Crsagrsnd Prrmier Builder Limited (formerly known as CasaBrand Premier Builder Private Limited) Notcs to Financial Strtements for the yesr ended 3l March 2023

(All a outtts ffc itt Million!, unless othentise slaled)

Disburse

2023

2022 2021

S.no lcnder Aditya Birla

tnent

Amt in

Mn

Borrowing Enlily: Casagrand Premier Builder Limited

Nature ofSecurity:

l. Property: First and Exclusivc charges by way of Registered Memorandum of Entry on the l0 unsold units of project 'Casa Amethyst' admeasuring 20,722sqft together with underlying land aJmeasuring approx 165,193 sq.ft. comprised in Sy no.439llAlAlC & 494/2A4AIE, Elcot Avenue Road, SV Sivaprakasa Naicker Salai, Sholinganallur, Chennai together wilh all buildings & struclures tber€on, both present & Future

First and Exclusive charges by way of Registered Memorandum of Entry on the 9 unsold units of project'Casa Esquire' admeasuring 12,768 sqft (ogelher with underlying land admcasuring approx 39,204 sqft comprised in Sy no.l99/.1 situated in Perungudi Village, Sholinganallur Taluk, Kancheepuram Dislricr logether with all buildings & slructures thereon, both presenl & Funire

First and Exclusive charges by way of Registered Memorandum of Entry on the I 1 unsold units of project'Casa Aubum' admeasuring 36,654sqft together with underlying land admeasuring approx l33.34cents out of 140 cents compris€d in Sy no.6/lAl, 6l1D & 6llE situated al Thiruvalluvar Streel, Perungudi Village, Sholinganallur Taluk, Kanche€puram Dislrict logeder wilh all buildings & structwes lhereon. bolh presenl & Future;

2. Stock and rcceivables: First and Exclusive charge on the receivable ofboth sold & unsold ofthe

Amt in Mn

Amt in Mn

Amt in Mn

t2

Finance Limited

Bank of

210.00

project being developed on the said security'Casa Amethyst'under the documents enlered into the with the customers by the borrower, all such prcceeds both present and future; 

First and Exclusive charge on the receivable of both sold & unsold of the prcject being developed on the said security'Casa Aubum'under the documents entered inlo the with the customers by lhe borrower, all such proceeds both present and Iulure;

First and Exclusive charge on the Escrow account, all monies crediled./deposited therein & all investments in respect thereof (in whatever form lhey may be) fbr Casa Amethyst, Casa Aubum, Casagrand Esquire:

J. Personal Guaranlee: Mr Arun MN

4. Co-Borrower: Casagrand Premier Builder Limited, Casa Crande Civil Engineering Private Lirnited and Hitech Metal Plast Linrited

Repayment Temls & Rate oflnlerest :

l- Tenor & principal morat: Total 42 Monlhs (wherein schedulcd repaym€nt will nol fall due bcfore the end ofthe 24 Monlhs from date offirct disburscmcn,

2. lnterest Rale: 14.00o/o p.a. (floating) @ 3.85% p.a. below Aditya Birla Finance Limited's Prime l-ending Rate ("PLR"); i.e. 17.85% t an foreclosed on 09th March 2022

Borrowing Enlity: Casagrand Premier Builder Limiled

Nature of Security:

l. Property: Simple MoDT of Door No. 65 and DoorNo.3211 , Unit No. 1406, l2th and l3th floor, Comprised in T.S. No. 3ll1, 3211,35/1, built-up area 3345 Sq. fl., Pnvate terrace 172 Sq. n., togc$er with an UDS of 1118 Sq- fi., Mount Road, Adlar Villagc. (Montc Carlo)

190.64

t3 36.16

Maharashtra44 50

Rcpaymcnt Terms & Ralc oflntercst :

l. Facility lypc: working Capital Facility

2. Ralc oflnterest 9.55% (MCLR + 2.25 % P.A)

t an closed on lgth July 2021t

Cas{grand Premier Builder Limited (formerly knoryll rs Crsagrand Premier Builder Private Limited) Notes to Financial Statemcnts for the yesr ended 3l March 2023

(All amounts are in Millions, unless otheneke stated)

Disbursc

L[23 1t11 1.021

S.no lcndcr

JM

Financial

ment

Anil in Mn

Particulars

Bonowing Entity: Casagrand Premier Builder Limited

Nature of Security :

l. Propeny: secured by way of mortgage on land admeasuring an extent of 7 Acres 46.64 Cents, comprised under S. Nos. 22l2AI, 22/2A2, 2213, 22/4A,221281, 22/lA, 20/lA, 20llB, 20llc, 22llB, 16llA,24/1,2513A,25l3B, situated at Vengaivasal Village, Sholinganallur Taluk, Kancheepuram District. (Z€nith)

2. Stock & Receivables: H)?othecation ofreceivables from the proje{rt being developed on the land.

Amt in Mn

Amt in Nln

Amt in Mn

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Credit

Solutions Limited

JM

Financial Crcdit

Solulions Limited

410.00 

2',78.9t

Repayment Terms & Rale of Interest I

1. Term Ioan facility ofl 410.00 Million

2. Tenor 60 month (36 Month principal moralorium)

3. Repaymenl: The loan shall be repaid in 24 month instabnent starting for the end of37th month of

frst disbursement.

4. Rate of interest l5.4oZ p.a floating linked with HDFC lY MCLR + margin 800 bps

lran foreclosed on 20th August 2021

Borrowing Entity: Casagrand Premier Builder Limited

Nature of Secudty :

l. Property: 'First and Pari-passu charge (with the existing JM facility on lhe Proiect Vengaivasal by

way of mortgage over the land measuring approximately 7.5 acres at Vengaivssal, Chennai with

structures

thereon. (Zenith)

2. Stock & Receivables: H)?othecation and escrow of receivables from the sales of sold,/unsold

units in the Project Vcngaivasal.

First paripassu charge by way ofh)?othecatior on receivables with Project Woodside.

600.00

3. Personal Guarantee: Mr Arun MN50.57

Repayment Terms & Rate oflnterest :

l. Term loan facility ofl 600.00 Million

2. Tenor 54 month (30 Month principal moratorium)

3. Repayment: The loan shall be repaid in 24 month instalment sla(ing for the end of 3l st month of

first disbursemenl.

4. Rale of interest 16.15% p.a floaling linked with HDFC I Y MCLR + margin 810 bps

l,oan foreclosed on 03rd September 2021

-L

Casagrand Premier Builder Limited (formerly known es Crsagrand Prcmier Builder Privrte Limited) Notes to Financial Statements for thc year ended 3l March 2023

(All ano nts arc i Millions, unless otheneise staled)

Disburse

2023 1[21 202t

S.no lendcr

JM

Financial

ment

Amt in

Iun

Borrowing Entity: Casagrand Premier Builder Limited

Nature of Security :

I. Prop6ty: Second charge by way of registercd mortgage on unsold units at Projeq Zenith al Vengaivasal, Chennai (Project Zenith)

Second charge by way of mortgige over the land measuring approximately 10.19 acres at Manapakkam and Mugalivakkam Chennaiwith structures thereon ("Project Utopia") 2. Stock & Receivables:

(i)Second charge on receivables from sold and Unsold units at Zenith & Utopia

Amt ir

IInAmt in lun

Amt ir Mn

I6 t1

Credil

Solutions Limited

LIC

Housing Finance Limited

(ii) Escrow ofrecervables generaled trom the sold,/unsold units in Zenith & Utopia 15.1.97 

155.00

Repayment Terrns & Rate oflnterest :

l. Facility Tr?e: Emergency Credil line facility ofl 155.00 Million

2. Tenor: 60 Month tenor

3. Repa),rnent & Principal Moratorium: 12 months momtorium period post which repiryment of

principal in 48 equal monthly instalments starting from the l3th monlh from date of first

disbursement.

