

C. V. Parthasarathy

Chartered Accountant

Independent Auditor's Report

To The Partners of Casa Grande Coimbatore LLP

Opinion:

We have audited the accompanying financial statements of Casa Grande Coimbatore LLP (the LLP), which comprise the Statement of Assets and Liabilities as at 31 March 2025, the statement of Profit and Loss for the year then ended, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statement give a true and fair view in conformity with the accounting principles generally accepted in India including the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI), of the state of affairs of the LLP as at 31st March 2025, and its Profit for the year ended on that date.

Basis for Opinion:

We conducted our audit in accordance with the Standards on Auditing issued by the ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the LLP in accordance with the code of Ethics issued by the ICAI and we have fulfilled our other responsibilities in accordance with the code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management for the Financial Statements:

Management is responsible for the preparation of the Financial Statement that give a true and fair view of the Financial position and financial performance of the LLP in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the ICAI pursuant to the requirements of the Limited Liability Partnership Act, 2008 read with Limited Liability Partnership Rules, 2009. This Responsibility also includes maintenance of adequate accounting records in accordance with the Provisions of the Limited Liability Partnership Act, 2008 read with Limited Liability Partnership Rules and design, implementation and maintenance of adequate internal financial controls relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the LLP's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the LLP or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists.



C. V. Parthasarathy


Chartered Accountant


Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.


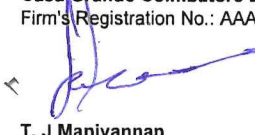

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

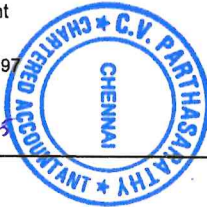
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on whether the LLP has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the LLP's ability to continue as a going concern. If we conclude that material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the LLP to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

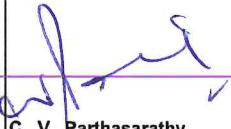


We communicate with management regarding, among other matters, the planned scope and timing of the audit and significant audit findings that we identify during our audit.

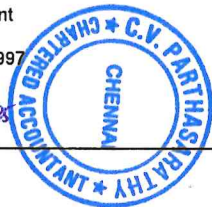

C. V. Parthasarathy
Chartered Accountant
Membership No: 27997
Place : Chennai
Date : 05-SEP-2025
UDIN: 25027497BMV0008263



Casa Grande Coimbatore LLP			
Balance Sheet as at March 31, 2025			
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>			
Particulars	Note	As at	
		March 31, 2025	March 31, 2024
EQUITY AND LIABILITIES			
Partners' capital	2	0.10	0.10
Partners' current account	3	(1,675.64)	76.90
		(1,675.54)	77.00
NON-CURRENT LIABILITIES			
Long-term provisions	4	36.84	36.84
		36.84	36.84
CURRENT LIABILITIES			
Short-term borrowings	5	2,086.62	250.84
Trade payables	6		
Dues to micro small and medium enterprises		133.15	131.90
Dues to others		1,194.27	1,170.61
Unearned revenue - construction		20,044.64	5,126.01
Other current liabilities	7	1,602.07	912.17
Short-term provisions	4	428.33	2,100.56
		25,489.08	9,692.09
Total		23,850.38	9,805.93
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	8	279.36	327.80
Capital work-in-progress		54.22	-
Deferred tax assets	9	15.67	14.34
Other non-current assets	10	157.65	130.80
		506.90	472.94
CURRENT ASSETS			
Inventories	11	8,485.22	2,207.22
Trade receivables	12	3,829.75	766.68
Cash and cash equivalents	13	2,919.28	192.53
Investments	14	8.37	-
Short-term loans and advances	15	7,785.67	6,093.99
Other current assets	16	315.19	72.57
		23,343.48	9,332.99
Total		23,850.38	9,805.93
Summary of significant accounting policies	1		
The accompanying notes form an integral part of the financial statements As per our report of even date attached.			
		For and on behalf of the designated partners of Casa Grande Coimbatore LLP Firm's Registration No.: AAA - 7052	
 C. V. Parthasarathy Chartered Accountant	 T. J. Manivannan Designated Partner	 Lalitha Designated Partner	
Membership No: 27997	DIN: 10354570	DIN: 06814611	
Place : Chennai	Place : Chennai	Place : Chennai	
Date : 05-SEP-2025	Date : 05-SEP-2025	Date : 05-SEP-2025	



