

**Casa Grande Civil Engineering Private Limited**

**Balance Sheet as at 31 March 2023**

*(All amounts are in Millions, unless otherwise stated)*

Particulars	Notes	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Assets</b>				
<b>Non-current assets</b>				
Property, plant and equipment	3	74.32	77.10	53.38
Investment properties	4	51.41	51.41	51.41
Right-of-use assets	5	7.12	8.01	8.90
<b>Financial assets</b>				
Investments	6	0.10	0.10	-
Other financial assets	8	85.56	19.49	53.93
Other assets	9	25.96	16.06	16.06
Deferred tax assets (net)	10	121.89	65.07	182.87
		<b>366.36</b>	<b>237.24</b>	<b>366.55</b>
<b>Current assets</b>				
Inventories	11	3,626.81	2,471.19	3,605.23
<b>Financial assets</b>				
Trade receivables	12	354.53	773.13	1,672.91
Cash and cash equivalents	13	105.10	30.13	58.79
Bank balances other than cash and cash equivalents	14	38.28	20.54	2.60
Investments	6	5.00	-	-
Loans	7	2,374.09	1,318.78	288.85
Other financial assets	8	239.94	377.14	54.06
Other current assets	9	77.07	24.22	50.98
Current tax asset (net)	15	-	-	9.61
		<b>6,820.82</b>	<b>5,015.13</b>	<b>5,743.02</b>
<b>Total assets</b>		<b>7,187.18</b>	<b>5,252.37</b>	<b>6,109.57</b>
<b>Equity and liabilities</b>				
<b>Equity</b>				
Equity share capital	16	0.10	0.10	0.10
Other equity	17	1,242.15	1,229.94	655.53
<b>Total equity</b>		<b>1,242.25</b>	<b>1,230.04</b>	<b>655.63</b>
<b>Non-current liabilities</b>				
<b>Financial liabilities</b>				
Borrowings	18	1,868.59	889.67	21.77
Lease liabilities	23	7.62	7.91	8.35
Other financial liabilities	19	23.84	8.86	-
Provisions	20	11.99	7.41	6.19
Other non-current liabilities	21	737.24	1,327.07	992.25
		<b>2,649.28</b>	<b>2,240.92</b>	<b>1,028.56</b>



Casa Grande Civil Engineering Private Limited

Balance Sheet as at 31 March 2023

(All amounts are in Millions, unless otherwise stated)

Particulars	Notes	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Current liabilities</b>				
<b>Financial liabilities</b>				
Borrowings	18	524.52	1,030.12	597.30
Lease liabilities	23	0.30	0.23	-
Trade payables				
Dues to micro small and medium enterprises	22	188.97	15.15	17.89
Dues to others	22	462.39	409.40	714.69
Other financial liabilities	19	278.27	94.94	7.16
Other current liabilities	21	1,832.92	193.71	3,088.24
Provisions	20	2.94	0.21	0.11
Liabilities for current tax (net)	15	5.34	37.65	-
		<b>3,295.65</b>	<b>1,781.41</b>	<b>4,425.39</b>
<b>Total liabilities</b>		<b>5,944.93</b>	<b>4,022.33</b>	<b>5,453.95</b>
		<b>7,187.18</b>	<b>5,252.37</b>	<b>6,109.58</b>

Accompanying notes to the Financial Statements 1-2

As per our report of even date

For CNGSN & Associates LLP

Chartered Accountants

Firm Registration Number : 04915S

  
C.N. Gangadaran

Partner

Membership Number : 011205

Place : Chennai

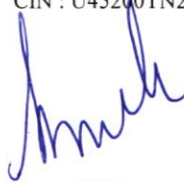
Date : 09.08.2023



For and on behalf of the Board of Directors of

For Casa Grande Civil Engineering Private Limited

CIN : U45200TN2013PTC094127

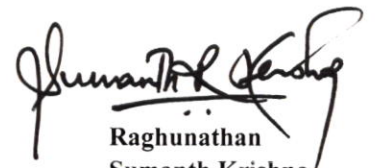
  
Arun MN

Director

DIN: 00793551

Place : Chennai

Date : 09.08.2023

  
Raghunathan  
Sumanth Krishna

Director


DIN: 07640054



**Casa Grande Civil Engineering Private Limited**  
**Statement of Profit and Loss for the year ended 31 March, 2023**  
*(All amounts are in Millions, unless otherwise stated)*

	Notes	For the year ended 31 March 2023	For the year ended 31 March 2022
<b>Income</b>			
Revenue from contracts with customers	24	1,659.04	4,374.20
Other income	25	15.13	121.16
<b>Total income</b>		<b>1,674.17</b>	<b>4,495.36</b>
<b>Expenses</b>			
Cost of raw materials, components and stores consumed	26	1,096.24	604.86
Construction activity expenses	27	1,537.21	1,941.07
(Increase)/ decrease in stock of flats, land stock and work-in-progress and traded goods	28	(1,074.01)	1,061.20
Employee benefits expense	29	52.53	29.64
Finance costs	30	29.60	22.84
Depreciation and amortization expense	31	22.44	26.76
Other expenses	32	21.68	48.28
<b>Total expenses</b>		<b>1,685.69</b>	<b>3,734.65</b>
<b>Profit/(loss) before tax</b>		<b>(11.52)</b>	<b>760.71</b>
(1) Current tax	33	30.98	69.67
(2) Deferred tax charge/(credit)	33	(56.25)	117.51
Income tax expense		<b>(25.27)</b>	<b>187.18</b>
<b>Profit/(loss) for the year</b>		<b>13.75</b>	<b>573.53</b>
<b>Other comprehensive income</b>			
<b>Other comprehensive income not to be reclassified to profit or loss in subsequent periods:</b>			
Re-measurement gains/ (losses) on defined benefit plans	35	(2.06)	1.17
Income tax effect	33	0.52	(0.29)
		<b>(1.54)</b>	<b>0.88</b>
<b>Net other comprehensive income not to be reclassified to profit or loss in subsequent periods</b>		<b>(1.54)</b>	<b>0.88</b>
<b>Total comprehensive income for the year, net of tax</b>		<b>12.21</b>	<b>574.41</b>
<b>Earnings per share</b>			
Basic, computed on the basis of profit for the year (In ₹)	34	1,375	57,353
Diluted, computed on the basis of profit for the year (In ₹)		1,375	57,353
As per our report of even date			


**For CNGSN & Associates LLP**  
Chartered Accountants  
Firm Registration Number : 04915S

  
**C.N. Gangadaran**

Partner  
Membership Number : 011205  
Place : Chennai  
Date : 09.08.2023




**For and on behalf of the Board of Directors of**  
**For Casa Grande Civil Engineering Private Limited**  
CIN : U45200TN2013PTC094127

  
**Arun MN**

Director  
DIN: 00793551

Place : Chennai  
Date : 09.08.2023

  
**Raghunathan**  
**Sumanth Krishna**  
Director  
DIN: 07640054



Casa Grande Civil Engineering Private Limited  
Statement of Cash Flows for the year ended 31 March 2023  
(All amounts are in Millions, unless otherwise stated)

Particulars	As at 31 March 2023	As at 31 March 2022
<b>Operating activities</b>		
Profit/(loss) before tax	(11.52)	760.71
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Depreciation and amortisation expenses	21.55	25.87
Depreciation and amortisation expenses of ROU	0.89	0.89
Adjustment for other comprehensive income/(expense)	(2.06)	1.17
Provision for Gratuity and Compensated leave	7.31	1.32
Finance income	(285.23)	(177.51)
Interest on lease liabilities	1.21	1.24
Finance costs	299.85	138.67
<i>Working capital adjustments:</i>		
(Increase)/decrease in trade receivables	418.60	899.78
(Increase)/decrease in inventory	(1,155.62)	1,134.04
(Increase)/decrease in other financial assets	81.73	(115.84)
(Increase)/decrease in other current assets	(62.75)	26.76
Increase/(decrease) in trade payables	226.81	(308.03)
Increase/(decrease) in other financial liability	125.04	5.35
Increase/(decrease) in other current liability	1,049.38	(2,559.71)
<b>Cash generated from operating activities</b>	<b>715.19</b>	<b>(165.29)</b>
Income tax (paid)/refunded	(58.32)	(22.41)
<b>Net cash flows from/(used in) operating activities</b>	<b>656.87</b>	<b>(187.70)</b>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(18.77)	(49.59)
Purchase of financial instruments	(5.00)	-
Loan given to related parties	(1,055.31)	(1,029.94)
Movement in bank deposits (maturity of more than 3 months)	(17.74)	(17.94)
Investment in Subsidiaries	-	(0.10)
Interest received	274.63	4.71
<b>Net cash flows from/(used in) investing activities</b>	<b>(822.19)</b>	<b>(1,092.86)</b>



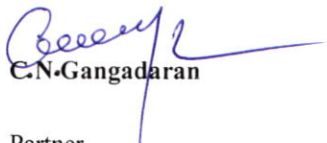
**Casa Grande Civil Engineering Private Limited**  
**Statement of Cash Flows for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

Particulars	As at 31 March 2023	As at 31 March 2022
<b>Financing activities</b>		
Repayment of lease liabilities	(1.44)	(1.44)
Interest paid	(231.59)	(47.39)
Proceeds from long term borrowings	2,228.40	925.78
Repayment of long term borrowings	(1,160.25)	(240.22)
Proceeds/(repayment) from short term borrowings	(594.83)	615.16
<b>Net cash flows from/(used in) financing activities</b>	<b>240.29</b>	<b>1,251.89</b>
Net increase in cash and cash equivalents	74.97	(28.67)
Cash and cash equivalents at the beginning of the year	30.13	58.79
<b>Cash and cash equivalents at year end</b>	<b>105.10</b>	<b>30.12</b>

As per our report of even date

**For CNGSN & Associates LLP**  
Chartered Accountants  
Firm Registration Number : 04915S

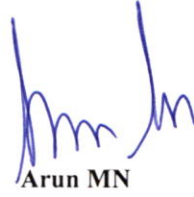
**For and on behalf of the Board of Directors of**  
**For Casa Grande Civil Engineering Private Limited**  
CIN : U45200TN2013PTC094127

  
**C.N.Gangadaran**

Partner  
Membership Number : 011205

Place : Chennai  
Date : 09.08.2023



  
**Arun MN**

Director  
DIN: 00793551

Place : Chennai  
Date : 09.08.2023

  
**Raghunathan  
Sumanth Krishna**

Director  
DIN: 07640054



**Casa Grande Civil Engineering Private Limited**  
**Statement of Changes in Equity for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**a. Equity share capital:**

	Equity shares of ₹ 10 each	
	Numbers	Amount
<b>Equity shares of ₹ 10 each issued, subscribed and fully paid</b>		
As at 01 April 2021	10,000	0.10
Issue of share capital	-	-
<b>As at 31 March 2022</b>	<b>10,000</b>	<b>0.10</b>
<b>Equity shares of ₹ 10 each issued, subscribed and fully paid</b>		
As at 01 April 2022	10,000	0.10
Issue of share capital	-	-
<b>As at 31 March 2023</b>	<b>10,000</b>	<b>0.10</b>

**b. Other equity**

	Retained earnings	Total
As at 01 April 2021	655.53	655.53
Profit for the period	573.53	573.53
Other comprehensive income	0.88	0.88
Total comprehensive income (loss)	574.41	574.41
<b>As at 31 March 2022</b>	<b>1,229.94</b>	<b>1,229.94</b>
As at 01 April 2022	1,229.94	1,229.94
Profit for the period	13.75	13.75
Other comprehensive income	(1.54)	(1.54)
Total comprehensive income (loss)	12.21	12.21
<b>As at 31 March 2023</b>	<b>1,242.15</b>	<b>1,242.15</b>

As per our report of even date

**For CNGSN & Associates LLP**  
Chartered Accountants  
Firm Registration Number : 04915S

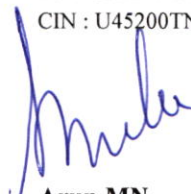
  
**C.N. Gangadaran**

Partner  
Membership Number : 011205

Place : Chennai  
Date : 09.08.2023



**For and on behalf of the Board of Directors of**  
**For Casa Grande Civil Engineering Private Limited**  
CIN : U45200TN2013PTC094127

  
**Arun MN**

Director  
DIN: 00793551

Place : Chennai  
Date : 09.08.2023

  
**Raghunathan**  
**Sumanth Krishna**

Director  
DIN: 07640054



## Casa Grande Civil Engineering Private Limited

### Notes to financial statements for the year ended 31 March 2023

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

#### 1. Corporate information

Casa Grande Civil Engineering Private Limited (the 'Company') was incorporated on 12 December, 2013 under the provisions of the Companies Act applicable in India ("Act"). The registered office is located at NPL DEVI, New no -111/3, Old No.593/3, 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 for issue in accordance with a resolution of the directors on 9 August, 2023.