4. Rale ofinterest l4o% p.a. coupon

[ran foreclosed on l8th November 2021

Borrowing Entity: Casagrand Premier Builder Limited

Nature of Security:

l. Property: Secured by way of mortgage on Developer's share of projecl land siluated at

Thirumudivakkam Village, Chennai, admeasuring 8.95 Acres cornprised in Survey Nos. 387/lB, 2,

388/4A, 389/1, 24.,28, 39012, 391/2 and 402/2 of Thirumudivaklam Village,Pallavara:r Taluk,

Kancheepuram District including construction thereon and excluding OSR, Road gifted and land &

Saleable area already conveyed. (project Bloom)

2. Stock & Receivables & Moveable Properties: H)?othecation of receivables from lhe project

"Bloom". Receivables from othea projecls Asta, Pdrnera, Royce and Supremus to serve as cross

collateral for this loan.

3. Personal Guarantee: Mr. Anin Mn and Mr. K. R Anerudan (Erstwhile Promoter) I1.42

1.t0.00

Repayment Terrm & Rate of Interest :

l. Term loan of { 330.00 Million

2. Tenor of 27 month (including moratorium period of 12 months from the date of first

disbursement)

3. Rate oF Interesl I2.50% p.a. (Project LHPLR minus 130 bps) floating; payable monftly

4. Repayment schedule and instalmentl

First J instalments I l0 Million Totalt 30 Million

N€xt 6 instalments < J0 Million Total { 180 Million

[,ast 6 instalments < 20 Million Total { 120 Million

t an foreclosed on 3rd April202l

It4 I

Cssrgrand Prcmier Builder Limited (formerly known as CasagraDd Premier Builder Private Limited) Noies to Finsncisl Statements for the yesr ended 31 March 2023

(All anounts are in Millions, unless otherwise stated)

Disburse

2023 2t)22 zUZt

S.no lcnder

LIC

Housing

ment

Amt in lIn

Parliculars

Borrowing Entity: Casagrand Premier Builder Limiled

Nature ofSecurity:

l. Property: Equitable Mongage of the project land (Projecr Primera) admeasuring 3.01 Acre (1,30,930 sq. ft.) is silualed in Arumugam lst Stre€t, Mugalivakkam, Chennai, comprised in Survey Nos. 77 /6A, 71 168, 7glAlc and 78/3 of Mugalivakkam village, Sriperumbudur Taluk, Kancheepuram District including construcdon thereon and excluding OSR and land & saleable area already conveyed. (MODT to be registered)

2. Stock & Receivables & Moveable asse(s: Assignmenl / H)?othecation of receivables from the project "Primera"

IInAmt i[

Amt in

Nln

Amt in I\tn

IE

Finance Limired

Sundaram BNP

3. Personal Guaranlee: Mr. Arun Mn and Mr. K. R Anerudan (Erstwhile Promoter) 211.32 

480.00

Repaymenl Temls & Rate oflnterest :

1. Term loan of{ 480.00 Million

2. Tenor of 33 month (including ibra(orium period of l8 months fiom lhe date of fiNt

disbursement)

3. Rate of lnlerest 12.50% p.a. (Projecl LHPLR minus 330 bps) floating; payable monthly.

4. Repayment Schedule & instalrnent:

First 9 instalments { 40 Million Total { 360 Million

l,ast 6 instalments I 20 Million Tolal I 120 Million

L,oan foreclosed on 20th November 2021

Borowing Entity: Casagrand Premier Builder Limited

Nature of Security :

l. Property: Charge over the immovable propeny silualed alr Survey No. 103 3A, 105 1,105 2,105

3A,102 18,86 2A,86 28,86 J,87 2, Sonalur Village,Thiruporur Panchayat Union. Chengalpattu

Taluk,Tamil Nadu, lndia,600048 (2)-Shop Si(e No I, ll Plot No 40, 41, S.No.380 I Part & 180 2

Repa),rnent Terms & Rate of Interest I

l.Facility Type: Term t an

l9

Paribas Home

Finance Limited

Facility l: 30.00 Million

42.00

t7.00

Facility 2: 12.00 Million

2. Term of Repayment: 120 Months

3. Rate oflnteresl 17.50% p.a

4. Interest t)?e: Variable in line with SH-PLR%

5. RepaFn€nt Schedulel

EMI Value faciliry I I Rs.s,30,937l- From 0l /08/2012 to 1110112022 - Loan preclosed

EMI Value facility 2: Rs.2,12.375/- From 0l/0312014 to 3l l12/2023 - lran preclosed

Iran foreclosed on 27sl December 2021

Borrowing Entity: Casagrand Premie. Builder Limited

Nature of Security I

l. Property; Exclusive charge on Residential land admeasuring 75 cents (out of I acre), be3ring Plot

No. B, comprised in survey nos. 1/14 (p fi) & 8/10 (part) situated at Palavakkam Village,

Sholinganallur Taluk and Chennai districl

2L)HDFC Bank

Limited250.00

2. Stock & Reccivables: Exclusive charge on current assels of the company Casagrand Premier Builder Limiled

3. Personal Cuarantee: Mr. Arurl MN and Mrs. Dorolhy Thomas

Repaynent Tcnns & Ratc oflntcrcst :

1. Facility typc: Cash Crcdit - Sccured

TotalFacility Amount: t 250.00 Million

2. Tcnor: 24 months (rcncwable at the cnd oflerm)

3. Intercst: Payablc monthly at 8.80% linkcd to MCLR 3 months

234.04 235.34 Y

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statcments for the year ended 31 March 2023

(All amounts are in Millions, unless otherwise stated)

10. Other assets As at

As et

As at

Advance to suppliers

Advances for land contracts

Current account balances with LLP Tax paid under protest

Advance to employees

Prepaid expenses

Balance with Govemment authorities

3l March 2023 344.09

322.36

1,861.23

79.24

r2.08

23.s5

0.46

31 March 2022 93.22

655.06

1,508.09

36.14

5.48

32.4',7

Ll5

0l April 2021 230.22

327.t1

t,200.96

36.14

8.74

21.t2

Total other assets

2.643.01 2,331.6t 1.824.29

Cunent 

Non Current

I l. Deferred tar assets (net)/ Deferred tax liabilities (net)

Deferred tax liabilities

Property, plant and equipment

Inventory

Uneamed revenue

Borrowings

ROU-Asset

Rc-measurgment gains/ (losses) on defined benefit plans

702.54

1,940.4'l

As at

3l March 2023

48.06

25.83

t61.36

6.49

54.39

'78'7.38

I,544.23

As at

3l March 2022

31.63

796.12

3.69

46.29

0.59

s87.19

t,237. t0

As nt

0l April 2021

25.02

982.53

t.'79

51.45

0.08

Gross deferred tar liabilities Deferred tax assets

302.t1 l i4.92 1.060.87

Uneamed revenue

JDA Liability

Lease Liability

CWIP

Security deposit

Non deductible expenses for tax purposes

Re-measuremenl gains/ (losses) on defined benel'it plans

0.25

59.20

3.29

223.48 1.83

1,044.80 2.53

47.88

0.78

2.54

19.89

1,r40.45 4.06

48.19

0.50

2.66

0.44

Gross deferred tax assets Net deferrcd tar asset/(liabilitics)