Casa Grande Coimbatore LLP			
Statement of Profit and Loss for the year ended March 31, 2025			
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)			
Particulars	Note	For the year ended March 31, 2025	For the year ended March 31, 2024
INCOME			
Revenue from operations	17	7,241.23	10,992.57
Other income	18	166.53	369.82
Total Income		7,407.76	11,362.39
EXPENSES			
Construction activity expenses	19	11,521.66	6,975.74
Change in inventories	20	(6,354.27)	1,325.93
Employee benefits expenses	21	239.39	637.37
Other expenses	22	492.50	499.67
Finance costs	23	28.16	47.68
Depreciation and amortization expenses	24	25.86	25.44
Purchase of Traded goods		-	-
Total Expenses		5,953.30	9,511.83
Profit/(loss) before exceptional and extraordinary items			
Profit/(loss) before extraordinary items and tax			
Profit before exceptional and extra-ordinary items and tax		1,454.46	1,850.56
Profit on sale of investment in subsidiary		-	-
Profit before prior period item and tax		1,454.46	1,850.56
Prior period item		-	-
PROFIT BEFORE TAX			
Tax expenses			
Current tax		449.51	408.54
Mat / AMT credit		-	-
Deferred tax liability / (asset)		449.51 (1.33)	408.54 0.42
		448.18	408.96
PROFIT AFTER TAX			
		1,006.28	1,441.60
Summary of significant accounting policies			
1			
The accompanying notes form an integral part of the financial statements As per our report of even date attached.			
 C. V. Parthasarathy Chartered Accountant Membership No: 27997 Place : Chennai Date : 05-SEP-2025		For and on behalf of the designated partners of Casa Grande Coimbatore LLP Firm's Registration No.: AAA - 7052  T. J. Manivannan Designated Partner DIN: 10354570 Place : Chennai Date : 05-SEP-2025	
		 Lalitha Designated Partner DIN: 06814611 Place : Chennai Date : 05-SEP-2025	



Casa Grande Coimbatore LLP			
Cash Flow statement for the year ended March 31, 2025			
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)			
S.No.	Particulars	March 31, 2025	March 31, 2024
I.	[A] CASH FLOW FROM OPERATING ACTIVITIES		
	Profit (Loss) before tax	1,454.46	1,850.56
	Adjustments for:		
	Depreciation and amortisation expense	25.86	25.44
	Interest and other income	(166.53)	(369.82)
	Provision for employee benefits (net)	-	5.49
	Interest expense	28.16	47.68
	Operating profit before working capital changes	1,341.95	1,559.35
	Changes in working capital:		
	Decrease/(increase) in trade receivables	(3,063.07)	2,251.20
	(Increase) / Decrease in loans and advances	(2,939.62)	1,713.89
	Decrease/(increase) in Inventories	(6,278.00)	1,090.45
	Decrease/(increase) in other current assets	-	61.66
	Decrease/(increase) in other financial assets	(26.85)	(4.69)
	Increase/(decrease) in trade payables	24.91	(124.16)
	Increase/(decrease) other current liabilities and provisions	661.74	72.82
	Decrease/(increase) Unearned revenue	14,918.62	(5,533.34)
	Cash generated from operations		
	Taxes Paid	(435.62)	(372.22)
	Net cash generated from operating activities	4,204.06	714.96
II.	[B] CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of Investments	(8.37)	5,338.65
	Purchase of fixed assets	(132.68)	(7.25)
	Disposal of fixed assets	101.05	
	Loans to Related Parties	(438.18)	(1,647.22)
	Interest and other income	(76.09)	313.46
	Net cash used in investing activities	(554.27)	3,997.64
III.	[C] CASH FLOW FROM FINANCING ACTIVITIES		
	(Repayment) / Proceeds from Long Term Borrowings	1,835.78	232.25
	Withdrawal by partners from current account	(2,758.82)	(5,207.94)
	Contribution by the partners for current account		-
	Interest paid		(17.46)
	Net cash used in financing activities	(923.04)	(4,993.15)
	Net increase/(decrease) in cash and cash equivalents	2,726.75	(280.55)
	Cash and cash equivalents as at the beginning of the year	192.53	473.08
	Cash and cash equivalents as at the end of the year	2,919.28	192.53