#### 2. Significant accounting policies

This note provides a list of the 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 (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III).

The standalone financial statements of the Company are prepared and presented in accordance with Ind AS. The standalone financial statements 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 31 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 of the Companies Act, 2013. These are the Company's first Ind AS financial statements. The statutory date of transition to Ind AS is 1st April, 2021.

##### 2.2 Summary of other significant accounting policies

###### (a) Use of estimates

The preparation of financial statements 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 of the reporting period. Although these estimates are based on the management's best knowledge of current 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 current/ non-current classification.

An asset is treated as current when it is:

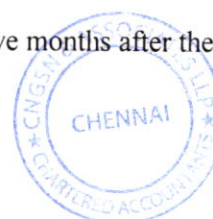
- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability 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 of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.



**Casa Grande Civil Engineering Private Limited****Notes to financial statements for the year ended 31 March 2023**

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The operating cycle of the Company's real estate operations varies from project to project depending on the size of the project, type 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.

Deferred tax assets/ liabilities are classified as non-current 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 of bringing 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 incurred.

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

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

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

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

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

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

**(d) Depreciation on property, plant and equipment.**

Depreciation is calculated on written down value 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	Useful life
Buildings	60
Temporary Structures	3
Furniture & Fittings	10
Plant & Machinery - Civil	12-15
Office Equipment	5
Vehicles	8-10
Computers	3
Servers and network equipment	6



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



**Casa Grande Civil Engineering Private Limited**

**Notes to financial statements for the year ended 31 March 2023**

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

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

**(e) Intangible assets**

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

Intangible assets comprising of computer software are amortized using written down value method over a period of three years, which is estimated by the management to be the useful life of the 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 the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

**(f) Investment property**

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

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

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

Investment properties are de-recognized when the entity transfers control 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 carrying amount of the asset is recognized in profit or loss in the period of de-recognition.

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

**(g) Impairment**

**A. 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 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.



**B. Non-financial assets**

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

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

**(h) Leases**

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

Where the Company is lessee

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

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

The 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 payments and right-of-use assets representing the right to use the underlying assets.

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

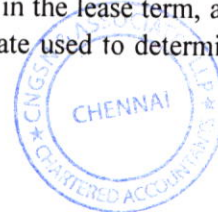
If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

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

**B. Lease liabilities**

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the 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 payments, 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 liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.



**C. 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 from the commencement date and do not contain a purchase option. It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

**Where the 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 operating leases are included under Investment property.

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

**(i) Borrowing costs**

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

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

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

**(j) Inventories**

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

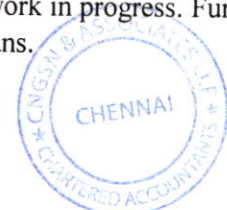
- i. Work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.
- ii. Finished goods - Stock of Flats: Valued at lower of cost and net realizable value.
- iii. Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.
- iv. Land stock: Valued at lower of cost and net realizable value.

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

**(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-progress/ capital work in progress. Further, the amount of refundable deposit paid by the Company under JDA is recognized as deposits under loans.



**(I) Revenue recognition**

**A. Revenue recognition**

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

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

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

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

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

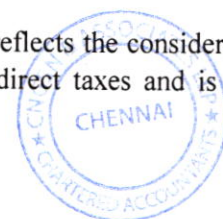
The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the land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

**Recognition of revenue from sale of land and development rights:**

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

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

Revenue is recognised when control of the goods are transferred to the customer at an amount that reflects the consideration to which the 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 contract 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 contracts for sale of residential and commercial units as and when the control is passed on to the customers which is linked to the application and receipt of occupancy certificate.

**Sale of Materials, Land and Development Rights:**

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

**a. (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 earned 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 payment of the consideration is due).

Contract liability 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 transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

**a. (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.

**b. Lease income**

The Company's policy for recognition of revenue from operating leases is described in note 2.2(h).

**c. 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 income/loss in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

**B. Other Income**

**a. Interest income**

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

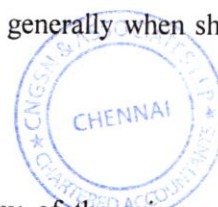
**b. Dividend income**

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



**Foreign currency transactions and balances**

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

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

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

**(n) Retirement and other employee benefits**

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The 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-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the Company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

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 current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

**(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.

**A. 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). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The 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.



**B. Deferred income tax**

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

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

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

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

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

Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the 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 longer a convincing evidence to the effect that the Company will pay normal tax during the specified period. In the same way, Alternate Minimum Tax (AMT) is recognised for LLP.

**(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 uncertain 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 of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the 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 loss that has occurred on assets dedicated to that contract.

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

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

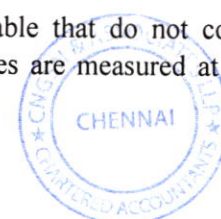
**(q) Financial Instruments**

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

*Initial recognition and measurement*

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

*Subsequent measurement: Non-derivative financial instruments*



**A. 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 to 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.

**B. Financial assets at fair value through other comprehensive income**

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

**C. Financial assets at fair value through profit or loss**

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

**D. Debt instruments at amortized cost**

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

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

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

**E. 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.

**F. 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.

**G. Financial liabilities**

*Initial recognition and measurement*

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

*Subsequent measurement: Non-derivative financial instruments*

**H. Financial liabilities at fair value through profit or loss**

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





**I. Financial liabilities at amortized cost**

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

**J. De-recognition of financial liability**

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

**K. Fair value measurement**

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

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

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

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

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

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

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

**L. Fair value hierarchy:**

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

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

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

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

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

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

**(t) Cash and cash equivalents**

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

**(u) Restatement**

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

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

**(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 revenues and expenses that relate to transactions with any of the Company's other components. Results of the operating segments are reviewed regularly by the Managing Director who has been identified as the chief operating decision maker (CODM), to make decisions about resources to be allocated to the segment and assess its performance.

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

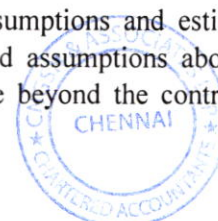
Accordingly, the segment revenue, segment results, total carrying amount of segment assets and segment liability, total cost incurred to acquire segment assets and total amount of charge for depreciation during the period, is as reflected in the financial statements as of and for the year ended 31 March 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 of assets 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 concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The 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 the control of the 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 revenue from contracts with customers:

**a. (i) Identification of performance obligation**

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

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.

- whether the entity will be able to fulfil its promise under the contract, to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

**a. (ii) Timing of satisfaction of performance obligation**

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

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.

- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.

- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

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

For contracts where control is transferred at a point in time the Company considers the following indicators of the transfer of

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

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

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

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

- When the customer has accepted the asset.

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

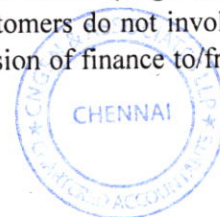
**b) Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA')**

For projects executed through joint development arrangements, the 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 contracts with customers.

The revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/development rights received under JDA is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the 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 carried out at the launch of the real estate project and is not reassessed at each reporting period. The management is of the view that the fair value method and estimates are reflective of the current market condition.

**c) Significant financing component**

For contracts involving sale of real estate unit, the 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 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.



**F. Useful life and residual value of property, plant and equipment**

The useful life 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.

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

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

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

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

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



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**3. Property, plant and equipment**

	<b>Buildings</b>	<b>Computers</b>	<b>Furniture and Fixtures</b>	<b>Office Equipment</b>	<b>Plant and Machinery</b>	<b>Vehicles</b>	<b>Total</b>
<b>Cost</b>							
<b>As at 01 April 2021</b>	-	<b>0.33</b>	<b>3.34</b>	<b>0.97</b>	<b>48.74</b>	-	<b>53.38</b>
Additions during the year	-	0.53	-	-	32.94	16.12	49.59
Disposals during the year	-	-	-	-	-	-	-
<b>As at 31 March 2022</b>	-	<b>0.86</b>	<b>3.34</b>	<b>0.97</b>	<b>81.68</b>	<b>16.12</b>	<b>102.97</b>
Additions during the year	1.03	3.06	11.76	2.00	0.92	-	18.77
Disposals during the year	-	-	-	-	-	-	-
<b>As at 31 March 2023</b>	<b>1.03</b>	<b>3.92</b>	<b>15.10</b>	<b>2.97</b>	<b>82.60</b>	<b>16.12</b>	<b>121.74</b>
<b>Depreciation</b>							
<b>As at 01 April 2021</b>	-	-	-	-	-	-	-
Depreciation charge for the year	-	0.18	0.87	0.38	21.45	2.99	25.87
Disposals during the year	-	-	-	-	-	-	-
<b>As at 31 March 2022</b>	-	<b>0.18</b>	<b>0.87</b>	<b>0.38</b>	<b>21.45</b>	<b>2.99</b>	<b>25.87</b>
Depreciation charge for the year	0.02	1.15	2.13	0.58	14.27	3.40	21.55
Disposals during the year	-	-	-	-	-	-	-
<b>As at 31 March 2023</b>	<b>0.02</b>	<b>1.33</b>	<b>3.00</b>	<b>0.96</b>	<b>35.72</b>	<b>6.39</b>	<b>47.42</b>
<b>Net block</b>							
<b>As at 01 April 2021</b>	-	<b>0.33</b>	<b>3.34</b>	<b>0.97</b>	<b>48.74</b>	-	<b>53.38</b>
<b>As at 31 March 2022</b>	-	<b>0.68</b>	<b>2.47</b>	<b>0.59</b>	<b>60.23</b>	<b>13.13</b>	<b>77.10</b>
<b>As at 31 March 2023</b>	<b>1.01</b>	<b>2.59</b>	<b>12.10</b>	<b>2.01</b>	<b>46.88</b>	<b>9.73</b>	<b>74.32</b>

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



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**4. Investment properties**

	Land	Buildings	Total
<b>As at 01 April 2021</b>	<b>51.41</b>	-	<b>51.41</b>
Additions during the year	-	-	-
Disposals during the year	-	-	-
<b>As at 31 March 2022</b>	<b>51.41</b>	-	<b>51.41</b>
Additions during the year	-	-	-
Disposals during the year	-	-	-
<b>As at 31 March 2023</b>	<b>51.41</b>	-	<b>51.41</b>
<b>Depreciation and impairment</b>			
<b>As at 01 April 2021</b>	-	-	-
Depreciation charge for the year	-	-	-
<b>As at 31 March 2022</b>	-	-	-
Depreciation charge for the year	-	-	-
<b>As at 31 March 2023</b>	-	-	-
<b>Net block</b>			
<b>As at 01 April 2021</b>	<b>51.41</b>	-	<b>51.41</b>
<b>As at 31 March 2022</b>	<b>51.41</b>	-	<b>51.41</b>
<b>As at 31 March 2023</b>	<b>51.41</b>	-	<b>51.41</b>

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

**Information regarding income and expenditure of Investment properties**

	As at 31 March 2023	As at 31 March 2022
Rental income derived from investment properties	-	-
Direct operating expenses (including repairs and maintenance) arising from investment properties that generating rental income	-	-
Direct operating expenses (including repairs and maintenance) arising from investment properties that did not generate rental income	-	-
<b>Profit arising from investment properties before depreciation and indirect</b>	<b>-</b>	<b>-</b>
Less – Depreciation	-	-
<b>Profit arising from investment properties before indirect expenses</b>	<b>-</b>	<b>-</b>

**The Company's investment properties consist of Land.**

Fair values of investment properties comprises of ₹: 87.50 Mn as on 31 March 2023, (31 March 2022 : 87.50 Mn and 01 April 2021 : 87.50 Mn). These valuations are based on Guideline valuations as per State Government.