288.05 I,l 18.42 r,196.90 ( l,l.0lr) 233.50 l -16.03

12. lnYentories

Work-in-progress

Raw materials, components and stores Land stock

Completed flats

As at

3l March 2023 1,867.56

89.46

1,887.4 t

35.00

As rt

31 March 2022 4,6'.t9.94

t9.63

t26.50

35.00

As at

0l April2021 5,506.55

45.19

300.41

35.00

Total itrvelltories at the lower of cost and tret realisable value 13. Trade receivables

3,879.43 4.1t6t.07 5.1{t7.15

(Unsecured, considered good)

Trade receivables

Receivables from other related parties

As at

3l March 2023 126.58

409.06

As at

3l March 2022 180.40

3',t2.15

As at

01 April 2021 361.38

124.00

535.64 552.55 48s.38

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Priyate Limited) Notes to Financial Statements for the year endcd 3l March 2023

(All amounts are in Millions, unless olherwise slated)

20. Other financial liabilities

(Carried at amortised cost) As at As rt As at

Interest accrued but not due Payable to ioint venture partners Accrued expenses

Dividend payable

Redemption Premium on Debenture

31 March 2023 2,348.99

133.43

609.33

50.62

3l March 2022 I,t4t.t't

27 5.8't

18.91

0lA ril202l 461.31

3 it 8.69

I1.06

0.01

Total other Iinancial liabilities

3,t42.31 1,435.9s 861.07

Curent

Non current

3,091.7s 50.62

t,435.95 It6 I .07

21. Provisions As at 3l March 2023

Provision for employee betrefits

As at

3l March 2022

As at

0l April 2021

Gratuity

Compensated absences

38.89 2.7',1

24.06 0.'7 6

20.29

Total provisions

41.66 24.82 20.29

Curent

Non current

22. Other liabilities

8.2t

33.45

As at

0.62

24.20

As at

0.46

19.83

As at

3l March 2023

31 March 2022

01 April 2021

Advance from customers (including cancelled customcr) Current account balances with LLPs

t'75.14 I'7 6.4',7

2t5.54 2',73.84

Statutory dues and related liabilities lJneamed Revenue

Liability under joint development arrangement Corpus Fund

Employee payables

Others

n4.73 234.58 1.00

6',7 .86 10.10

2.5 t

46.73

1,846.81 10.07

70.86

9.21

1.64

t22.57 5,703.2r 16.t2

48.23

9.68

1.00

Total other liabilities

606.22 5,161.82 6,390.19

Cunent 

Non curent

23. Tradc payables

Trade payables

- total outstanding dues ofmicro small and medium enterprises - total outstanding dues to others

606.22

As at

3l March 2023

69.5t

463.19

4,523.14

638-38

As at

3l lvarch 2022

54.43

481.25

2,857.82

3,532.37

As at

01 April 2021

t8.79

516.83

Total trade payables

532.70 535.68 s3s.62

Trade payables

Trade payables to related parties

525.47 7.23

48t.25 54.43

535.62

Total trade payables

532.70 535.68 535.62 ui,\*

Casagrand Premier Builder Limited (formerly known as Casagrand Premicr Builder Priyate Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounts are in Millions, unless otherwise stated)

Trrdc payables agcing schcdule

As at

As at

As at

Total outstanding dues ofmicro, small and medium e[terprises Less than I year

I -2 years

2-3 years

More than 3 years

3l March 2023 58.65

4.47

2.70

3.69

31 M^rch 2022 46.22

3.95

0.83

3.43

0l April202l 12.t2

1.68

4.66

0.33

Total

Total outstanding dues to others

69.51 s4.43 18.79

Less than I year | -2 years

2-3 years

More than 3 years

311.41

26.26 '72.6s

3 55.30 28.81 27.34 69.80

389.34 3t.09 23.5t '72.89

Total

463.19

481.25 516.83

The identification of Micro, Small and Medium Enterpdses Suppliers as defined under "The Micro Small and Medium Enterprises Development Act 2006" is based on information available with the management. As certified by the management, on the amounts ovcrdue (if any) to Micro, Small and Medium Enterprises on accou[t of principal amount, interest has been accrued and will be paid to suppliers on demand of claim. The Company has not received any claim for interest ftom any supplier as at the balance sheet date.

24. Lcasc liabilitics

As at

3l March 2023

As at

3l l\'larch 2022

As at

0t April2021

Lease liabilities 235.23 I90.2i 193.84

Total Lc1rsc liibilities

235.23 190.23 193.84

Current

Non current

9.96

225.2',7

4.53

185.70

193.84

25. Rcycnue from contracts with customers

3l March 2023 3l March 2022

Revenue fiom real estate developmcnt Revenue from joint dcvelopment agreement (JDA)

6069.19 9.06

2882.09 80.5 8

Total revenue from contracts with customers lndia

Outside lndia

Total reyenuc from contracts with customers Timing of revenue recognition

6078.25 2962.6'7 607 t3.25 2962.67

607E.25 2962.67

Coods transferred at a point in time Services transfercd over time

6069.t9 9.06

2882.O9 80.5 8

Total revenue from contracts lvith customers Othcr operating rcvenues

6.078.25 2.962.6',1

3l March 2023 3l March 2022

Modification income

Marketing commission Cancclled customer income Scrap sales

Share ofprofit fi-om LLPs

9.17

3.80

2.72

2.78

140.46

33.t2 1.09

2.42

lL2.22

Total other operating reYenucs Total reYenue from operations 

158.93 153.27 6237.18 3J1594

{"

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

ll amounts are in Millions. unless othet'wise staled.

Contract balances As at 3l March 2023

Contract assets

As at

31 March 2022

Trade receivables Unbilled revenue Contract liabilities Unearned Revenue Customer advances

53 5.64

234.58 t75.44

552.55

52.'7 6

4,846.84 176.4'.7

26. Other income

31 March 2023 31 March 2022

Dividend income on mutual funds Interest income

Rent income

Miscellaneous income

1.49

38.05 1.41

5.61

7.4',1

18.95 1.64

27.t2

27. Cost of raw materials, components and stores consumed a. Raw material and components consumed

46.56 55,18

3l March 2023 3l March 2022

Inventory at the beginning ofthe year Add: Purchases

Less: inventory at the end ofthe year

t9.63

266.3',7 (89.46)

45.1,9

4'18.62 ( r9.63)

28. Consaruction activity expenses

196.54 504.18

31 March 2023 3l March 2022

Land cost

Approval, legal and liaison Constluction cost

Interest and financial charges

1,754.55 116.81

1,209.05 382.56

408.91 69.70

I,093.71 316.03

29. (Increase)/ decrease in stock of flats, land stock and work-in-progress and trsded goods a) Opening balance

3.462,97 1.888.35

3l March 2023 31 March 2022

Work-in-progress 

Completed flats

Land stock

Total opening balance

b) Closing balance Work-in-proSress

Completed flats

Land stock

Total closiIIg balance

4,679.94 35.00

126.50

4,841,44

1,867.56 35.00

1,887.41 3,789.97

5,506.55 35.00

93.10

5,634.6s

4,6',19.94 35.00

126.50

4,841.44

c) Total difference in inventory (a) - @) 1,051.47

793.21 +-

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the vear ended 3l March 2023