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


C. V. Parthasarathy
Chartered Accountant

Membership No: 27997
Place : Chennai
Date : 05-SEP-2025



For and on behalf of the designated partners of
Casa Grande Coimbatore LLP
Firm's Registration No.: AAA - 7052



T. J. Manivannan
Designated Partner

DIN: 10354570
Place : Chennai
Date : 05-SEP-2025



Lalitha
Designated Partner

DIN: 06814611
Place : Chennai
Date : 05-SEP-2025

Casa Grande Coimbatore LLP

Summary of significant accounting policies and other explanatory information

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

1. Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

Entity Overview

Casa Grande Coimbatore LLP ("the entity") is engaged primarily in the business of Real Estate Construction, Development and selling of apartments and villas.

Significant accounting policies

a. Basis of preparation of Financial Statements

The financial statements are prepared under the historical cost convention and comply in all material respects with the accounting standards issued by the Institute of Chartered Accountants of India (ICAI) and other generally accepted accounting principles in India (Indian GAAP), and the provisions of the Limited Liability Partnership Act, 2008. The entity falls under level I enterprise as specified by the ICAI in matters relating to applicability of Accounting Standards to small and medium size enterprises.

b. Use of estimates

The preparation of Financial Statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the Financial Statements and reported amounts of revenue and expenses for the year. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

c. Inventory

- i. Inventories are valued at the lower of cost and net realisable value.
- ii. The methods of determining cost of various categories of inventories are as follows -
 - Building material purchased, lying unutilised at project sites is valued at lower of cost and net realisable value.
 - Construction work-in-progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses directly related to the projects undertaken by the entity and the same is valued at lower of cost and net realisable value.
 - Completed flats / villas are valued at lower of cost and net realisable.
 - Traded goods are valued at lower of cost and estimated net realizable value after providing for obsolescence and other losses, where considered necessary. The cost comprises of cost of purchase, cost of conversion and other costs including appropriate overheads in the case of work in process, incurred in bringing such inventories to present location and condition. Cost includes freight, taxes and duties net of GST credit wherever applicable. Cost of stock in trade is determined on weighted average basis.

d. Depreciation

Depreciation is provided on written down value method at the rates specified as per Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year depreciation has been applied.

Particulars	%
Office Buildings	5
Plant and machinery	15
Vehicles	15
Furniture & fittings	10
Office equipments	10
Computers	40

Individual assets costing upto Rs.5,000/- are depreciated in full in the year of acquisition. Leasehold improvements are amortized over the period of lease term on written down method. Amortization on intangible assets is provided on written down value method at rate of 25% as per the Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year amortization has been applied.

Casa Grande Coimbatore LLP

Summary of significant accounting policies and other explanatory information

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

1. Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

e. Revenue recognition

Real Estate

Revenue comprises of values stated in the agreements with customers, including value of additions/alterations and net off discounts and other trade benefits.

Revenue is recognised as per the Revised Guidance Note issued by Institute of Chartered Accountants of India on "Accounting for Real estate transactions (Revised 2012)". As per which revenue is recognised under the percentage of completion method only when all the following events are completed.

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

vi. Atleast 10% of the total revenue as per the contract of sale are realised at the reporting date in respect of each contract.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. losses, if any, are fully provided for immediately.

f. Property, plant and equipment and capital work-in-progress

Property, plant and equipment are carried at the cost of acquisition or construction less accumulated depreciation. The cost of fixed assets includes non-refundable taxes, duties, freight and other incidental expenses related to the acquisition and installation of the respective assets.

Expenditure during the construction period directly attributable to the projects under implementation including borrowing costs on loans borrowed for the implementation of the project are included under capital work-in-progress, pending allocation to the assets. Advances paid towards acquisition of fixed assets included under long term loans and advances.

g. Foreign currency transactions and balances

Foreign currency transactions are recorded using the exchange rates prevailing on the dates of the respective transactions. Exchange differences arising on foreign currency transactions settled during the year are recognised in the profit and loss account.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are reinstated at the year-end exchange rate. The resultant exchange differences are recognised in the profit and loss account.

h. Investments

Long-term investments are stated at cost to the entity in accordance with Accounting Standard 13 on "Accounting for Investments". The entity provides for diminution in the value of Long-term investments other than those temporary in nature.