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



**5.Right-of-use assets**

	<b>Buildings</b>	<b>Total</b>
<b>Gross block</b>		
<b>As at 01 April 2021</b>	<b>8.90</b>	<b>8.90</b>
Additions during the year	-	-
Other adjustments (lease modification)	-	-
Disposals during the year	-	-
<b>As at 31 March 2022</b>	<b>8.90</b>	<b>8.90</b>
Additions during the year	-	-
Other adjustments (lease modification)	-	-
Disposals during the year	-	-
<b>As at 31 March 2023</b>	<b>8.90</b>	<b>8.90</b>
<b>Accumulated amortisation</b>		
<b>As at 01 April 2021</b>	-	-
Additions during the year	0.89	0.89
Disposals during the year	-	-
<b>As at 31 March 2022</b>	<b>0.89</b>	<b>0.89</b>
Additions during the year	0.89	0.89
Disposals during the year	-	-
<b>As at 31 March 2023</b>	<b>1.78</b>	<b>1.78</b>
<b>Net block</b>		
<b>As at 01 April 2021</b>	<b>8.90</b>	<b>8.90</b>
<b>As at 31 March 2022</b>	<b>8.01</b>	<b>8.01</b>
<b>As at 31 March 2023</b>	<b>7.12</b>	<b>7.12</b>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**6. Investments**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Investments</b>			
<b>i. Investments at cost</b>			
<b>1. Unquoted equity shares (fully paid)</b>			
a) Casagrand Anchor Private Limited ( March 31, 2023: 10,000, March 31, 2022 : 10,000 , April 01, 2021: Nil) equity shares of Rs. 10/- each.	0.10	0.10	-
	<u>0.10</u>	<u>0.10</u>	<u>-</u>
<b>Total investments at cost</b>	<u>0.10</u>	<u>0.10</u>	<u>-</u>
<b>Current</b>	-	-	-
<b>Non-Current</b>	0.10	0.10	-
<b>ii. Investments at fair value through Profit and Loss</b>			
<b>Quoted Mutual Funds</b>			
	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Mutual Fund</b>			
SBI Fixed Maturity Plan (FMP)-Series 82 (91Days) Regular Growth (Units - 499,975.00, NAV - 10.00/unit)	5.00	-	-
	<u>5.00</u>	<u>-</u>	<u>-</u>
<b>Total Investments at fair value through Profit and Loss</b>	<u>5.00</u>	<u>-</u>	<u>-</u>
<b>Total Investments</b>	<u>5.10</u>	<u>0.10</u>	<u>-</u>
Current	5.00	-	-
Non-Current	0.10	0.10	-
<b>Aggregate book value of quoted investments</b>	5.00	-	-
<b>Aggregate market value of quoted investments</b>	5.00	-	-
<b>Aggregate value of unquoted investments</b>	0.10	0.10	-

**7. Loans**

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

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Loans to related party</b>			
Loan to related parties	2,374.09	1,318.78	288.85
<b>Total loans carried at amortised cost</b>	<u>2,374.09</u>	<u>1,318.78</u>	<u>288.85</u>
Current	2,374.09	1,318.78	288.85
Non-Current	-	-	-

**8. Other financial assets**

(Measured at amortised cost)

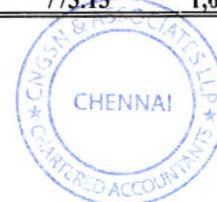
	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Security deposit	0.38	19.49	22.01
Bank deposits with more than 12 months	85.18	-	31.92
Interest accrued but not due	235.75	225.29	52.56
Unbilled Revenue	0.02	150.26	-
Interest accrued and due	0.34	0.20	0.13
Rental advance	3.83	1.39	1.37
<b>Total financial instruments at amortised cost</b>	<u>325.50</u>	<u>396.63</u>	<u>107.99</u>
Current	239.94	377.14	54.06
Non-Current	85.56	19.49	53.93





**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

<b>9. Other assets</b>	<b>As at 31 March 2023</b>	<b>As at 31 March 2022</b>	<b>As at 01 April 2021</b>
Advance to suppliers	65.79	23.20	50.68
Advances for land contracts	10.38	1.00	0.10
Tax paid under protest	25.96	16.06	16.06
Advance to employees	0.22	0.02	0.20
Prepaid expenses	0.68	-	-
<b>Total other assets</b>	<b>103.03</b>	<b>40.28</b>	<b>67.04</b>
Current	77.07	24.22	50.98
Non Current	25.96	16.06	16.06
<b>10. Deferred tax assets (net)/ Deferred tax liabilities (net)</b>	<b>As at 31 March 2023</b>	<b>As at 31 March 2022</b>	<b>As at 01 April 2021</b>
<b>Deferred tax liabilities</b>			
Property, plant and equipment	-	-	2.21
Inventory	232.12	259.36	717.95
Borrowings	4.74	2.85	0.82
ROU-Asset	1.79	2.02	2.24
<b>Gross deferred tax liabilities</b>	<b>238.65</b>	<b>264.23</b>	<b>723.22</b>
<b>Deferred tax assets</b>			
Property, plant and equipment	12.28	12.01	-
Unearned revenue	332.58	314.18	899.71
JDA Liability	-	0.32	3.70
Lease Liability	1.99	2.05	2.10
Security deposit	0.13	0.13	0.14
Non deductible expenses for tax purposes	13.56	0.61	0.44
<b>Gross deferred tax assets</b>	<b>360.54</b>	<b>329.30</b>	<b>906.09</b>
<b>Net deferred tax asset/(liabilities)</b>	<b>121.89</b>	<b>65.07</b>	<b>182.87</b>
<b>11. Inventories</b>	<b>As at 31 March 2023</b>	<b>As at 31 March 2022</b>	<b>As at 01 April 2021</b>
Work-in-progress	3,482.55	2,408.54	3,484.43
Raw materials, components and stores	144.26	62.65	120.80
<b>Total inventories at the lower of cost and net realisable value</b>	<b>3,626.81</b>	<b>2,471.19</b>	<b>3,605.23</b>
<b>12. Trade receivables</b> (Unsecured, considered good)	<b>As at 31 March 2023</b>	<b>As at 31 March 2022</b>	<b>As at 01 April 2021</b>
Trade receivables	271.08	143.07	180.44
Receivables from other related parties	83.45	630.06	1,492.47
	<b>354.53</b>	<b>773.13</b>	<b>1,672.91</b>
<b>Trade receivables ageing schedule</b>	<b>As at 31 March 2023</b>	<b>As at 31 March 2022</b>	<b>As at 01 April 2021</b>
<b>Undisputed Trade Receivables – considered good</b>			
Outstanding for following periods from due date of payment			
Current but not due	-	-	-
Less than 6 months	305.40	698.55	271.77
6 months - 1 year	17.84	39.36	53.51
1 -2 years	16.37	18.38	778.75
2-3 years	5.25	13.17	568.88
More than 3 years	9.67	3.67	-
<b>Total</b>	<b>354.53</b>	<b>773.13</b>	<b>1,672.91</b>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**

(All amounts are in Millions, unless otherwise stated)

**13. Cash and cash equivalents**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Balances with banks:</b>			
- On current accounts	103.31	29.76	48.00
- Deposits with original maturity of less than three months	1.14	-	9.16
Cash on hand	0.65	0.37	1.63
<b>Total cash and cash equivalent</b>	<b>105.10</b>	<b>30.13</b>	<b>58.79</b>

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates.

**14. Bank balances other than cash and cash equivalents**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>In deposits accounts:</b>			
- Original maturities more than three months and less than 12 months	-	-	2.60
<b>In ear marked accounts:</b>			
- Balance held as margin money against guarantees given	38.28	20.54	-
<b>Total other bank balance</b>	<b>38.28</b>	<b>20.54</b>	<b>2.60</b>

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

**15. Current tax asset (net)**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Advance tax	107.87	723.43	701.03
Provision for tax	(113.21)	(761.08)	(691.42)
<b>Total current tax (net)</b>	<b>(5.34)</b>	<b>(37.65)</b>	<b>9.61</b>

**16. Equity share capital**

	Equity shares of ₹ 10 each	
	Number	Amount
<b>a) Authorised share capital</b>		
<b>As at 01 April 2021</b>	10,000	0.10
Increase/(decrease) during the year	-	-
<b>As at 31 March 2022</b>	<b>10,000</b>	<b>0.10</b>
Increase/(decrease) during the year	-	-
<b>As at 31 March 2023</b>	<b>10,000</b>	<b>0.10</b>

**Rights, preferences and restrictions attached to the**

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

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

**b) Issued share capital**

<b>At 01 April 2021</b>	10,000	0.10
Increase/(decrease) during the year	-	-
<b>At 31 March 2022</b>	<b>10,000</b>	<b>0.10</b>
Increase/(decrease) during the year	-	-
<b>At 31 March 2023</b>	<b>10,000</b>	<b>0.10</b>

**c) Paid-up share capital**

<b>At 01 April 2021</b>	10,000	0.10
Increase/(decrease) during the year	-	-
<b>At 31 March 2022</b>	<b>10,000</b>	<b>0.10</b>
Increase/(decrease) during the year	-	-
<b>At 31 March 2023</b>	<b>10,000</b>	<b>0.10</b>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

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

	As at 31 March 2023		As at 31 March 2022	
	No. of Shares	% of Holding	No. of Shares	% of Holding
<b>Equity shares</b>				
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	10,000	100%	10,000	100%

	As at 01 April 2021	
	No. of Shares	% of Holding
<b>Equity shares</b>		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	10,000	100%

**17. Other equity**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>a) Retained earnings</b>			
<b>Opening</b>	1,229.94	655.53	525.25
Add: Additions	12.21	574.41	130.28
Less: Utilised/ transferred	-	-	-
<b>Closing</b>	<b>1,242.15</b>	<b>1,229.94</b>	<b>655.53</b>

**18. Borrowings**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>A) Non-current borrowings</b>			
<b>i) Debentures</b>			
10% Unlisted unrated secured redeemable, non-convertible debentures at par value of INR 1,00,000 (31 March 2023 - 2700, 31 March 2022 - Nil, 01 April 2021 - Nil)	270.00	-	-
12% Secured Unlisted Non - Convertible Debentures Series I each having a face value of INR 1,00,000 each (31 March 2023 - Nil, 31 March 2022 - 7548, 01 April 2021 - Nil)	-	745.28	-
<b>ii) Term Loans</b>			
<b>a) From Banks</b>			
<b>1) Secured</b>	463.82	111.01	-
<b>b) From other parties</b>			
<b>1) Secured</b>			
From Financial institutions	1,117.02	20.59	-
<b>iii) Vehicle loans</b>			
From Financial institutions	17.75	12.79	21.77
<b>Total non current borrowings</b>	<b>1,868.59</b>	<b>889.67</b>	<b>21.77</b>
<b>B) Current borrowings</b>			
<b>i) Short-term borrowings</b>			
Bank loan	47.67	30.00	254.64
<b>ii) Loan repayable on demand</b>			
From related parties	362.99	957.82	342.66
Cash credit/ Bank overdraft	-	6.50	-
<b>iii) Current maturity of long-term loans</b>			
From Financial institutions	100.00	4.20	-
Vehicle loans	13.86	31.60	-
<b>Total current Borrowings</b>	<b>524.52</b>	<b>1,030.12</b>	<b>597.30</b>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