(All amounts are in Millions, unless otherwise stated)

30. Employee benefits expense

3l March 2023 3l March 2022

Salaries, wages and bonus

Contribution to provident and other funds Gratuity expeNes

Staffwelfare expenses

194.80 6.02

8.41

9.68

t9.24 1.95

6.97 '7.37

31. Finance costs

2t8.91 35.53

3l March 2023 31 March 2022

Interest on borrowings

Interest on Iease liabilities

Other borrowings costs

Less: Boffowing Cost transferred to Construction activity expenses

392.10 28.85

18.45

439.40 (382.56)

320.63 28.84

28.7 4

3',78.2t (316.03)

32. Depreciation and amortization expense

56.84 62.18

3l March 2023 31 March 2022

Depreciation ofproperty, plant and equipment Amortization of intangible assets

Depreciat ion on jnvesrment pl'openies Depreciation of fught-of-use assets

53.7 5 2.7 t

8.61

20.74

33.00 2.96 8.62

20.4',7

33. Other expenses

85.81 65.05

3l March 2023 3l March 2022

Power and fuel 

Rates and taxes

lnsurance

Rep ai rs u1 d u aintenqrc e

Buildings

Vehicles

Othels

Advertising and sales promotion

Travelling and conveyance

Communication costs

Commission and brokerage fees

Printing and stationery

Legal and professional fees

Pa)ment to auditor (Refer details below) Donations

Software expenses

Loss on sale ofproperty, plant and equipment (net) Loss from LLPs

Bank charges

Discount

Miscellancous expenses

0.22

14.24

7.6',7

0.58

0.09

t.99

51.10 4.90

0.84

2.'73

0.05

8.62

3.51

0.86

t02.46 2.t5

0.67

0.03

0.92 2.33

3.92

5.40 0.13

0.2t

39.21 10.32 t.6l

0.89 0.10 4.49 t.52

1.82

2.68 3.68

43.7',7 3.18

0.7 5 0.03

202.77 t26.96 rt""

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounls are in Millions, unless otherwise stated)

Paymcnt t0 Auditors 

As auditor:

Audit fee

ln other capacity:

Other services (certification fees)

34. Tax expcnse

Current income tax:

Current income tax charge

Deferred tax:

Relating to origination and revenal of temporary differences

3l March 2023 31 March 2022 t.7 5 1.35

1.82 0.t1

3.57 1.52

3l March 2023 3l March 2022

i) Property, plant and equipment

ii) Non deductible expenses for tax purposes iii) lnventory

iv) Uneamed revenue

v) Liability under joint development arrangement vi) Bonowings

vii) Right-of-use assets

viii) Lease liability

ix) CWIP

10.43

(203.59) (770.8e) t,2t2.16 2.28

2.80

8.09

(11.33)

0.78

t2.61

(19.45) (185.81) 95.65

t.52

1.90

(5.rs)

0.91

(0.28)

x) Security deposit

(0.'7

5) 0.13

Income tax expense reported in the statement ofprolit or loss

OCI Scction

Net loss(gain) on remeasuements ofdefined benefit plans Deferred tax charged to OCI

249.98 (97.e7)

(0.50)

2.42 (0.s0)

Reconciliation oftax expense and the accounting profit multiplied by lndia's domestic tax rate for 3l Marcl 2023 and 31 March 2022 3l March 2023 3l March 2022

Accounting profit before income tax

Tax on accounting profit at statutory income tax rute 25,l1yo Impact of Non-taxable income for tax purposes

Tax effect on account ofhansition to IND AS

Deferrcd tax impact

Adjuslmcnts recognised in the cunent year in relation to the aurrent tax of prior years

1,008.43 253.80

(e.56)

(2M.24) (249.98)

(304.34)

(11.23) t'7 .23

9',7 .97

Income tax expense reported in the statement ofprolit or loss A49.98) 97.97

\*The Company elected to exercise the option permitted under section I 15 BAA of the lncome Tax Act, 196 I as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has rccognised Provision for lncome Tax for the year and re-measured its

Deferred tax asset (orland deferred tax liability) basis the rate prescribed in the said section.

r-1t

Casagrand Prcmicr Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notcs to Financial Statements for the year ended 31 March 2023

(All amounts are in Millions, unless otherwise stated)

35, Earnings per share 

Prolit attributable to equity holders for basic earnings ( A )

Equity Sharcs

Number ofshares at the beginning ofthe year (Refer note below) Add :- Shares issued / transferred during the year

Total Number of shares outstanding at the end of the year ( B )

Weighted avemge number of shares outstanding during the year - Basic Add : Weighted average number of shares that have dilutive effect on EPS Weightcd avcrage number of shares outstandirg during the year - Diluted ( C )

3l March 2023 3l M^reh 2022 7 58.45 (206.3'7)

174,650,000 174,650,000 174,650,000 174,650,000 174,650,000 174,650,000 174,650,000 174,650,000

Earning per share of par value {10 - Basic ( D = A / B ) (In O

4.34

Earning per share of par value {10 - Diluted (E=A/C)(ln{)

4.34

Note : Number ofequity shared have been adjusted for sub-division and bonus issue (refer note 48(iv))

(1.18)

(1.18)

t

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 31 March 2023 

(All amounts are in Millions, unless otherwise stated)

36. 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 tt funds administered and managed by the Govemment of India.

b. Defined b€ne{it plans - Gratuity (Non-Funded)

The company provides for gratuity, a defined benefit retirement plan (Gratuity Plan) covering all eligible employees. The Gratuity Pls provides a lump sum payment to the vested employees on retirement, death, incapacitation or termination ofemplolanent. Vesting occu on completion offive years ofservice. Liabilities with regard to the Gratuity Plan are determined by actuarial valuation as on the balanr sheet date.

The following tables set out the funded status of gratuity plans and the amount recognized in Company's financial statements : l. The amounts recognized in the Balance Sheet are as follows:

particulars 3r Ml:c,Xt2023 3r Mf:#2022

Present value ofthe obligation as at the end ofthe year Fair value ofplan assets as at the end ofthe year Net Iiability recognized in the Balance Sheet

3 8.89 24.06 38.89 24.06

Non-current

Current

2. Changes in the present value of defined benefit obligation

3 1.30

7 .59

3l March 2023As at

23.46 0.60

Particulars

Defined benefit obligation as at beginning of the year Current Service cost

Transfer in/(out) obligation

lnterest cost

Actuarial losses/(gains) arising from

- change in financial assumptions

- change in demographic assumptions

- experience variance (i.e. Actual experiences assumptions) Past service cost

Benefits paid

As at

24.06

6.56

1.85

(0.88)

7.85

2.63

(3.18)

3l March 2022 20.29

5.5 8

1.39

(t.22

(0.19

(1 1e

Defined benefit obligation as at the end of the year

3. Expenses recognized in Statement of profit and loss Account

As at

38.89 24.06 As at

Current Service Cost

Past Sewice Cost

lnterest Cost

Expected retum on plan assets

Particulars

3l March 2023 6.56

1.85

31 March 2022 5.58

1.39

Net Actuarial (gain)/loss recognised in the year

Expenses recognised in statement of Profit and Loss

4. Other Comprehensive income

As at

8.41 6.97 As at

Actuarial losses/(gains) arising from - change in financial assumptions

Particulars

3l March 2023(0.88)