Current investments are valued at lower of cost and fair value. Any reduction to carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.

i. Employee benefits

Short-term employee benefits

The entity has recognised, the undiscounted amount of short term employee benefits expected to be paid in exchange for service, as an expense in the profit & loss account during the period in which the employee renders the services.

Casa Grande Coimbatore LLP

Summary of significant accounting policies and other explanatory information

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

1. Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

Post-employment benefit plans

Defined contribution plan

Contributions payable to recognised provident fund, which are defined contribution schemes, are charged to the profit and loss account.

Defined benefit plan

The cost of providing benefits is determined using the project unit cost method, with actuarial valuations being carried out at each balance sheet date. Actuary gains or losses are recognized in full in the profit & loss account for the period in which they occur.

j. Borrowing costs

Borrowing costs which are directly attributable to acquisition or construction of the qualifying assets as per the Accounting Standard 16 "Borrowing Cost" issued as per Section 133 of companies act, are capitalised up to the date, the qualifying asset is ready for use/ put to use. All other borrowing costs are charged to the revenue.

k. Leases

Leases where the lessor effectively retains substantially all the risks and benefits of ownership are classified as operating leases. Operating lease payments are recognised as an expense in the profit and loss account.

l. Earnings per share

The basic earnings per share ("EPS") is computed by dividing the net profit (loss) after tax for the year by the weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, net profit (loss) after tax for the year and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

m. Accounting for taxes on income

Income tax expense is accounted in accordance with Accounting Standard – 22 "Accounting for Taxes on Income" which includes current tax and deferred tax.

Current tax

The current charge for the income taxes is calculated in accordance with the relevant tax regulations applicable to the entity.

Deferred tax

Deferred taxes reflect the impact of current year timing differences between the taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax assets are recognised only to the extent that there is reasonable/ virtual certainty that sufficient future taxable income will be available.

n. Impairment of assets

The entity assess at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the entity estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, then the carrying amount is reduced to its recoverable amount. The reduction is treated as impairment loss and is recognised in the profit & loss account. If at the balance sheet date there is a indication that if a previously assessed impaired loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost.

o. Provisions, contingent liabilities and contingent assets

The entity creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a realisable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made. Contingent assets are neither recognised nor disclosed.

Casa Grande Coimbatore LLP				
Summary of significant accounting policies and other explanatory information				
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>				
2 Partners' capital	As at March 31, 2025		As at March 31, 2024	
Name of the partners	% shareholding	Amount in Rs	% shareholding	Amount in Rs
T J Manivannan	50.0%	5,000	50.0%	5,000
Lalitha	50.0%	5,000	50.0%	5,000
	100.0%	10,000	100.0%	10,000
3 Partners' current account	T J Manivannan	Lalitha	Casagrand Premier Builder Limited	D.Senthilkumar
Balance at the end of March 31, 2023	-	-	3,888.40	201.21
Add: Profit for the year	38.45	38.45	1,298.81	67.41
Contribution / (withdrawal) during the year	-	-	(5,187.21)	(20.73)
Transfer / Adjustment	-	-	-	(247.89)
Balance at the end of March 31, 2024	38.45	38.45	-	-
Add: Profit for the year	503.14	503.14	-	-
Contribution / (withdrawal) during the year	(1,329.41)	(1,429.41)	-	-
Transfer / Adjustment	-	-	-	-
Balance at the end of March 31, 2025	(787.82)	(887.82)	-	-
Balance at the end of the year	-	-	-	-
4 Provisions	As at March 31, 2025		As at March 31, 2024	
	Long-term	Short-term	Long-term	Short-term
Provision for employee benefits:				
-Gratuity (refer note (b) below)	31.37	2.06	31.37	2.06
-Compensated absences	5.47	0.85	5.47	0.85
Provision for Income Tax	-	425.42	-	2,097.65
	36.84	428.33	36.84	2,100.56
Retirement benefit to employees				
a) Defined contribution plan				
Eligible employees receive benefits under the provident fund which is a defined contribution plan. These contributions are made to the funds administered and managed by the Government of India. The Entity recognised NIL, (Previous year ₹ 21.56 lakhs) for provident fund contribution in the statement of profit and loss account.				
b) Defined benefit plans - Gratuity (Non-Funded)				
The Group provides for gratuity, a defined benefit retirement plan (Gratuity plan) covering all eligible employees. The gratuity plan provides a lump sum payment to the vested employees on retirement, death, incapacitation or termination of employment. Vesting occurs on completion of five years of service. Liabilities with regard to the gratuity plan are determined by actuarial valuation as on the balance sheet date.				
i) Principal actuarial assumptions used:			Year ended March 31, 2025	Year ended March 31, 2024
Discount rate			-	7.25%
Salary escalation rate			-	5.00%
Attrition rate			-	5.00%
The estimates of future salary increases, considered in actuarial valuation, takes account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.				