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



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

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



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

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



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
4	JM Financial Credit Solutions Limited	754.80	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited            Nature of Security :</p> <ol style="list-style-type: none"> <li>Property: First and Exclusive charge by way of a registered mortgage over the land measuring approximately 21.36 acres in Mannivakkam with structures thereon Mannivakkam (Project Utopia), in favour of the Debenture Trustee for the benefit of the Subscriber as debenture holder</li> <li>Stock &amp; Receivables &amp; Moveable Assets: Hypothecation and escrow of receivables from the sales of sold/unsold units of the project to be developed on the Mannivakkam land, in favour of the Debenture Trustee for the benefit of the Subscriber as debenture holder</li> <li>Corporate Guarantee: Casagrand Premier Builder Private Limited</li> </ol> <p>1. Facility Type: Secured Unlisted Non - Convertible Debentures ₹ 860 Million Series I 7548 NCDs each having a face value of 0.10 Million            2. Tenor: 60 months from the date of first subscription of NCD Series I            3. Redemption &amp; Principal Moratorium: The Facility shall be repaid in 30 monthly instalments starting from the end of the 31st month from the date of first subscription of NCD Series I and ending on the 60th month from the date of first subscription of NCD Series I. There shall be a principal moratorium of 30 months.            4. Redemption premium: The Facility shall be repaid with a redemption premium that results in an overall IRR of 18.00%, including the upfront fee, all interim coupon payments and principal repayments.            5. Interim Coupon Rate &amp; Interest Moratorium: 12.00% p.a. Interim Interest Coupons shall be paid at the end of each month, provided that the Issuer may avail an interest moratorium of up to 12 months, i.e. payments of interim interest coupons shall commence not later than the end of the 13th month from the date of first subscription to the NCD Series I.            Loan foreclosed on 11th August 2022</p>	-	745.28	-
5	JM Financial Credit Solutions Limited	270.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited            Nature of Security :</p> <ol style="list-style-type: none"> <li>Property: First and exclusive charge by way of a registered equitable mortgage over the land admeasuring approximately 5.16 acres in Kovilanchery along with the project being developed over the said land with structures thereon ("Project Kovilanchery")</li> <li>Stock, receivables &amp; movable properties: Hypothecation and escrow of receivables from the sales of sold/unsold units of the Project Kovilanchery</li> <li>Corporate Guarantee: Casagrand Premier Builder Private Limited.</li> </ol> <p>Repayment Terms &amp; Rate of Interest :</p> <ol style="list-style-type: none"> <li>Facility Type: 2,700 unlisted unrated secured redeemable, non-convertible debentures at par value of ₹ 0.1 Million            Total Facility amount: ₹ 270.00 Million</li> <li>Tenor: 60 months from the date of allotment</li> <li>Redemption: Redeemable in 24 instalments from the end of 37th month from the date of subscription of first tranche and ending on the 60th month.</li> <li>Principal moratorium: 36 months from the date of subscription of first tranche</li> <li>Interim Coupon rate: 10% p.a (fixed) payable monthly.</li> <li>Interest Moratorium: 9 months. payment commenced not later than the end of 10th month from the date of subscription of first tranche</li> <li>Redemption premium: Redeemable with a redemption premium that results in 17.75% overall IRR</li> </ol>	270.00	-	-



Casa Grande Civil Engineering Private Limited  
Notes to Financial Statements for the year ended 31 March 2023  
(All amounts are in Millions, unless otherwise stated)

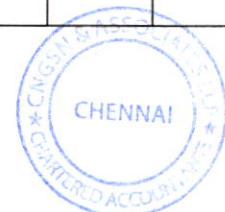
S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
6	Kotak Mahindra Investments Limited	250.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited  Nature of Security :</p> <p>1. Property: (i) Extension of first and exclusive charge by the way of registered mortgage on land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





**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

S.no	Lender	Disbursement Amt in Mn	Particulars	2023	2022	2021
7	Kotak Mahindra Investments Limited	100.00	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited            Nature of Security : No security</p> <p>1. Term of loan: ₹ 100.00 million -Tenor: 90 days            2. Repayment of loan principal: end of tenor            3. Interest Rate 12% p.a (fixed)</p>	100.00	-	-
8	Kotak Mahindra Investments Limited	1,074.70	<p>Borrowing Entity: Casa Grande Civil Engineering Private Limited            Nature of Security :</p> <p>1. Property: (i) First &amp; exclusive charge by way of registered mortgage on land admeasuring 21.38 acres (excluding area gifted to authorities) along with the structures/buildings constructed/to be constructed, called project "Platinum", on the said land parcel, including all the existing and future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, to be developed thereon in two phases with Phase 1 approved and having saleable area of 464333 sft and future potential development of Phase 2 located at Mannivakkam -600048, Chennai. The land parcel is owned by Casa Grande Civil Engineering Private Limited            (ii) Extension of charge by way of registered mortgage on land admeasuring 2.68 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Amberley", on the said land parcel, including all the existing &amp; future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 85,934 sft located at Thazambur - 600130, Chennai. The land parcel is owned by Casa Grande Grace Private Limited and Casa Grande Enterprises LLP            (iii) Extension of charge by way of registered mortgage on land 6.28 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Divinity", on the said land parcel, including all the existing &amp; future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 2,49,940 sft located at Navalur - 600130, Chennai. The land parcel is owned by Grace Gated Community LLP and Casa Grande Smart Value Homes Private Limited.            (iv) Extension of charge by way of registered mortgage on land area admeasuring 23,892 sq.mtrs. excluding UD5 for area sold along with the structures/buildings constructed/to be constructed, called project "Casagrand Royale", on the said land parcel, including all the existing &amp; future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 7.04 lacs sft located at Sholinganallur - 400508, Chennai. The land parcel is owned by Casa Grande Homes Private Limited            (v) Extension of charge by way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units in the project "ECR 14" located at East Coast Road 603112, Chennai. The land parcel is owned by Casa Grande Homes Private Limited (CGHPL)            2. Stock and Receivables &amp; Moveable properties: Hypothecation &amp; escrow of receivables from sale/lease/transfer of land/structure/units of project "Platinum", "Amberley", "Divinity", &amp; "Royale".            3. Corporate Guarantee: Casagrand Premier Builder Private Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprise LLP &amp; Grace Gated Community LLP</p> <p>Repayment Terms &amp; Rate of Interest :</p> <p>1. Facility Type: Term Loan            Total Facility amount: TL 1 - ₹ 860.00 Million and TL 2 - ₹ 240.00 Million            2. Tenor: TL 1 - 54 months (final instalment due on Dec-2026), TL 2 - 48 months            3. Repayment: TL 1 -Principal repayable in 30 equal instalments of ₹ 28.67 Million each starting from Jul-24 and ending on Dec-26            TL 2- Principal repayable in 24 equal monthly instalments starting from 25th month from the date of first disbursement            4. Principal moratorium: TL 1 - Moratorium till Dec-22 TL 2 - 24 months Moratorium            5. Rate of interest: monthly at the rate of 11.65% p.a (fixed).</p>	906.33	-	-



Casa Grande Civil Engineering Private Limited  
Notes to Financial Statements for the year ended 31 March 2023  
(All amounts are in Millions, unless otherwise stated)

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



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**

*(All amounts are in Millions, unless otherwise stated)*

**19. Other financial liabilities**

(Carried at amortised cost)

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Interest accrued but not due	146.58	88.29	2.32
Interest accrued and due	-	-	3.54
Accrued expenses	131.65	6.65	1.30
Redemption Premium on Debenture	23.84	8.86	-
Others	0.04	-	-
<b>Total other financial liabilities</b>	<b>302.11</b>	<b>103.80</b>	<b>7.16</b>
Current	278.27	94.94	7.16
Non current	23.84	8.86	-

**20. Provisions**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Provision for employee benefits</b>			
Gratuity	12.41	7.38	6.30
Compensated absences	2.52	0.24	-
<b>Total provisions</b>	<b>14.93</b>	<b>7.62</b>	<b>6.30</b>
Current	2.94	0.21	0.11
Non current	11.99	7.41	6.19

**21. Other liabilities**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Advance from customers (including cancelled customer)	124.73	142.67	120.12
Statutory dues and related liabilities	39.95	22.44	17.13
Unearned Revenue	2,372.01	1,327.07	3,904.93
Liability under joint development arrangement	-	1.27	14.69
Corpus Fund	31.80	24.92	21.08
Others	1.67	2.41	2.54
<b>Total other liabilities</b>	<b>2,570.16</b>	<b>1,520.78</b>	<b>4,080.49</b>
Current	1,832.92	193.71	3,088.24
Non current	737.24	1,327.07	992.25



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**22. Trade payables**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Trade payables			
- total outstanding dues of micro small and medium enterprises	188.97	15.15	17.89
- total outstanding dues to others	462.39	409.40	714.69
<b>Total trade payables</b>	<b>651.36</b>	<b>424.55</b>	<b>732.58</b>
Trade payables	639.83	422.49	732.58
Trade payables to related parties	11.53	2.06	-
<b>Total trade payables</b>	<b>651.36</b>	<b>424.55</b>	<b>732.58</b>

**Trade payables ageing schedule**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
<b>Total outstanding dues of micro, small and medium enterprises</b>			
Less than 1 year	176.57	9.77	14.28
1 -2 years	7.81	2.07	1.73
2-3 years	1.73	1.64	1.49
More than 3 years	2.86	1.67	0.39
<b>Total</b>	<b>188.97</b>	<b>15.15</b>	<b>17.89</b>
<b>Total outstanding dues of others</b>			
Less than 1 year	248.00	236.70	411.96
1 -2 years	49.90	55.09	96.60
2-3 years	51.47	62.30	108.50
More than 3 years	113.02	55.31	97.63
<b>Total</b>	<b>462.39</b>	<b>409.40</b>	<b>714.69</b>

The identification of Micro, Small and Medium Enterprises Suppliers as defined under "The Micro Small and Medium Enterprises Development Act 2006" is based on information available with the management. As certified by the management, on the amounts overdue (if any) to Micro, Small and Medium Enterprises on account 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 from any supplier as at the balance sheet date.