3l March 2022 t1))

- change in demographic assumptions

- experience variance (i.e. Actual experiences assumptions) Return on plan assets excluding amounts included in interest income

7.85 2.63

(0.79

Amounts recognized in Other Comprehensive (Income) / Expense

9.60 0l

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounts are in Millions, unless othet'wise stated)

5. Assumption

As at

Particulars

3l March 2023As at 31 March 2022

Discount Rate

Salary Escalation Rate

Attrition rate

6. Scnsitiyity to key assumptions

'1.30%

5.00%

20.0004

As at

7 .309

5.009

2.009

As at

31 March 2022

a. Discount rate Sensitivity

Particulars

31 March 2023

Increase by 0.5% 

(% change)

Decrease by 0.5%

(% change)

b. Salary growth rate Sensitivify

Increase by 0.5o2

(% change)

Decrease by 0.5%

(% change)

c. Withdrawal rate (W.R.) Sensitivity

W.R. x t l0%

(% change)

W.R. x 90%

(% change)

7. Expected Future Cashflows (Undiscounted)

Particulars

Year I Cashflow

Year 2 Cashflow

Year 3 Cashflow

Year 4 Cashflow

Year 5 Cashflow

Year 6 to Year l0 Cashflow

38. t5

-1.92%

39.68

2.00%

39.63

L90%

38.t7

-1.88%

38.95

0.t5%

38.79

-0.28%

As at

3l March 2023 7 .59

7.51

6.08

5.26

4.91

14.48

22.47

-6.639

25.82

7 .309

25.62

6.45y

22.58

-6.199

24.26

0.809

23.87

-0.829

As at

31 March 2022 0.60

0.70

L35

L00

1.00

6.81

l

I

Mt,\*

Casagrand Premier Builder Limited (formerly knolvn as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 31 March 2023

(All emounls ara in Milliotrs, unless otherwise stated)

37. Leases

The Company has lease contracts for various items of buildings. Leases generally have lease terms between upto l0 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 0l April 2021

Additions during the year Depreciation during the year As at 3l March 2022 Additions during the year Depreciation during the year

204.41

(20.47) 183.94 52.90

(20.14)

204.41

(20.4',7) 183.94 52.90

(20.74)

As at 3l March 2023

216.10 216.10

Set out bcloN are the carr!'ing amounts of leas€ liabilities and the movements during the period: Buildings

Total

As at 0l April 2021 

Additions during the year Accretion of interest

Palments

As at 3l March 2022 Additions during the year Accretion ofinterest

Payments

.{s at 31 March 2023

Non-current

Curent

Statement of profit or loss

As at

3l March 2023 225.26

9.96

193.8,1

28.84

(32.44)

190.24

49.30

28.85

(33.17)

235.22

As at

3l March 2022 185.71

4.53

193.84

28.84

(32.44)

190.24

49.30

2 8.85

(33.17)

235.22

As at

0l April 2021 193.84

3l March 2023 3l Nlarch 2022

Depreciation expense of right-of-use assets Interest expensc on lease liabilities

20.74 2 8.85

20\_47 28.84

Total amount recognised in Statcment of profit or loss

Statemcnt of cashflorYs

Total cash outflo\v for leascs

Total amount recognised in Statement of Cash Flows

49.59 ,19.31

3 I March 2023 3l March 2022 (33. r 7) 32.44)

(33.17) (32.44)

M

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Privat€ Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounls are in Millions, unless otherwise stated)

38, Fair value measurements

The details offair value measurement ofCompany's financial assets/liabilities are as below:

Financial assets/liabilities measured at FairValue through profiUloss: As at

Level 3l March 2023

As rt

3l March 2022

As at

0l April 2021

lnyestments in quoted investments - Mutual Funds I - 5.20 465.27

The fair value ofthe 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, tmde 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 4 with respect to investment properties

.The quoted investments (mutual funds) are valued using the quoted market prices in actiye markets. Set out below, is a comparison by class ofthe carrying amounts and fair value ofthe Company's financial instruments: As at As at

3l March 2023 3l March 2022

Carrying Value Fair value Carrying Value Fair value

Financial Assets

Cash and cash equivalents

Bank balances other than cash and cash equivalents Loans

Other financial assets

7 | .30

250.64 9,386.63 2,583.28

71 .30

250.64 9,386.63 2,583.28

64.96

210.51

4,144.36 1,205.92

64.96

210.5r

4,144.36 1,20s.92

Financial Liabilities

Bonowings (Non-Cunent) Bonowings (Current)

Trade payables

Other fi nancial Iiabilities Lease liability (non-cunent)

Financial Assets

4,098.02 10,555.24 s32.'70

3,091.75 235.23

4,098.02 10,55s.24 532.70

3,091.7s 23s.23

'700.25 700.25

5,9 r 9.01 5,919.0r

535.68 535.68

1.435.95 1,43s.9s

190 .23 190 .23

As at

0l April 2021

Carrying Value Fair value

Investments (non-current) 

Cash and cash equivalents

Bank balances other than cash and cash equivalents Loans

Other financial assets

Financial Liabilities

Borrowings (Non-Current)

Borrowings (Cunent)

Trade payables

Other fi nancial liabilities

Lease liability (non-current)

130.20

374.09 227 .29 I,528.t4 894.23

2t't .19 3,807.68 535.62

861.07 193.84

130.20

374.09

227 .29

1,528. r 4

894.23

217 .19

3,807.68 s3s.62

861.07

193.84

'1

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounts are in Millions, unless otherwise stqted)

39. Capital Management

The Company's objectives of capital management is to marimize the shareholder value. In order to maintain or adjust the capital structure, the Company may adjust the retum to shareholders, issue/ buyback shares or sell assets to reduce debt. The Company manages its capital structure and makes adjustments in light ofchanges in economic conditions and the requirements ofthe financial coYenants.

The Company 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), trade payables and other financial liabilities, less cash and cash equivalents (including bank balances other than cash and cash equivalents and margin money deposits with banks) As at As at As at

3l March 2023 3l March 2022 0l April202l

Borrowings (non-current and current)

Trade payables

Other financial liabilities (current and non-current) Less: Cash and cash equivalents(including balances at bank other than cash and cash equivalents and margin money Net Debt (A)

Equity share capital

Other equity

14,653.26 532.70

3,142.31

(321.e4) 18,006.39 49.90

1,44t.45

6,619.26 535.68

I,43s.95

(27s.47) 8,315.42 49.90

690.t8

4,024.87 535.62

861.07

(601 .38) 4,820.t 8 49.90

895.04

Equity (B) 1,491.35 740.08 944.94 Equity plus net debt (C= A+B) 19,497.74 9,055.50 5,765.1? Cearing ratio (D : A-IC) 92.350/" 9l .83o/o 83.610/, 

In order to achieve the objectiye of maximize shareholders value, the Company's capital managemenl, amongst other things, aims to ensure that it meets financial covenants attached to the inlerest-bearing bonowings 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 bonowing.

No changes were made in the objectives, policies or processes for managing capital during the cunent and previous years. 40. Financial risk matrag€ment objectives and policies

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

The Company'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 Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are govemed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company'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 3 1, 2023, March 3 l, 2022 and April I,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 vadables on the carrying values ofgratuity and other post retirement obligations/provisions.

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

The sensitivity ofthe relevant profit or loss item is the effect ofthe assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2023, March 3l,2022 and April 1,2021 .