Casa Grande Coimbatore LLP**Summary of significant accounting policies and other explanatory information***(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)***ii) Change in present value of obligation**

	As at March 31, 2025	As at March 31, 2024
Present value of obligations as at beginning of the year	33.42	29.24
Interest cost	-	1.93
Current service cost	-	5.13
Benefits paid	-	(2.06)
Past service cost	-	-
Actuarial (gain) / loss on obligations	-	(0.82)
Present value of obligations at the end of year	33.42	33.42

iii) Amount to be recognized in Balance Sheet

Present value of obligations as at the end of the year	33.42	33.42
Less: Unrecognised Past Service cost	-	-
Net asset / (liability) recognized in Balance Sheet	33.42	33.42

iv) Expenses recognized in statement of Profit and Loss

	As at March 31, 2025	As at March 31, 2024
Current service cost	-	5.13
Interest cost	-	1.93
Net actuarial (gain) / loss recognised in the year	-	(0.82)
Expenses recognised in statement of Profit and Loss	-	6.24

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

The employees of the Entity are entitled to compensated absence. The employees can carry forward a portion of the unutilized accrued compensated absence and utilize it in future periods up to a maximum of 30 days or receive cash compensation at retirement / termination of employment against the unutilized accrued compensated absence and the excess compensated absence over and above 30 days during the year will be encashed at the end of the year. The Entity records an obligation for compensated absences in the period in which the employee renders the services that increase the entitlement. The Entity measures the expected cost of compensated absence as the additional amount that the Entity expects to pay as a result of the unused entitlement that has accumulated at the balance sheet date based on the actuarial valuation. The benefit scheme has changed during FY 2023-24. The encashment which was allowed earlier, now only employees can avail Leaves. The Entity has provided towards compensated absence ₹6.32Lakhs (Previous year ₹5.02Lakhs)

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>		
5	Short-term borrowings	
		As at
		March 31, 2025
		As at
		March 31, 2024
	Borrowings	
	- From Others	-
	- From Related parties	247.88
		<u>2,086.62</u>
		<u>250.84</u>
	Current maturities of long-term borrowings	-
		<u>2,086.62</u>
		<u>250.84</u>
6	Trade payables	
	Trade payables	March 31, 2025
		March 31, 2024
	- total outstanding dues of micro small and medium enterprises	133.15
	-total outstanding dues to others	1,170.61
	Total trade payables	<u>1,327.42</u>
		<u>1,302.51</u>
	Dues to Related party	18.39
	Others	911.97
	Retention payable	397.06
	Share in jointly controlled entities	-
		<u>1,327.42</u>
		<u>1,302.51</u>
	Note:	
	Trade payables ageing schedule	March 31, 2025
		March 31, 2024
	(i) MSME	
	a) Disputed	
	b) Undisputed	
	- Less than 1 year	3.58
	- 1-2 years	8.06
	- 2-3 years	115.67
	- More than 3 years	5.84
		<u>133.15</u>
		<u>131.90</u>
	(ii) Others	
	a) Disputed	
	b) Undisputed	
	- Less than 1 year	216.89
	- 1-2 years	-
	- 2-3 years	801.70
	- More than 3 years	175.68
		<u>1,194.27</u>
		<u>1,170.61</u>
7	Other current liabilities	As at
		March 31, 2025
		As at
		March 31, 2024
	Advance from customers	908.63
	Refund due to customers	151.17
	Payable to joint venture partners	-
	Payable to related parties	227.20
	Employee related payables	1.53
	Statutory Dues	2.47
	Outstanding expenses	71.05
	Other liabilities	131.67
	Corpus fund collected from customers	108.35
		<u>1,602.07</u>
		<u>912.17</u>