**23. Lease liabilities**

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Lease liabilities	7.92	8.14	8.35
<b>Total Lease liabilities</b>	<b>7.92</b>	<b>8.14</b>	<b>8.35</b>
Current	0.30	0.23	-
Non current	7.62	7.91	8.35

**24. Revenue from contracts with customers**

	31 March 2023	31 March 2022
Revenue from real estate development	1,207.13	3,673.38
Revenue from joint development agreement (JDA)	-	17.03
Revenue from construction services	426.02	672.96
<b>Total revenue from contracts with customers</b>	<b>1,633.15</b>	<b>4,363.37</b>
India	1,633.15	4,363.37
Outside India	-	-
<b>Total revenue from contracts with customers</b>	<b>1,633.15</b>	<b>4,363.37</b>
<b>Timing of revenue recognition</b>		
Goods transferred at a point in time	1,207.13	3,673.38
Services transferred over time	-	17.03
<b>Total revenue from contracts with customers</b>	<b>1,207.13</b>	<b>3,690.41</b>



**Casa Grande Civil Engineering Private Limited**  
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(All amounts are in Millions, unless otherwise stated)

<b>Other operating revenues</b>		
Modification income	19.98	7.67
Marketing commission	0.84	-
Cancelled customer income	4.35	0.94
Scrap sales	0.72	2.22
<b>Total other operating revenues</b>	<b>25.89</b>	<b>10.83</b>
<b>Total revenue from operations</b>	<b>1,659.04</b>	<b>4,374.20</b>

<b>Contract balances</b>	<b>As at</b>	<b>As at</b>
	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>Contract assets</b>		
Trade receivables	354.53	773.13
Unbilled revenue	0.02	150.26
<b>Contract liabilities</b>		
Unearned Revenue	2,372.01	1,327.07
Customer advances	124.73	142.67

<b>25. Other income</b>		
	<b>31 March 2023</b>	<b>31 March 2022</b>
Interest income	13.77	115.67
Miscellaneous income	1.36	5.49
	<b>15.13</b>	<b>121.16</b>

<b>26. Cost of raw materials, components and stores consumed</b>		
	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>a. Raw material and components consumed</b>		
Inventory at the beginning of the year	62.65	120.80
Add: Purchases	1,177.85	546.71
Less: inventory at the end of the year	(144.26)	(62.65)
	<b>1,096.24</b>	<b>604.86</b>

<b>27. Construction activity expenses</b>		
	<b>31 March 2023</b>	<b>31 March 2022</b>
Land cost	525.47	1,101.39
Construction cost	1,011.74	784.45
Interest and financial charges	-	55.23
	<b>1,537.21</b>	<b>1,941.07</b>

<b>28. (Increase)/ decrease in stock of flats, land stock and work-in-progress and traded goods</b>		
	<b>31 March 2023</b>	<b>31 March 2022</b>
a) Opening balance		
Work-in-progress	2,408.54	3,484.43
Adjustment to opening WIP	-	(14.69)
<b>Total opening balance</b>	<b>2,408.54</b>	<b>3,469.74</b>
b) Closing balance		
Work-in-progress	3,482.55	2,408.54
<b>Total closing balance</b>	<b>3,482.55</b>	<b>2,408.54</b>
<b>c) Total difference in inventory (a) - (b)</b>	<b>(1,074.01)</b>	<b>1,061.20</b>

<b>29. Employee benefits expense</b>		
	<b>31 March 2023</b>	<b>31 March 2022</b>
Salaries, wages and bonus	46.88	25.40
Contribution to provident and other funds	0.61	1.47
Gratuity expenses	3.41	2.29
Employee stock option scheme	-	-
Staff welfare expenses	1.63	0.48
	<b>52.53</b>	<b>29.64</b>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**30. Finance costs**

	<b>31 March 2023</b>	<b>31 March 2022</b>
Interest on borrowings	3.16	55.23
Interest on lease liabilities	1.21	1.24
Other borrowings costs	25.23	21.60
	<u>29.60</u>	<u>78.07</u>
Less: Borrowing Cost transferred to Construction activity expenses	-	(55.23)
	<u><b>29.60</b></u>	<u><b>22.84</b></u>

**31. Depreciation and amortization expense**

	<b>31 March 2023</b>	<b>31 March 2022</b>
Depreciation of property, plant and equipment	21.55	25.87
Depreciation of Right-of-use assets	0.89	0.89
	<u><b>22.44</b></u>	<u><b>26.76</b></u>

**32. Other expenses**

	<b>31 March 2023</b>	<b>31 March 2022</b>
Power and fuel	-	0.12
Rates and taxes	0.35	1.48
<i>Repairs and maintenance</i>		
Buildings	1.00	8.31
Vehicles	-	0.06
Others	0.85	10.83
CSR expenditure (refer details below)	-	8.72
Advertising and sales promotion	10.08	16.69
Travelling and conveyance	0.04	0.44
Communication costs	1.13	-
Commission and brokerage fees	2.38	0.21
Printing and stationery	0.41	0.08
Legal and professional fees	2.76	0.50
Payment to auditor (Refer details below)	0.75	0.63
Software expenses	0.17	0.08
Rent	-	0.01
Bank charges	1.74	0.10
Books and periodicals	0.01	-
Miscellaneous expenses	0.01	0.02
	<u><b>21.68</b></u>	<u><b>48.28</b></u>

**Payment to Auditors**

	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>As auditor:</b>		
Audit fee	0.45	0.59
<b>In other capacity:</b>		
Other services (certification fees)	0.30	0.04
	<u><b>0.75</b></u>	<u><b>0.63</b></u>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**

(All amounts are in Millions, unless otherwise stated)

**Details of CSR expenditure:**

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

	31 March 2023	31 March 2022
(i) Amount required to be spent by the company during the year	-	8.72
(ii) Amount of expenditure incurred / transferred to unspent CSR account	-	8.72
(iii) Shortfall at the end of the year	-	-
(iv) Total of previous years shortfall	-	-
(v) Reason for shortfall	-	-
(vi) Nature of CSR activities	-	-
(vii) Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	-	-
(viii) Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately	-	-

**33. Tax expense**

	31 March 2023	31 March 2022
<b>Current income tax:</b>		
Current income tax charge	30.98	69.67
Adjustments in respect of current income tax of previous year	-	-
<b>Deferred tax:</b>		
Relating to origination and reversal of temporary differences		
i) Property, plant and equipment	(0.27)	(14.22)
ii) Non deductible expenses for tax purposes	(12.42)	(0.46)
iii) Inventory	(27.23)	(458.59)
iv) Unearned revenue	(18.39)	585.53
v) Liability under joint development arrangement	0.32	3.38
vi) Borrowings	1.89	2.03
vii) Right-of-use assets	(0.22)	(0.22)
viii) Lease liability	0.06	0.05
ix) CWIP	-	-
x) Security deposit	0.01	0.01
<b>Income tax expense reported in the statement of profit or loss</b>	<b>(25.27)</b>	<b>187.18</b>

**OCI Section**

Net loss/(gain) on remeasurements of defined benefit plans

**Deferred tax charged to OCI**



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**

*(All amounts are in Millions, unless otherwise stated)*

**Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31 March 2023 and 31 March 2022**

	<b>31 March 2023</b>	<b>31 March 2022</b>
Accounting profit before income tax	(11.52)	760.71
Tax on accounting profit at statutory income tax rate 25.17%	-	191.46
Tax effect on account of transition to IND AS	30.98	(121.79)
Deferred tax effect	(56.25)	117.51
Adjustments recognised in the current year in relation to the current tax of prior years	-	-
<b>Income tax expense reported in the statement of profit or loss</b>	<b>(25.27)</b>	<b>187.18</b>

\*The Company elected to exercise the option permitted under section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has recognised Provision for Income Tax for the year and re-measured its Deferred tax asset (or/and deferred tax liability) basis the rate prescribed in the said section.

<b>34. Earnings per share</b>	<b>31 March 2023</b>	<b>31 March 2022</b>
Profit attributable to equity holders for basic earnings ( A )	13.75	573.53
<b>Equity Shares</b>		
Number of shares at the beginning of the year	10,000	10,000
Add :- shares issued during the year	-	-
<b>Total Number of shares outstanding at the end of the year ( B )</b>	<b>10,000</b>	<b>10,000</b>
Weighted average number of shares outstanding during the year - Basic	10,000	10,000
Add : Weighted average number of shares that have dilutive effect on EPS	-	-
<b>Weighted average number of shares outstanding during the year – Diluted ( C )</b>	<b>10,000</b>	<b>10,000</b>
<b>Earning per share of par value INR.10 – Basic ( D = A / B ) (In ₹)</b>	<b>1,375</b>	<b>57,353</b>
<b>Earning per share of par value INR.10 – Diluted ( E = A / C ) (In ₹)</b>	<b>1,375</b>	<b>57,353</b>





### 35. Gratuity and other post-employment benefit plans

#### a. Defined Contribution plan:

Eligible employees receive benefits under the provident fund which is a defined contribution plan. These contributions are made to the funds administered and managed by the Government of India,

#### b. Defined benefit plans - Gratuity (Non-Funded)

The company provides for gratuity, a defined benefit retirement plan (Gratuity Plan) covering all eligible employees. The Gratuity Plan provides a lump sum payment to the vested employees on retirement, death, incapacitation or termination of employment. Vesting occurs on completion of five years of service. Liabilities with regard to the Gratuity Plan are

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

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

Particulars	As at 31 March 2023	As at 31 March 2022
Present value of the obligation as at the end of the year	12.41	7.38
Fair value of plan assets as at the end of the year	-	-
<b>Net liability recognized in the Balance Sheet</b>	<b>12.41</b>	<b>7.38</b>
Non-current	10.05	7.18
Current	2.36	0.20

#### 2. Changes in the present value of defined benefit obligation

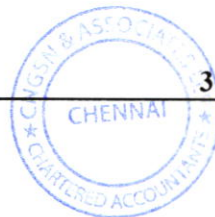
Particulars	As at 31 March 2023	As at 31 March 2022
<b>Defined benefit obligation as at beginning of the year</b>	<b>7.38</b>	6.30
Current Service cost	2.82	2.17
Transfer in/(out) obligation	-	-
Interest cost	0.58	0.43
Actuarial losses/(gains) arising from		
- change in financial assumptions	(0.36)	(0.42)
- change in demographic assumptions	1.78	-
- experience variance (i.e. Actual experiences assumptions)	0.63	(0.75)
Past service cost	-	-
Benefits paid	(0.42)	(0.35)
<b>Defined benefit obligation as at the end of the year</b>	<b>12.41</b>	<b>7.38</b>

#### 3. Expenses recognized in Statement of profit and loss Account

Particulars	As at 31 March 2023	As at 31 March 2022
Current Service Cost	2.82	2.17
Past Service Cost	-	-
Interest Cost	0.58	0.43
Expected return on plan assets	0.20	-
Net Actuarial (gain)/loss recognised in the year	-	-
<b>Expenses recognised in statement of Profit and Loss</b>	<b>3.60</b>	<b>2.60</b>

#### 4. Other Comprehensive income

Particulars	As at 31 March 2023	As at 31 March 2022
Actuarial losses/(gains) arising from		
- change in financial assumptions	(0.36)	(0.42)
- change in demographic assumptions	1.78	-
- experience variance (i.e. Actual experiences assumptions)	0.63	(0.75)
Return on plan assets excluding amounts included in interest income	-	-
<b>Amounts recognized in Other Comprehensive (Income) / Expense</b>	<b>2.05</b>	<b>(1.17)</b>



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**5. Assumption**

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

**6. Sensitivity to key assumptions**

Particulars	As at 31 March 2023	As at 31 March 2022
a. Discount rate Sensitivity		
Increase by 0.5%	12.16	6.84
(% change)	-2.03%	-7.40%
Decrease by 0.5%	12.67	7.99
(% change)	2.12%	8.23%
b. Salary growth rate Sensitivity		
Increase by 0.5%	12.68	8.00
(% change)	2.15%	8.38%
Decrease by 0.5%	12.15	6.82
(% change)	-2.08%	-7.59%
c. Withdrawal rate (W.R.) Sensitivity		
W.R. x 110%	12.34	7.43
(% change)	-0.53%	0.70%
W.R. x 90%	12.47	7.33
(% change)	0.43%	-0.74%

**7. Expected Future Cashflows (Undiscounted)**

Particulars	As at 31 March 2023	As at 31 March 2022
Year 1 Cashflow	2.36	0.20
Year 2 Cashflow	2.07	0.26
Year 3 Cashflow	1.85	0.22
Year 4 Cashflow	1.73	0.24
Year 5 Cashflow	1.59	0.31
Year 6 to Year 10 Cashflow	4.98	1.95