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

The Company is affected by the price volatility of certain commodities/ real estate. lts operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected Io vary in line with the prevailing market conditions. \*{,t\4

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023 

(All amounls are in Millions, unless otherwise stated)

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 Company's profit before lax is due to changes in the fair value of non-current and current bonorvings and other current and non curent financial liabilities.

Changc in rateEffect of profit

before tax

3l March 2023 +lo/o 4.39 Jl March 2oz2 \*'r'i" t.li' or Apr,2o2r -lr'i, X.Ii' .tvo (4.12)

The Company invests surplus funds in liquid mutual funds. The Company is exposed to market price risk arising from uncertainties about future values ofthe investment. The Company 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 ofthe Net Asset Value (NAV) on the profit for the year. The analysis is based on the assumption that the NAV price would increase 504 and decrease by 50% with all variable constant. lncrease/

Change in rate (decrease) in

profit

3l March 2023 +5Yo 0.07 3r rvrarch2o22 ii;" t3.ll' or Aprir2o2r :i;" t3.il' .5% (0.63)

ii. Credit risk

Credit risk is the risk of loss that may arise on outstanding financial inslruments if a counterparty default on its obligations. The Company's exposure to credit risk fiises majorly from trade receivables/ unbilled revenue and other financial assets. Other financial assels like security deposits, loans and bank deposits are mostly with employees, govemment bodies and banks and hence, the Company does not expect any credit risk with respect to these financial assets.

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

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Casagrand Premier Buitder Limited (formerly known as Casagrald Premier Builder Priyate Limited) Notes to Financial Statements for the yesr ended 3l March 2023

(All amounts are in Millions, unless otherwise $tated)

iii. Liquidity risk

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

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

31 March 2023 3l March 2022 0l April202l

Cash and cash equivalents

Bank balances other than cash and cash equivalents lnvestments

71.3 0 250.64

64.96 210.51 5.20

374.09 22',7.29 465.2',7

The table b€low summarises the maturity profile of the Company's financial liabilities at the reporting date. The amounts are based on

contractual undiscounted pa),rnents Financial liabilities - current

Maturity period 31 March 2023 3l March 2022 01April202l

Borrowings (current) 

Lease liabilities

Trade payables

Other financial liabilities

Financial liabilities - non current Bonowings

Lease liabilities

Other financial liabilities

Within a year

Within a year

Within a year

Within a year

Between l-3years Between I - l0 years Betweenl-3yea$

t0,55s.24 9.96

532.10

3,091.75

4,098.02 225.2'l

50.62

5,919.01 4.53

515.68 I,435.95

'700.25

185.70

3,807.68

535.62

861.07

217 .19

193.84

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+.,

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023 

(A ll amolo s are in Millions, unless otherwise stated)

41. First time adoption

As stated in Note I & 2, the Company has prepared its first financials statements in accordance with Ind AS. For the purposes of transition from previous GAAP to lnd AS, the Company has followed the guidance prescribed in lnd AS 101 - First Time adoption of lndian Accounting Standards ("Ind AS l0l"), with effect from I April,202l ("transition datc"). For the year ended 3l March 2022, the Company had prepared its financials statements in accordance with Company's (Accounts) Rules 2014, notified under section 133 of the Act and other relevant provisions ofthe Act ("previous GAAP" or "lndian GAAP").

The accounting policies set out in Note 2 have been applied in preparing the financial statements for the year ended 3l March 2023 including thc comparative information the year ended 3l March 2022 ard I April 2021.

ln preparing its Ind AS balance sheet as at I April 2021 and in presenting the comparative information for the yean ended 31 March 2022 ar,d 3 I March 2023, the Company has adjusted amounts reported previously in frnancial statements prepared in accordance with previous GAAP. This note explains the principal adjustments made by the Company in rcstating its financial statements prepared in accordance with previous GAAP, and how the transition fiom previous GAAP to lnd AS has affected the Company's financial position and financial performance. There were no significant reconciling items betwe€n cash flows prepared under lnd AS other than those arising due to reclassification ofthe previous year figures to conform to the current year's presentation.

Optional exemptions availed and mandatory exceptions

ln prcparing thc Ind AS financial statements, the Cornpany has applied the below mentioned optional exemptions and mandatory exceptions.

A. Optional cxemptions 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 cquipmcnt as recognised in the financial statements as at the date of transition to Ind AS, measured as per th€ Prcvious GAAP and use that as its dcemed cost as at the date of transition after making necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covcred by lnd AS 38 Intangiblc Assets and investment property covered by lnd AS 40 Investment Properties. Accordingly, the Company has elected to measure all of its property, plant and equipment, intangible assets and investment property at their Previous GAAP carrying value.

(ii). Investmcnts 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 lnd AS 109 in its separatc financial statements. Howevcr, lnd AS l0l provides an option to measure that investment at one ofthe following amounts in case thc Company decides to measure such investment at cost:

i. Cost as per lnd AS 27 or

ii. Deemed cost, rvhich is:

a. Fair valuc at the entity's dato oftransilion to Ind AS

b. Previous GAAP carrying amount at that date

The Company 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.

(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 bcfore the date of transition to Ind AS. The Company 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 oftansition to Ind AS.

(iv), Revenue from contracts rvith customers

Ind AS l0l provides following practical expedients when applying Ind AS I l5 rctrospectively:

(a) for completed contracts, an entity [eed 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 thc date thc conhact was completed rather than estimating variablc 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 lhe amount of thr: transaction price allocated to the remaining performance obligations and an explanation of when the entity expects to recognise that amount as revenuc.

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023 

(All amotrnts are in Millions, w ess otheryise stated)

(v). Business combinations

lnd AS lOt provides the option to apply Ind AS 103 prospectively from lhe transition date or from a specific date prior to lhe transition date. The Company 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 asscts and liabitities, that are required to be recognised under Ind AS, is their deemed cost at the date of the acquisition.

After the date ofthe acquisition, measurement is in accordance with respective tnd AS.

B, Mandatory exemptions availed

lnd AS l0l also allows fint-time adopters can claim mandatory exceptions to be applied for retrospective application of certain requirements under Ind AS for trzmsition from the previous GAAP:

(i) Estimates

As per lnd AS 101, an entity's estimates in accordance with lnd AS at the date oftransition to tnd AS shall be consistent with estimates rnade for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective cvidence that those estimates were in error. However, the estimates should be adjusted to reflect any differences in accounting policies.

As per Ind AS 101, whcre 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 oftransition (for preparing opening lnd AS balance sheet) or at the cnd ofthe comparative period (for presenting comparative information as per Ind AS).

lnd AS cstimated as at 01 April 2021 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Company 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 offinancial instruments canied at fair value through profit and loss or fair value through other comprehensive income, -lmpairment of'financial assets based on expected credit loss model,

-Detennination ofthe discountcd value for financial instruments carried at amortised cost, and

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

(ii) Derecognition of financial ass€ts and liabilities:

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

The Company has chosen to avail the exception to apply the derecognition provision of Ind AS 101 prospectively from the date of transition.

(iii) Classification and measurement of financial assets:

Ind AS l0l 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 dale 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 rctrospective application is impracticable.