Casa Grande Coimbatore LLP								
Summary of significant accounting policies and other explanatory information								
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)								
8 Property, plant and equipment and Intangible assets								
Particulars	Property, plant and equipment							
	Land	Lease hold improvement	Furniture & fittings	Computers	Office equipments	Plant & machinery	Vehicle	Total
Gross Block								
As at 01 April 2023	187.40	-	28.91	28.31	27.85	7.67	160.65	440.79
Additions	-	-	0.57	6.68	-	-	-	7.25
Adjustments	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-
As at March 31, 2024	187.40	-	29.48	34.99	27.85	7.67	160.65	448.04
Additions	-	0.55	6.61	40.36	4.97	25.97	-	78.46
Adjustments	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	(157.35)	(157.35)
As at March 31, 2025	187.40	0.55	36.09	75.35	32.82	33.64	3.30	369.15
Depreciation								
As at 01 April 2023	-	-	16.53	26.09	18.44	4.03	29.71	94.80
For the year	-	-	1.27	2.64	1.35	0.54	19.64	25.44
Adjustments	-	-	-	-	-	-	-	-
On Disposals	-	-	-	-	-	-	-	-
As at March 31, 2024	-	-	17.80	28.73	19.79	4.57	49.35	120.24
For the year	-	0.01	1.62	11.75	1.35	2.61	8.52	25.86
Adjustments	-	-	-	-	-	-	-	-
On Disposals	-	-	-	-	-	-	(56.30)	(56.30)
As at 31 March 2024	187.40	-	11.68	6.26	8.06	3.10	111.30	327.80
As at 31 March 2025	187.40	0.54	16.68	34.86	11.73	26.42	1.73	279.36
Particulars	As at 31 March 2025	As at 31 March 2024	As at 01 April 2023					
Intangible assets under development	-	-	-					
Capital work in progress	54.22	-	-					

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)		
	As at March 31, 2025	As at March 31, 2024
9 Deferred tax asset		
Deferred tax asset arising on account of:		
- Impact of carried forward business loss	15.67	14.34
	15.67	14.34
10 Other non current assets		
Lease rental accrued but not due		
Rental deposits	24.97	9.62
Security and other deposits	132.68	121.18
	157.65	130.80
11 Inventories		
Building material	182.84	259.11
Work-in-progress	8,302.38	1,948.11
	8,485.22	2,207.22
12 Trade Receivable		
Unsecured considered good		
Aggregate amount of outstanding for a period exceeding six months from the date they are due	-	-
Undisputed Trade Receivables – considered good	3,829.75	766.68
	3,829.75	766.68
Note		
Trade Receivables ageing schedule	March 31, 2025	March 31, 2024
(i) Undisputed Trade Receivables – considered good		
- Less than 6 months	3,810.74	762.21
- 6 months - 1 year	-	3.15
- 1-2 years	15.37	0.62
- 2-3 years	-	1.64
- More than 3 years	3.64	-
	3,829.75	767.62
	As at March 31, 2025	As at March 31, 2024
13 Cash and cash equivalents		
Cash on hand	2.99	2.93
Balances with banks		
- In current accounts	2,731.10	171.66
	2,734.09	174.59
Other bank balances		
- Balances held as margin money or security against borrowings	185.19	17.94
	185.19	17.94
Share in jointly controlled entities	-	-
	2,919.28	192.53
	As at March 31, 2025	As at March 31, 2024
14 Investments		
Investments in Mutual Funds	8.37	-
15 Short-term loans and advances		
Unsecured		
Advances to suppliers	988.19	278.88
Advances to employees	9.76	1.46
Advances to related party	2,326.31	1,888.13
Advance to joint venture partners	4,439.36	2,217.35
Advance tax & TDS receivable	22.05	1,708.17
	7,785.67	6,093.99
	As at March 31, 2025	As at March 31, 2024
16 Other current assets		
Interest receivable	315.19	72.57
Other receivables	-	-
	315.19	72.57