**Casa Grande Civil Engineering Private Limited**

Notes to Financial Statements for the year ended 31 March 2023

*(All amounts are in Millions, unless otherwise stated)***36. Leases**

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

**A. Company as a lessee**

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

	Buildings	Total
<b>As at 01 April 2021</b>	<b>8.90</b>	<b>8.90</b>
Additions during the year	-	-
Depreciation during the year	(0.89)	(0.89)
<b>As at 31 March 2022</b>	<b>8.01</b>	<b>8.01</b>
Additions during the year	-	-
Depreciation during the year	(0.89)	(0.89)
<b>As at 31 March 2023</b>	<b>7.12</b>	<b>7.12</b>

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

	Buildings	Total
<b>As at 01 April 2021</b>	<b>8.35</b>	<b>8.35</b>
Additions during the year	-	-
Accretion of interest	1.24	1.24
Payments	(1.44)	(1.44)
<b>As at 31 March 2022</b>	<b>8.15</b>	<b>8.15</b>
Additions during the year	-	-
Accretion of interest	1.21	1.21
Payments	(1.44)	(1.44)
<b>As at 31 March 2023</b>	<b>7.92</b>	<b>7.92</b>

	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Non-current	7.62	7.91	8.35
Current	0.30	0.24	-

**Statement of profit or loss**

	31 March 2023	31 March 2022
Depreciation expense of right-of-use assets	0.89	0.89
Interest expense on lease liabilities	1.21	1.24
<b>Total amount recognised in Statement of profit or loss</b>	<b>2.10</b>	<b>2.13</b>

**Statement of cashflows**

	31 March 2023	31 March 2022
Total cash outflow for leases	(1.44)	(1.44)
<b>Total amount recognised in Statement of Cash Flows</b>	<b>(1.44)</b>	<b>(1.44)</b>



**Casa Grande Civil Engineering Private Limited**  
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*(All amounts are in Millions, unless otherwise stated)*

**37. Fair value measurements**

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

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

	Level	As at 31 March 2023	As at 31 March 2022	As at 01 April 2021
Investments in quoted investments - mutual funds	1	5.00	-	-

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

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

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

- Refer note 4 with respect to investment properties
- The quoted investments (mutual funds) are valued using the quoted market prices in active markets.

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

	As at 31 March 2023		As at 31 March 2022	
	Carrying Value	Fair value	Carrying Value	Fair value
<b>Financial Assets</b>				
Cash and cash equivalents	105.10	105.10	30.13	30.13
Bank balances other than cash and cash equivalents	38.28	38.28	20.54	20.54
Loans	2,374.09	2,374.09	1,318.78	1,318.78
Other financial assets	325.50	325.50	396.63	396.63
<b>Financial Liabilities</b>				
Borrowings (Non-Current)	1,868.59	1,868.59	889.67	889.67
Borrowings (Current)	524.52	524.52	1,030.12	1,030.12
Trade payables	651.36	651.36	424.55	424.55
Other financial liabilities	278.27	278.27	94.94	94.94
Lease liability (non-current)	7.92	7.92	8.14	8.14
			As at 01 April 2021	
			Carrying Value	Fair value
<b>Financial Assets</b>				
Investments (non-current)			-	-
Cash and cash equivalents			58.79	58.79
Bank balances other than cash and cash equivalents			2.60	2.60
Loans			288.85	288.85
Other financial assets			107.99	107.99
<b>Financial Liabilities</b>				
Borrowings (Non-Current)			21.77	21.77
Borrowings (Current)			597.30	597.30
Trade payables			732.58	732.58
Other financial liabilities			7.16	7.16
Lease liability (non-current)			8.35	8.35



### 38. Capital Management

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

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 31 March 2023	As at 31 March 2022	As at 01 April 2021
Borrowings (non-current and current)	2,393.11	1,919.79	619.07
Trade payables	651.36	424.55	732.58
Other financial liabilities (current and non-current)	302.11	103.80	7.16
Less: Cash and cash equivalents(including balances at bank other than cash and cash equivalents and margin	(143.38)	(50.67)	(61.39)
<b>Net Debt (A)</b>	<b>3,203.20</b>	<b>2,397.47</b>	<b>1,297.42</b>
Equity share capital	0.10	0.10	0.10
Other equity	1,242.15	1,229.94	655.53
<b>Equity (B)</b>	<b>4,302.07</b>	<b>3,576.84</b>	<b>1,891.66</b>
Equity plus net debt (C= A+B)	7,505.27	5,974.31	3,189.08
Gearing ratio (D = A/C)	42.68%	40.13%	40.68%

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

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

### 39. Financial risk management 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 governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

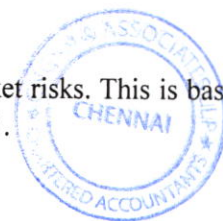
#### i. Market risk

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 31, 2023, March 31, 2022 and April 1, 2021. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

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

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



**Casa Grande Civil Engineering Private Limited****Notes to Financial Statements for the year ended 31 March 2023***(All amounts are in Millions, unless otherwise stated)*

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

The Company is affected by the price volatility of certain commodities/ real estate. Its 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 to vary in line with the prevailing market conditions.

**Interest rate sensitivity**

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

	Change in rate	Effect of profit before tax
<b>31 March 2023</b>	+1%	0.30
	-1%	(0.30)
<b>31 March 2022</b>	+1%	0.23
	-1%	(0.23)
<b>01 April 2021</b>	+1%	0.10
	-1%	(0.10)

The Company invests surplus funds in liquid mutual funds. The Company is exposed to market price risk arising from uncertainties about future values of the 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 of the Net Asset Value (NAV) on the profit for the year. The analysis is based on the assumption that the NAV price would increase 5% and decrease by 5% with all variable constant.

	Change in rate	Increase/ (decrease) in profit
<b>31 March 2023</b>	+5%	-
	-5%	-
<b>31 March 2022</b>	+5%	-
	-5%	-
<b>01 April 2021</b>	+5%	-
	-5%	-

**ii. Credit risk**

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

Other financial assets like security deposits, loans and bank deposits are mostly with employees, government bodies and banks and hence, the 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').



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**

*(All amounts are in Millions, unless otherwise stated)*

**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 current requirements. Accordingly no liquidity risk is perceived.

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

	<b>31 March 2023</b>	<b>31 March 2022</b>	<b>01 April 2021</b>
Cash and cash equivalents	105.10	30.13	58.79
Bank balances other than cash and cash equivalents	38.28	20.54	2.60
Investments	5.00	-	-

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

	<b>Maturity period</b>	<b>31 March 2023</b>	<b>31 March 2022</b>	<b>01 April 2021</b>
<b>Financial liabilities - current</b>				
Borrowings (current)	Within a year	524.52	1,030.12	597.30
Lease liabilities	Within a year	0.30	0.23	-
Trade payables	Within a year	651.36	424.55	732.58
Other financial liabilities	Within a year	278.27	94.94	7.16
<b>Financial liabilities - non current</b>				
Borrowings	Between 1 - 3 years	1,868.59	889.67	21.77
Lease liabilities	Between 1 - 10 years	7.62	7.91	8.35
Other financial liabilities	Between 1 - 3 years	23.84	8.86	-



**40. First time adoption**

As stated in Note 1 & 2, the Company has prepared its first financials statements in accordance with Ind AS. For the purposes of transition from previous GAAP to Ind AS, the Company has followed the guidance prescribed in Ind AS 101 - First Time adoption of Indian Accounting Standards ("Ind AS 101"), with effect from 1 April, 2021 ("transition date"). For the year ended 31 March 2022, the 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 of the Act ("previous GAAP" or "Indian GAAP").

The accounting policies set out in Note 2 have been applied in preparing the financial statements for the year ended 31 March 2023 including the comparative information the year ended 31 March 2022, and 1 April 2021.

In preparing its Ind AS balance sheet as at 1 April 2021 and in presenting the comparative information for the years ended 31 March 2022 and 31 March 2023, the Company has adjusted amounts reported previously in financial statements prepared in accordance with previous GAAP. This note explains the principal adjustments made by the Company in restating its financial statements prepared in accordance with previous GAAP, and how the transition from previous GAAP to Ind AS has affected the Company's financial position and financial performance. There were no significant reconciling items between cash flows prepared under Ind AS other than those arising due to reclassification of the previous year figures to conform to the current year's presentation.

**Optional exemptions availed and mandatory exceptions**

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

**A. Optional exemptions availed**

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

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

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

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

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

The 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 before 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 of transition to Ind AS.





**(iv). Revenue from contracts with customers**

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

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

**(v). Business combinations**

Ind AS 101 provides the option to apply Ind AS 103 prospectively from the transition date or from a specific date prior to the transition date. The 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 assets and liabilities, that are required to be recognised under Ind AS, is their deemed cost at the date of the acquisition. After the date of the acquisition, measurement is in accordance with respective Ind AS.

**B. Mandatory exemptions availed**

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

**(i) Estimates**

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

As per Ind AS 101, where application of Ind AS requires an entity to make certain estimates that were not required under previous GAAP, those estimates should be made to reflect conditions that existed at the date of transition (for preparing opening Ind AS balance sheet) or at the end of the comparative period (for presenting comparative information as per Ind AS). Ind AS estimated as at 01 April 2021 are consistent with the estimates as at the same date made in conformity with previous GAAP. The 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 of financial instruments carried at fair value through profit and loss or fair value through other comprehensive income,

-Impairment of financial assets based on expected credit loss model,

-Determination of the discounted value for financial instruments carried at amortised cost, and

Upon the assessment of the estimate made under previous GAAP, the 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 Ind AS.

**(ii) Derecognition of financial assets and liabilities:**

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

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

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

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

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

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



**Casa Grande Civil Engineering Private Limited****Notes to Financial Statements 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****1). Total equity as at 31 March 2022 and 1 April 2021**

Particulars	Notes	As at 31 March 2022	As at 01 April 2021
<b>Equity as reported under previous GAAP</b>		1,386.01	1,204.61
<b>Ind AS adjustments</b>			
Fair value adjustments:			
Effect of revenue recognition as per IND AS 115	(i)	(1,249.62)	(3,589.52)
Cost adjustment as per IND AS 115	(i)	1,030.99	2,852.26
Deferred tax impact on the aforesaid adjustments	(vii)	52.83	185.01
Gratuity Impact	(viii)		
Borrowings Impact	(ii)	11.34	3.27
IND AS 116 - Impact	(iv)	(1.51)	-
Mutual funds impact			
<b>Total adjustments</b>		<u>(155.97)</u>	<u>(548.98)</u>
<b>Total Equity under Ind AS</b>		<u><u>1,230.04</u></u>	<u><u>655.63</u></u>

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

Particulars	Notes	As at 31 March 2022
<b>Profit after tax as per previous GAAP</b>		181.44
<b>Ind AS adjustments</b>		
IndAS 115- Revenue recognition	(i)	2,339.90
IND AS 115- Cost adjustment	(i)	(1,821.32)
Remeasurement of employee benefit obligation	(viii)	
Borrowings Impact	(ii)	8.08
Deferred tax impact on the aforesaid adjustments	(vii)	(132.18)
CWIP Impact	(i)	-
IND AS 116 - Impact	(iv)	(1.51)
<b>Total adjustments</b>		<u>392.96</u>
<b>Net Profit after tax as per Ind AS</b>		<u>574.41</u>
Other comprehensive income (net of tax)		
<b>Total comprehensive income as per Ind AS</b>		<u><u>574.41</u></u>



**D. Notes to Ind AS transition**

**(i). Revenue from contracts with customers**

Revenue from real estate development is recognised at the point in time, when the control of the asset is transferred to the customer. The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer. Under previous GAAP Revenue is recognised as per the Revised Guidance Note issued by Institute of Chartered Accountants of India on " Accounting for Real estate transactions (Revised 2012)". As per which revenue is recognised under the percentage of completion method.