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

C. Reconciliation of equity as previously r€ported under Previous GAAP to lnd AS

The following reconciliations provides the effect of fiansition to Ind AS from previous GAAP in accordance with Ind AS l0l : l. Total equity as at I Ap 202l and3l March 2022

2. Total comprehensive income reconciliation for the year ended 3l March 2022

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statemeots for the year ended 31 March 2023

(All amounts are in Millions, unless otherwise stated)

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

l). Total equity as at 3l March 2022 ud I April 2021

Particulars

Notes

As at

3l March 2022

As at

01 April 2021

Equity as reported under previous GAAP Ind AS adjustments

Fair value adjustments:

1,489.48 1,423.41

Effect of revcnue recognition as per IND AS 115 Cost adjustment as per IND AS I l5

Defe.red tax impact on the aforesaid adjustments Grutuity Impact

Borrowings Impact

IND AS I 16 - Impact

Mutual funds impact

(i)

(D

(vii) (viii) (iD

(i")

(4,16t.37) 3,161.77 251.82

14.65

(16.27)

(4,s4',7.46) 3,901 .2t 160.68

7 .10

Total adjustments

Total Equity under Ind AS

2). Total comprehensiye income reconciliation for the year endcd 31 March 2022

Particulars

Notes

Profit after tax as per pr€yious GAAP

Ind AS adjustments

(749.40) (478.47) 740.08 944.94

As at

3l March 2022

66.07

IND AS I l5- Revenue recognition 

IND AS I l5- Cost adjustment

Remeasurement of employee benefit obligation Borowings Impact

Deferred tax impact on the aforesaid adjustments CWIP Impact

IND AS I 16 - lmpact

Total adjustments

Net Prolit after tax as per lnd AS

Other comprehensive income (net oftax) Total comprehensive income as per Ind AS

(i)

(i)

(viii) (iD

(vii) (D

(iv)

386.09

(738.33)

7.55

91 .14

(r.r1)

(16.27\

(270.e3)

(204.86)

\_\_-\_\_1201J6r1

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Privatc Limited) t.r\*otes lo linancial Statements for the year ended 31 March 2023 

(All amounts are in Millions, unless othetwise stated

D. Notes to Ind AS transition

(i). Rev€nu€ from contracts with customers

Revenue from real estate development is recognised at the point in time, when the control ofthe 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 lnstitute of Chartered Accountants of lndia 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 ofborrowings to be deducted from the carrying amount ofborrowings on initial recognition. These costs are recognized in the statement ofprofit and loss over the tenure ofthe borrowing as part of the finance cost by applying the effective interest method. Under previous GAAP, these transaction costs were charged to statement ofprofit 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 ofassets (i) Land and (ii) Buildings based on the nature, characteristics and risks ofeach 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 tansferred 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 - I 16, for operating leases other than those for which the Company has opted for short term or low value exemption, the Company has recorded a rightof-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 Company has measured the right-of-use asset at the date of fansition at its carrying amount as if Ind AS - I l6 had been applied since t}re 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 Inveshnents and the quoted investments (mutual funds) are valued using the quoted market prices in active markets. Under previous GAAP these were valued at lower ofcost and fair value.

(vi). Loans and oth€r financial assets

The movement in other financial assets is arising mainly on account of reclassification of security deposit from non-curent to ROU assets as per INDAS I 16. Under previous GAAP these were accounted at cost.

(vii). Dcfcrred taxes

Indian GAAP requires deferred tax accounting using the income statement approach, which focuses on differences bctween taxable profits and accounting profits for the period. Ind-AS 12 requires entities to account for deferred taxes using the balance sheet approach, rvhich 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 l2 approach has resulted in recognition of deferred tax on ncw temporary differences which was not required under Indian GAAP. In addition, the various transitional adjustments lead to temporary differences.

(viii). Remeasurement of post employce benefits expense

Under Ind AS, remeasurements i.e. actuarial gains and losses and thc retum on plan asset, excluding amounts included in the net interest expense on the net defined bencfit liability are recognized in other comprehensive incomc instead of profit,or loss. Under the previous GAAP, these remeasurements were forming part of thc profit or loss for the ycar. . I t-1u-o

Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All tmounts are in Millions, unless otheruise staled)

42. Related part!' transactions

i. Names of related arties and nature of relationshi

Name of the related Party Relationship

Casa Crande Zest Private Limited 

Casa Grande Grace Private Limited

Casa Crande Garden City Builders Private Limited

Casa Grande Milestone Private Limited

Casa Grande Homes Private Limited

Casa Grande Civil Engineering Private Limited

Casa Grande Propcare Private Limited (Till 3 l/01/2022)

Sky Magna LLP (Ttll3l/01/2022)

Casagrand Horizons Private Limited

Casa Crande Axiom Private Limited

Casagrand Staylogy Private Limited

Casagrand Vislaaz Private Limited

Casagrand Magick Rufy Private Limited

Casagrand Samrt Value Homes Private Limited

Casagrand Dream Home Private Limited (Casagrand Bizpark Private

Limited wef I0.01.2022)

Casagrand Regale Private Limited

Casagrand Spaceintell Private Limited

Gazy Mag Private Limited

Casagrand Millenia Private Limited

Casagrand Perch Builder Private Limited (from 0610512022)

Casagrand Beacon Private Limited (from 25/06/2022)

Casagrand Lotus Private Limited (from 16106/2022)

Casagrand Blue Horizon Private Limited (from 06/07 /7022)

Flock Builder Private Limited (from 07 /0712022)

Casagrand Fittedhomes Private Limited (from 19/0712022)

Casagrand Alphine Private Limited (from 2210712022)

Casagrand Astute Private Limited (fro m 22/0712022)

SHV LPG India Private Limited (Casagrand Magnum Private

Limrted w ef 22.02.2022)

Casa Interior Studio Private Limited (T lll3l l0l12022)

Casagrand Aesthetic Private Limited

Casagrand StageT Private Limited

Exotia Builder Private Limited

Danub Homes Private Limited

Casa Grande Coimbatore LLP

Casa Grande Enterprises LLP

Casa Grande Shelter LLP

Casa Grande Realtors LLP

Casa Grande Vallam LLP

Dawning Developers LLP

Grace Gated Community LLP

Casagrand Fresh Privatc Limited (fiom 1410412021)

Upstay Builder Private Limited (from 22/1012021)

Casagrand Anchor Private Limited (from26l l0l202l)

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Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary Subsidiary

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 31 March 2023

(All sr ounts are in Millions, unless otherwise sloted)

Namc of thc rclated Pa 

Casagrand Zingo Private Limited (from 28/102021)

Casagrand Vivacity Private Limited (from 3l ll/2021)

Casagrand Everta Private Limited (from l0/ll/2021)

Casagrand Exotia Private Limited (from l0lll/2021)

Casagrand Vivaace Private Limited (from 01/1212021)

Casagrand Hyderwise Private Limited (from 3l I l2l202l\

Arun Hope Foundation

Blitzkieg Technology Private Limited

Casagrand Bright Kids Private Limited

Zest Home Search LLP

IRIS Development LLP

Arun Family Trusteeship LLP

Casagrand Supreme Home LLP

Nobilitas Home S€arch LLP

Blue Sea Homes Search LLP

Casagrand Luxor Private Limited

Chengalpattu Logistics Parks Private Limited

Chengalpattu Warehousing Parks Private Limited

Solace Gated Community LLP

Venerate Homes LLP

Sea View Home Search LLP

Sky Magna LLP (Ttll01102/2022)

AAK Realty Services LLP

Gallante Promoter LLP

Propel Holdings LLP

Casagrand Arun Mn Academy Foundation (from 13109/2021)