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>		
	Year ended March 31, 2025	Year ended March 31, 2024
17 Revenue from operations		
Revenue from Construction Segment		
-Revenue from property development	7,124.09	10,717.89
-Modification sales	51.87	194.42
	7,175.96	10,912.31
Other operating revenue		
Sale of Services		
Lease rental income	2.79	-
Cancellation income	9.43	30.70
Sale of products		
Commission income	53.05	49.56
	65.27	80.26
	7,241.23	10,992.57
18 Other income		
Interest income	166.53	316.35
Dividend income from mutual funds	-	-
Others	-	53.47
	166.53	369.82
19 Construction activity expenses		
Land cost	30.00	48.13
Approval, legal and liaison expenses	1,644.92	195.12
Construction cost	6,469.43	4,876.65
Purchase material	3,369.46	1,855.84
Interest and financial charges	7.85	-
	11,521.66	6,975.74
20 Cost of raw materials, components and stores consumed		
Inventory at the beginning of the year	259.11	23.63
Add : Purchases during the year	(76.27)	235.48
Less : Inventory at the end of the year	(182.84)	(259.11)
	-	-
20 Change in inventories		
Inventories at the beginning of the year:		
Work-in-progress	1,948.11	3,274.04
Sub Total (A)	1,948.11	3,274.04
Inventories at the end of the year		
Work-in-progress	8,302.38	1,948.11
Sub - Total (B)	8,302.38	1,948.11
(Increase)/ Decrease in inventories (A - B)	(6,354.27)	1,325.93
21 Employee benefits expense		
Salaries and wages	181.90	502.45
Contribution to provident and other funds	8.32	-
Gratuity & Leave encashment expenses	-	7.55
Staff welfare expenses	49.17	127.37
	239.39	637.37

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>		
	Year ended March 31, 2025	Year ended March 31, 2024
22 Other expenses		
Rent	18.15	15.03
Power and fuel	2.43	5.95
Repairs and maintenance		
- Building	53.67	35.07
- Others	11.40	56.46
Travelling Expenses	86.78	127.57
Communication expenses	7.62	17.78
Rates and taxes	2.65	3.06
Payments to auditor (Refer Note 22A)	2.00	4.25
Printing and stationery	3.64	3.21
Commission and brokerage fees	17.90	28.71
Insurance charges	0.01	-
Professional fees	10.33	43.30
Selling and distribution expenses	243.15	156.72
Other expenses	9.52	1.64
Loss on sale of asset	17.74	-
Bank charges	4.97	0.83
Books and periodicals	0.54	0.09
	492.50	499.67
22A Payment to Auditors		
For statutory audit	2.00	4.25
For tax audit	-	-
	2.00	4.25
23 Finance Cost		
Interest and financial charges		
- Interest on tax	27.78	47.59
- Other borrowing cost	0.38	0.09
	28.16	47.68
	28.16	47.68
24 Depreciation and amortization expense		
On tangible assets (Refer note 8)	25.86	25.44
	25.86	25.44

Casa Grande Coimbatore LLP	
Summary of significant accounting policies and other explanatory information (All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)	
25 Related party disclosure	
a) Names of related parties and nature of relationship	
Relationship	Entity name
Key management personnel - Authorized Representative	T. J Manivannan Lalitha
Partners	Lalitha T. J Manivannan
Key management personnel of parent entity	Dorothy Thomas Nisha Abhishek Jha
Holding Company	Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)
Related Party	Casa Grande Zest Private Limited Casa Grande Grace Private Limited Casa Grande Garden City Builders Private Limited Casa Grande Milestone Private Limited Casa Grande Homes Private Limited Casa Grande Civil Engineering Private Limited Casagrand Horizons Private Limited Casa Grande Axiom Private Limited Casagrand Staylogy Private Limited Casagrand Vistaaz Private Limited Casagrand Magick Rufy Private Limited Casagrand Smart Value Homes Private Limited Casagrand Bizpark Private Limited Casagrand Regale Private Limited Gazy Mag Private Limited Casagrand Millenia Private Limited Casagrand Perch Builder Private Limited Casagrand Beacon Private Limited Casagrand Lotus Private Limited Flock Builder Private Limited Casagrand Fittedhomes Private Limited Casagrand Alphine Private Limited (from 22/07/2022) Casagrand Astute Private Limited Casagrand Aesthetic Private Limited Casagrand Stage7 Private Limited