**(ii). Borrowings**

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

**(iii). Property, plant and equipment**

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

**(iv). Leases**

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

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

**(v). Investments**

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

**(vi). Loans and other financial assets**

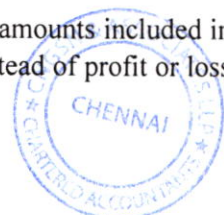
The movement in other financial assets is arising mainly on account of reclassification of security deposit from non-current to ROU assets as per INDAS 116. Under previous GAAP these were accounted at cost.

**(vii). Deferred taxes**

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

**(viii). Remeasurement of post employee benefits expense**

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

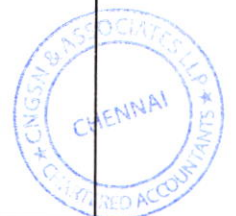


**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

**41. Related party transactions**

**i. Names of related parties and nature of relationship**

<b>Name of the related Party</b>	<b>Nature of Relationship</b>
Casagrاند Premier Builder Private Limited (Formerly known as Casagrاند Builder Private Limited)	Holding Company
Casa Grande Grace Private Limited	Fellow Subsidiaries
Casa Interior Studio Private Limited (Till 31/01/2022)	Fellow Subsidiaries
Casa Grande Propcare Private Limited (Till 31/01/2022)	Fellow Subsidiaries
Casagrاند Staylogy Private Limited	Fellow Subsidiaries
Casa Grande Homes Private Limited	Fellow Subsidiaries
Casagrاند Horizons Private Limited	Fellow Subsidiaries
Gazy Mag Private Limited	Fellow Subsidiaries
Casagrاند Magick Ruffy Private Limited	Fellow Subsidiaries
Casa Grande Smart Value Homes Private Limited	Fellow Subsidiaries
Casa Grande Milestone Private Limited	Fellow Subsidiaries
Casa Grande Zest Private Limited	Fellow Subsidiaries
Casa Grande Axiom Private Limited	Fellow Subsidiaries
Casa Grande Garden City Builders Private Limited	Fellow Subsidiaries
CasaGrande Vistaaz Private Limited	Fellow Subsidiaries
Casa Grande Coimbatore LLP	Fellow Subsidiaries
Casa Grande Enterprises LLP	Fellow Subsidiaries
Casa Grande Shelter LLP	Fellow Subsidiaries
Casa Grande Vallam LLP	Fellow Subsidiaries
Grace Gated Community LLP	Fellow Subsidiaries
Danub Homes Private Limited	Fellow Subsidiaries
Dawning Developers LLP	Fellow Subsidiaries
Casa Grande Realtors LLP	Fellow Subsidiaries
Sky Magna LLP (Till FY 2020-21)	Fellow Subsidiaries
Casagrاند Aesthetic Private Limited	Fellow Subsidiaries
Casagrاند Regale Private Limited	Fellow Subsidiaries
Casagrاند Dream Home Private Limited/ Casagrاند Bizpark Private Limited (10.01.2022)	Fellow Subsidiaries
Casagrاند Spaceintell Private Limited	Fellow Subsidiaries
Upstay Builder Private Limited (from 22/10/2021)	Fellow Subsidiaries
Casagrاند Zingo Private Limited (from 28/10/2021)	Fellow Subsidiaries
Casagrاند Exotia Private Limited (from 10/11/2021)	Fellow Subsidiaries
Casagrاند Hyderwise Private Limited (from 31/12/2021)	Fellow Subsidiaries
Casagrاند Everta Private Limited (from 10/11/2021)	Fellow Subsidiaries
Casagrاند Vivacity Private Limited (from 3/11/2021)	Fellow Subsidiaries
Casagrاند Vivaace Private Limited (from 07/12/2021)	Fellow Subsidiaries
Casagrاند Fresh Private Limited (from 14/04/2021)	Fellow Subsidiaries
SHV LPG India Private Limited (Casagrاند Magnum Private Limited W.E.F 22.02.2022)	Fellow Subsidiaries
Casagrاند Anchor Private Limited (from 26/10/2021)	Subsidiary
Casagrاند Stage7 Private Limited (from 29/04/2022)	Fellow Subsidiaries
Casagrاند Perch Builder Private Limited (from 06/05/2022)	Fellow Subsidiaries
Casagrاند Beacon Private Limited (from 25/06/2022)	Fellow Subsidiaries
Casagrاند Lotus Private Limited (from 16/06/2022)	Fellow Subsidiaries
Casagrاند Blue Horizon Private Limited (from 06/07/2022)	Fellow Subsidiaries
Exotia Builder Private Limited (from 07/07/2022)	Fellow Subsidiaries
Flock Builder Private Limited (from 07/07/2022)	Fellow Subsidiaries
Casagrاند Fittedhomes Private Limited (from 19/07/2022)	Fellow Subsidiaries
Casagrاند Alpine Private Limited (from 22/07/2022)	Fellow Subsidiaries
Casagrاند Millenia Private Limited (from 20/03/2023)	Fellow Subsidiaries
Casagrاند Astute Private Limited (from 22/07/2022)	Fellow Subsidiaries



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

<b>Name of the related Party</b>	<b>Nature of Relationship</b>
Arun MN	Key management personnel
Dorothy Thomas	Key management personnel
Blitzkrieg Technology Private Limited	Entities in which key management personnel exercise significant influence
Propel Holdings LLP	
Iris Development LLP	
Blue Sea Homes Search LLP	
UKR Agency Private Limited (Till FY 2020-21)	
Gallante Promoter LLP	
Nobilitas Home Search LLP	
Sea View Homes Search LLP	
Solace Gated Community LLP	
Venerate Homes Search LLP	
Zest Homes Search LLP	
Casagrand Supreme Home LLP	
AAK Realty Service LLP	
Arun Hope Foundation	
Casagrand Millenia Private Limited	
Casagrand Brightkids Private Limited	
Syona Cosmetics Private Limited	
Chengalpattu Warehousing Parks Private Limited	
Thinksai Software Private Limited (Till FY 2021-22)	
Arun Family Trusteeship LLP	
Casagrand Arun MN Academy Foundation	
Casa Interior Studio Private Limited (From 01/02/2022)	
Casa Grande Propcare Private Limited (From 01/02/2022)	
Casagrand Starpark Private Limited	
Casagrand Luxor Private Limited	
Chengalpattu Logistics Parks Private Limited	
Casa Grande Panache Private Limited (Till FY 2021-22)	

Note : Related party relationships are as identified by the management.

**ii. Transactions with the related parties**

<b>Particulars</b>	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>a) Property development income</b>		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	12.73	81.37
Casa Grande Shelter LLP	-	0.39
Casa Grande Homes Private Limited	8.44	83.20
Casa Grande Grace Private Limited	0.95	99.53
Dawning Developers LLP	204.65	272.95
Casa Grande Axiom Private Limited	32.44	134.59
Danub Homes Private Limited	112.32	0.94
<b>c) Reimbursement of expenses</b>		
Casa Interior Studio Private Limited	1.39	-
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	328.10	-



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

Particulars	31 March 2023	31 March 2022
<b>b) Reimbursement of expenses - Recovery</b>		
AAK Realty Services LLP	(13.07)	-
Casa Grande Axiom Private Limited	(18.24)	-
Casa Grande Homes Private Limited	(22.86)	(27.86)
Casagrand Aesthetic Private Limited	-	(0.93)
Danub Homes Private Limited	(86.27)	(31.57)
Gazy Mag Private Limited	-	-
Casagrand Magick Rufy Private Limited	(38.98)	(15.54)
Casa Grande Milestone Private Limited	(2.19)	(19.04)
Casagrand Millenia Private Limited	(45.81)	(25.34)
Casa Grande Smart Value Homes Private Limited	(46.89)	(20.74)
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	-	(7.93)
Casa Grande Zest Private Limited	(7.97)	-
Casagrand Horizons Private Limited	(5.76)	-
Grace Gated Community LLP	(0.07)	-
Casagrand Staylogy Private Limited	-	(0.18)
Casa Grande Grace Private Limited	(25.31)	(9.44)
<b>c) Expenses</b>		
Casa Grande Propcare Private Limited	19.57	11.39
Casa Grande Enterprises LLP	55.69	-
<b>d) Loan received</b>		
Grace Gated Community LLP	-	104.03
Casa Grande Axiom Private Limited	218.52	-
Dawning Developers LLP	127.16	637.48
Casa Grande Homes Private Limited	-	284.81
Casa Grande Garden City Builders Private Limited	41.66	4.64
Casa Grande Grace Private Limited	380.43	12.16
Danub Homes Private Limited	556.98	-
Gazy Mag Private Limited	3.34	2.16
Casagrand Vistaaz Private Limited	262.97	-
Casagrand Magick Rufy Private Limited	51.10	-
Casa Grande Milestone Private Limited	9.76	19.08
Casa Grande Realtors LLP	1.45	-
Casa Grande Shelter LLP	-	3.27
Casa Grande Smart Value Homes Private Limited	96.10	67.50
Casa Grande Vallam LLP	24.06	2.43
Casa Grande Zest Private Limited	0.16	-
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	-	1,638.51
Casagrand Aesthetic Private Limited	-	118.69
Iris Development LLP	-	0.10
Casagrand Fittedhomes Private Limited	0.01	-
Casagrand Horizons Private Limited	0.01	-
Casagrand Vivaace Private Limited	0.82	-
Casagrand Millenia Private Limited	140.31	-



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

<b>Particulars</b>	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>e) Income</b>		
Casagrاند Millenia Private Limited	-	5.37
<b>f) Loans given</b>		
Casagrاند Premier Builder Private Limited (Formerly known as Casagrاند Builder Private Limited)	2,267.38	-
Casagrاند Vistaaz Private Limited	-	183.14
Danub Homes Private Limited	-	301.57
Casagrاند Millenia Private Limited	-	33.28
Casa Grande Enterprises LLP	-	1.03
Grace Gated Community LLP	14.25	-
Casa Grande Homes Private Limited	32.45	-
AAK Realty Services LLP	3.54	0.24
Casagrاند Anchor Private Limited	16.56	428.72
Casa Grande Axiom Private Limited	-	1.47
Casagrاند Magick Rufy Private Limited	-	58.84
Casa Grande Propcare Private Limited	-	9.94
Casa Grande Realtors LLP	-	2.30
Casa Grande Zest Private Limited	-	0.09
Gallante Promoter LLP	0.33	264.26
Casa Grande Shelter LLP	2.82	-
Casagrاند Aesthetic Private Limited	94.70	-
Iris Development LLP	4.08	-
SHV LPG India Private Limited (Casagrاند Magnum Private Limited W.E.F 22.02.2022)	0.01	-
<b>Particulars</b>	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>g) Interest expenses</b>		
Grace Gated Community LLP	16.60	23.15
Danub Homes Private Limited	6.70	-
Casa Grande Smart Value Homes Private Limited	6.90	2.45
Casagrاند Aesthetic Private Limited	4.83	0.09
Casagrاند Premier Builder Private Limited (Formerly known as Casagrاند Builder Private Limited)	45.45	33.10
Casa Grande Realtors LLP	3.71	3.06
Casa Grande Garden City Builders Private Limited	14.14	-
Casa Grande Homes Private Limited	3.19	-
Casa Grande Shelter LLP	0.16	-