Spacio Premier Global Park Private Limited (from 0l/l l/2021)

Casagand Starpark Private Limited

Casa Grande Propcare Private Limited (from 0l/0212022)

Casa lnterior Studio Private Limited (fiom 0l/0212022)

Key Manag€rial P€rsonnel

Arun MN

Dorothy Thomas

I(R Anerudan (Till 23104/2021)

Rajneesh Jain

Raghunathan Sumanth Krishna

Nisha Abhishek Jha (From 04/08/2021)

Ashok Kumar (Till 30106/2021)

Note : Related party relationships are as identified by the management

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Relationshi

Subsidiary

Subsidiary

Subsidiary

Subsidiary

Subsidiary

Subsidiary

Entities under cornmon contol Entities under common control Entities under common contlol Entities under common contol Entities under common control Entities under common control Entities under common control Entities under common control Entities under common control Entities under common control Entities under common confiol Entities under comrnon control Entities under common control Entities under common control Entities under common control Entities under common control Entities under common control Entities under common control Entities under common control Entities under common contlol Entities under common control Entities under cornmon control Entities under common control Entities under common control

Chairman and Managing Director Director

Dtector

ChiefFinancial Officer

Whole-time Director

Company Secretary

Company Secretary

Casagrand Premier Builder Limited (formerly knorvn as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounls are in Millions, unless otlrcrwise staled)

ii. Transactions with the related parties

a) Construction cost

Particulars 3l March 2023 31 N{arch 2022

Casa Crande Civil Engineering Private Limited 

Casa Grande Propcare Private Limited

Casa Interior Studio Private Limited

b) Advertisement Dxpenses

Casa Grande Enterprises LLP

c) Recovery of Expenses

Casagrand Hyderwise Private Limited

Casagrand Magick Ru0, Private Limited

SHV LPG India Private Limited (Casagrand Magnum Private Limited wef 22 .02 .2022)

Casagrand Millenia Private Limited

Danub Homes Private Limited

Dawning Developers LLP

Gazy Mag Private Limiled

AAK Realty Services LLP

Casa Grande Axiom Private Limited

Casa Grande Civil Engineering Private Limited

Casa Grande Coimbatore LLP

Casa Grande Garden City Builders Private Limited

Casa Grande Grace Private Limited

Casa Grande Homes Private Limited

Casa Grande Milestone Private Limited

Casa Grande Smart Value Homes Private Limited

Casa Grande Vallam LLP

Casa Grande Zest Private Limited

Casagrand Horizons Private Limited

Casagrand Dream Home Private Limited (Casagrand Bizpark Private Limited wef 10.01.2022)

Casa Grande Realtors LLP

Grace Gated Community LLP

Casagrand Aesthetic Private Limited

Casagrand Staylogy Private Limited

11.66

4.99

85.28

(3.15)

(389.77) (0.02)

(25t.4s)

(s 82.53 ) (4.58)

(34.61) (105.87) (1s4.60) (298.7 6) (2.8e)

( 123.3 l ) (t91.74) (5.26)

(4.8 8)

(171.33) (3.e2)

(38.66) (46.30)

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0.84

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( l .05)

(273.67)

(379.96) (3s7.58) (6t.42) ( 12.78) (0.2s)

(2.s3)

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(328.07) (208.s9) (73.1s) (30r.s6) (0.30)

(0.22)

(t.27)

(9.92)

(0.20)

(0.4s)

(4.s3)

(1.73)

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Casagrand Premier Builder Limited (formerly knorvn as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounls are in Millions, unless othenvise staled)

31 March 2023 3l March 2022

d) Loan received

Particulars

Casa Crande Axiom Private Limited 

Casa Grande Grace Private Limited

Casa Interior Studio Private Limited

Danub Homes Private Limited

Gazy Mag Private Limited

Casagrand Magick Ruff Private Limited

Casa Grande Milestone Private Limited

Casa Grande Smart Value Homes Private Limited Casagrand Aesthetic Plivate Limited

IRIS Development LLP

Casagrand Staylogy Private Limited

Casagrand Vistaaz Private Limited

Casa Grande Homes Private Limited

Casagrand Starpark Private Limited

Casa Grande Zest Private Limited

AAK Realty Services LLP

Casa Grande Civil Engineering Private Limited Casagrand Millenia Private Limited

Casagrand Horizons Private Limited

e) Advertis€mentlncome

Casa Grande Coimbatore LLP

Casa Grande Garden City Builders Private Limited Gazy Mag Private Limited

Casa Grande Axiom Private Limited

Casa Grande Civil Engineering Private Limited Casagrand Magick Rufy Private Limited

Casa Crande Grace Private Limited

Casa Grande Vallam LLP

Casa Grande Zest Private Limited

Casa Grande Homes Private Limited

Casa Grande Smart Value Homes Private Limited Casagrand Millenia Private Limited

Danub Homes Private Limited

Dawning Developers LLP

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I ,245.02

2,993 .7 | 135.82

663.98

0.5 7

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744.72

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2,267 .39 23t.09 554.22

60.5 8

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1,207 .69 489.51 341.50 252.59 467.77 r 34.86 0.64

6.69

| ,17 4.7 5 165.59

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0.5 5

2.77

2.56

3.34

3.79

L53

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Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited) Notes to Financial Statements for the year ended 3l March 2023

(All amounts are in Millions, unless ollrcru)ise stated)

f) Loans given

Particulars 31 Nlarch 2023 3l March 2022

Casagrand Vistaaz Private Limited 

Casagrand Hyderwise Private Limited

Casagrand Millenia Private Limited

Casa Grande Garden City Builders Private Limited Casagrand Regale Private Limited

Zest Homes Search LLP

AAK Realty Services LLP

Casa Grande Axiom Private Limited

Casa Grande Civil Engineering Private Limited Casagrand Everta Private Limited

Casagrand Exotia Private Limited

Casagrand Horizons Private Limited

Casagrand Vivaace Private Limited

Gazy Mag Private Limited

Casa Grande Propcare Private Limited

Arun Hope Foundation

Casagrand Anchor Private Limited

Casagand Astute Private Limited

Casagrand Beacon Private Limited

Casagrand Dream Home Private Limited (Casagrand Bizpark Private Limited W.E.F. I 0.0 1.2022)

Casagrand Fittedhomes Private Limited

Casagrand Fresh Private Limited

Casagrand Luxor Private Limited

SHV LPG India Private Limited (Casagrand Magnum Private Limite d w ef 22.02.2022J

Casagrand Perch Builder Private Limited

Casagrand Spaceintell Private Limited

Casagrand StageT Privale Limited

Casagrand Vivacity Private Limited

Casagrand Zingo Private Limited

Exotia Builder Private Limited

Grace Gated Community LLP

Upstay Builder Private Limited

Casa Grande Grace Private Limited

Dawning Developers LLP

Casagrand Aesthetic Private Limited

Casa Grande Homes Private Limited

7 45.48

474.79 1.20

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139.77

889.29 99.93

t.t7

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1 .54

0.20

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I1.00

10.3 0

9.89

220.69 22.16

1,649.7 6 318.75

9.30

t,063.26

88.74

298.10

49.67

8.14

7.94

746.66 4.80

577 .24 6.15

322.21

715.5 8 513.95 9.78

t76.54 52.90

20.79

5.41

87 .52

4.8 8

t0.21

I