**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

Particulars	31 March 2023	31 March 2022
<b>h) Interest income</b>		
Casagrاند Anchor Private Limited	92.19	57.69
Casa Grande Garden City Builders Private Limited	-	2.17
Casa Grande Magick Ruffy Private Limited	6.96	1.86
Casa Grande Milestone Private Limited	2.41	0.12
Casa Grande Vallam LLP	2.39	2.72
Casagrاند Millenia Private Limited	9.38	9.89
Casagrاند Vistaaz Private Limited	27.96	28.86
Danub Homes Private Limited	18.31	48.12
Gallante Promoter LLP	3.40	17.79
Gazy Mag Private Limited	0.26	0.49
AAK Realty Services LLP	0.61	-
Casa Grande Axiom Private Limited	24.21	-
Casa Grande Grace Private Limited	46.80	-
Casa Grande Zest Private Limited	2.08	-
Casagrاند Premier Builder Private Limited (Formerly known as Casagrاند Builder Private Limited)	23.03	-
Casagrاند Fresh Private Limited	0.01	-
Casagrاند Horizons Private Limited	0.02	-
Casagrاند Vivaace Private Limited	1.00	-
Dawning Developers LLP	11.59	-

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

Particulars	31 March 2023	31 March 2022
<b>a) Trade receivables</b>		
Casa Grande Axiom Private Limited	-	157.59
Casa Grande Grace Private Limited	-	312.24
Casa Grande Coimbatore LLP	59.16	59.16
Casagrاند Millenia Private Limited	24.29	101.10
<b>b) Short term Loans and advances</b>		
Gazy Mag Private Limited	-	2.65
Casagrاند Magick Ruffy Private Limited	71.74	83.93
Casa Grande Milestone Private Limited	1.19	7.27
Zest Home Search LLP	0.86	0.86
Danub Homes Private Limited	99.00	372.98
AAK Realty Services LLP	16.85	0.24
Casagrاند Anchor Private Limited	502.98	486.41
Casa Grande Garden City Builders Private Limited	-	14.55
Casa Grande Vallam LLP	0.73	20.11
Casa Grande Zest Private Limited	9.14	0.09
Casagrاند Vistaaz Private Limited	0.02	211.75
Gallante Promoter LLP	118.16	117.83
Blue Sea Homes Search LLP	0.02	0.02
Casa Grande Axiom Private Limited	14.81	-
Casagrاند Premier Builder Private Limited (Formerly known as Casagrاند Builder Private Limited)	1,410.77	-
Casagrاند Horizons Private Limited	5.77	-
SHV LPG India Private Limited (Casagrاند Magnum Private Limited W.E.F 22.02.2022)	0.01	-
Dawning Developers LLP	117.96	-
Iris Development LLP	3.98	-
Nobilitas Home Search LLP	0.02	0.02
Sea View Home Search LLP	0.02	0.02
Solace Gated Community LLP	0.02	0.02
Venerate Homes Search LLP	0.03	0.03



**Casa Grande Civil Engineering Private Limited****Notes to Financial Statements for the year ended 31 March 2023***(All amounts are in Millions, unless otherwise stated)*

<b>Particulars</b>	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>c) Interest receivable</b>		
Casa Grande Smart Value Homes Private Limited	-	52.56
Casagrand Anchor Private Limited	149.88	57.69
Casa Grande Garden City Builders Private Limited	-	2.17
Casa Grande Magick Ruffy Private Limited	8.81	1.86
Casa Grande Milestone Private Limited	1.03	0.12
Casa Grande Vallam LLP	0.43	2.72
Casagrand Millenia Private Limited	1.57	9.89
Casagrand Vistaaz Private Limited	5.58	28.86
Danub Homes Private Limited	-	48.12
Gallante Promoter LLP	24.22	20.82
Gazy Mag Private Limited	0.05	0.49
AAK Realty Services LLP	0.61	-
Casa Grande Axiom Private Limited	4.34	-
Casa Grande Grace Private Limited	11.28	-
Casa Grande Zest Private Limited	0.84	-
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	23.03	-
Casagrand Fresh Private Limited	0.01	-
Casagrand Vivaace Private Limited	0.19	-
Dawning Developers LLP	3.86	-
<b>d) Trade payables</b>		
Casagrand Staylogy Private Limited	0.01	0.01
Casa Grande Enterprises LLP	4.97	1.05
Casa Grande Propcare Private Limited	6.55	1.97
<b>e) Interest payable</b>		
Danub Homes Private Limited	8.45	1.75
Casa Grande Smart Value Homes Private Limited	1.19	3.45
Grace Gated Community LLP	40.53	23.94
Casagrand Aesthetic Private Limited	4.91	0.09
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	78.55	33.10
Casa Grande Realtors LLP	6.77	3.06
Casa Grande Garden City Builders Private Limited	4.08	-
Casa Grande Homes Private Limited	0.15	-
Casa Grande Shelter LLP	0.16	-



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**  
*(All amounts are in Millions, unless otherwise stated)*

<b>Particulars</b>	<b>31 March 2023</b>	<b>31 March 2022</b>
<b>f) Short Term Borrowings</b>		
Casa Grande Realtors LLP	52.74	51.29
Casa Grande Garden City Builders Private Limited	35.00	-
Grace Gated Community LLP	223.30	237.65
Casagrand Aesthetic Private Limited	22.06	117.07
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	-	543.81
Iris Development LLP	-	0.10
Casa Grande Smart Value Homes Private Limited	13.70	7.89
Casa Grande Grace Private Limited	8.47	-
Casa Grande Homes Private Limited	7.71	-
Casagrand Fittedhomes Private Limited	0.01	-
<b>g) Advance from customer</b>		
Casa Grande Homes Private Limited	-	69.81
Casa Grande Shelter LLP	-	2.82
<b>h) Investment</b>		
Casagrand Anchor Private Limited	0.10	0.10
<b>i) Share capital</b>		
Casagrand Premier Builder Private Limited (Formerly known as Casagrand Builder Private Limited)	0.10	0.10



**Casa Grande Civil Engineering Private Limited**  
**Notes to Financial Statements for the year ended 31 March 2023**

*(All amounts are in Millions, unless otherwise stated)*

**42. Commitments and contingencies**

**(a) Commitments**

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

(i) Capital expenditure commitments: (31 March 2023 - Nil ; 31 March 2022 - Nil)

**(b) Contingent liability**

(i) Claims against the Company not acknowledged as debts:

Particulars	As at	As at
	31 March 2023	31 March 2022
Income tax	138.48	339.99
Other matters	197.39	-
	<b>335.88</b>	<b>339.99</b>

**Details of Contingent liability more than 10 Mn**

Particulars	As at	As at
	31 March 2023	31 March 2022
1) Company received income tax assessment orders for Assessment year 2017-18 , whereby the income tax officer disallowed expenditure amounting to ₹ 110.48 Mn (demand value being ₹ 63.62 Mn). Company appealed with The Commissioner of Appeals against these assessment order. Consequently, carried forward loss is reduced by the same amount. Pending the outcome of the appeal, company has not recognised the income tax liability in its accounting books to the extent of carried forward Loss. The management of the company is positive about the outcome of appeal.		
2) Company received income tax assessment orders for Assessment year 2018-19 , whereby the income tax officer disallowed expenditure amounting to ₹ 131.74 Mn (demand value being ₹ 72.06 Mn. Company appealed with The Commissioner of Appeals against these assessment order. Consequently, carried forward loss is reduced by the same amount. Pending the outcome of the appeal, company has not recognised the income tax liability in its accounting books to the extent of carried forward Loss. The management of the company is positive about the outcome of appeal.		
3) Case filed by Mr. K. Ganesan & V. Mahalakshmi, Based on the order passed by Rera Adjudication officer. The company filed the appeal before Rera Tribunal and paid Refund amount as deposit. Further the Complainant claim higher compensation and filed appeal before High Court and the case is pending before Hob'ble High court		
4) Case filed by Mr. P.Murugan & D.Arul for declaring the sale deed dated 19 June 2018 which executed in favour of Casa Grand as null & void and Order of Injunction restraining Casa Grand along with other defendants v.i.z., G.Suriyaprakash, R. Karpagam, S. Aravindh & G. Sasikala from interfering peaceful possession & alienating/encumbering the suit property measuring an extent of 5 Cents in S.No. 52/6 situated at karapakkam Village. The Case is pending before the court.		

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

We have ongoing disputes with direct tax authorities relating to tax treatment of certain items in the Company.

These mainly include timing difference of expenses claimed, tax treatment of certain items of income/expense, etc. in their tax computation.



**Casa Grande Civil Engineering Private Limited**

**Notes to Financial Statements for the year ended 31 March 2023**

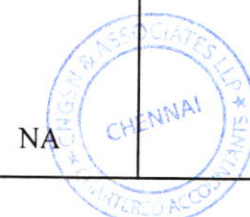
*(All amounts are in Millions, unless otherwise stated)*

**43. Segment reporting**

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

**44. Ratio analysis and its elements**

Ratio	Numerator	Denominator	As at 31 March 2023	As at 31 March 2022	Variance (%)	Reason for change
					2023 vs 2022	2023 vs 2022
Current ratio	Current Assets	Current Liabilities	2.07	2.82	-26.60%	(i)
Debt- Equity Ratio	Total Debt	Shareholder's Equity	1.93	1.56	23.72%	
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Finance Cost + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.12	0.57	-78.95%	(ii)
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	0.01	0.61	-98.36%	(iii)
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.51	1.19	-57.14%	(iv)
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	2.94	3.58	-17.88%	
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	2.19	0.94	132.98%	(v)
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	0.47	1.39	-66.19%	(vi)
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	0.01	0.13	-92.31%	(vii)
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.01	0.25	-96.00%	(viii)
Return on Investment	Interest (Finance Income)	Investment	0.00	0.00	NA	



## Casa Grande Civil Engineering Private Limited

### Notes to Financial Statements for the year ended 31 March 2023

(All amounts are in Millions, unless otherwise stated)

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#### Explanation for Variance in ratios by more than 25%

##### 1. March 2023 vs March 2022

- i) Decrease in Current ratio is due to increase in current liabilities
- ii) Decrease in Debt Service Coverage ratio is due to lower profit during the year
- iii) Decrease in Return on Equity ratio is due to lower profit during the year
- iv) Decrease in Inventory Turnover ratio is due to decrease in purchases during the year
- v) Increase in Trade Payable Turnover Ratio is due to increase in purchases during the year
- vi) Decrease in Net Capital Turnover Ratio is due to decrease in sales during the year
- vii) Decrease in Net Profit ratio is due to decrease in profit
- viii) Decrease in Return on Capital Employed is due to decrease in Earnings before interest and taxes

##### 45. Other statutory information

(i) The Company do not have any Benami property, where any proceeding has been initiated or pending against The Group for holding any Benami property.

(ii) The Company do not have any transactions with companies struck off.

(iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,

(iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.

(v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies) , including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of The Group (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(vi) The Company have not received any fund from any person(s) or entity(ies) , including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that The Group shall:

- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,

(vii) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961

##### 46. Expenditure in foreign currency

The company has not made any expenditure in foreign currency.



**Casa Grande Civil Engineering Private Limited**

**Notes to Financial Statements for the year ended 31 March 2023**

*(All amounts are in Millions, unless otherwise stated)*

**47. Code on Social Security**

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

As per our report of even date

**For CNGSN & Associates LLP**

Chartered Accountants

Firm Registration Number : 04915S

**For and on behalf of the Board of Directors of**

**For Casa Grande Civil Engineering Private Limited**

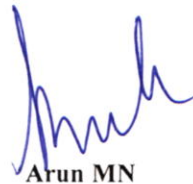
CIN : U45200TN2013PTC094127



**C.N.Gangadharan**

Partner

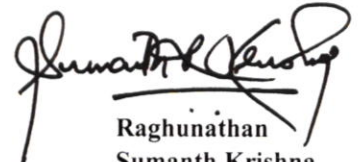
Membership Number : 011205



**Arun MN**

Director

DIN: 00793551



**Raghunathan  
Sumanth Krishna**

Director

DIN: 07640054

Place : Chennai

Date : 09.08.2023



Place : Chennai

Date : 09.08.2023