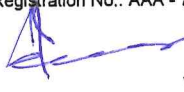

Casa Grande Coimbatore LLP	
Summary of significant accounting policies and other explanatory information (All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)	
Relationship	As at March 31, 2025
Related Party	<p>Exotia Builder Private Limited Casagrand Zingo Private Limited Casagrand Everta Private Limited Casagrand Exotia Private Limited Casagrand Vivaace Private Limited Casagrand Hyderwise Private Limited Casagrand Fresh Private Limited Casagrand Contracts Private Limited (from 17-07-2023) Casagrand Covaan Private Limited (from 08-08-2023) Casagrand Urbano Private Limited (from 30-08-2023) Casagrand Avalon Private Limited (from 31-08-2023) Casagrand Gallantee Real Estate LLC (from 10-07-2023) Casa Grande Shelter Private Limited (w.e.f. 11-12-2023) Casa Grande Realtors Private Limited (w.e.f. 13-12-2023) Casa Grande Vallam Private Limited (w.e.f. 13-12-2023) Danub Homes Private Limited Casagrand Anchor Private Limited Casagrand Vivacity Private Limited Casagrand Blue Horizon Private Limited Casagrand Magnum Private Limited Headway Ace Induspark Private Limited (from 04-05-2023) CGD Industrial Parks Private Limited (from 03-10-2023) Headway Premier Induspark Private Limited (from 04-12-2023) Vision Premier Induspark Private Limited (from 04-12-2023) Beacon Premier Induspark Private Limited (from 04-12-2023) Casagrand Spaceintell Private Limited Upstay Builder Private Limited Irris Whiteboard Private Limited (from 13-02-2024) Casa Grande Enterprises LLP Casa Grande Shelter LLP (Till 11-12-2023) Casa Grande Realtors LLP (Till 13-12-2023) Casa Grande Vallam LLP (Till 13-12-2023) Dawning Developers LLP Grace Gated Community LLP</p>
Related Party	<p>Arun Hope Foundation Blitzkrieg Technology Private Limited Casagrand Bright Kids Private Limited Zest Home Search LLP IRIS Development LLP Arun Family Trusteeship LLP Casagrand Supreme Home LLP Nobilitas Home Search LLP Blue Sea Homes Search LLP Casagrand Luxor Private Limited Chengalpattu Warehousing Parks Private Limited(Till 18-12-2023) Solace Gated Community LLP Venerate Homes LLP Sea View Home Search LLP AAK Realty Services LLP Gallante Promoter LLP Propel Holdings LLP Casagrand Arun Mn Academy Foundation Spacio Premier Global Park Private Limited (Till October 2023) Casagrand Starpark Private Limited Casa Grande Propcare Private Limited Domyhome interior design & solutions private limited (formerly known as casa interior studio private limited w.e.f. 30-05-2024)</p>

Casa Grande Coimbatore LLP Summary of significant accounting policies and other explanatory information <i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>		
(b) Transactions with related parties during the year		
Nature of Transactions	Year ended March 31, 2025	Year ended March 31, 2024
Reimbursement of expenses		
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	27.48	878.29
Casa Grande Civil Engineering Private Limited	-	287.31
Casagrand Covaan Private Limited	795.43	-
Event Management and other expenses		
Dawning Developers LLP	12.98	-
Facility Management services		
Casa Grande Propcare Private Limited	85.33	43.10
Advertisement expenses		
Casa Grande Enterprises LLP	219.96	42.60
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	417.36	-
Rental Income		
Casagrand Covaan Private Limited	-	0.80
Interest Expense		
Casa Grande Smart Value Homes Private Limited	0.11	0.43
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	92.83	0.09
Casa Grande Civil Engineering Private Limited	8.55	-
Casa Grande Grace Private Limited	0.07	-
Casa Grande Milestone Private Limited	0.38	-
Casa Grande Zest Private Limited	0.26	-
Casagrand Anchor Private Limited	0.77	-
Casagrand Covaan Private Limited	26.01	-
Casagrand Fittedhomes Private Limited	0.27	-
Casagrand Fresh Private Limited	0.38	-
Casagrand Horizons Private Limited	0.08	-
Casagrand Hyderwise Private Limited	0.00	-
Casagrand Staylogy Private Limited	0.15	-
Casagrand Vivaace Private Limited	0.59	-
Casagrand Zingo Private Limited	0.02	-
Danub Homes Private Limited	0.11	-
Dawning Developers LLP	1.29	-
Interest Income		
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	109.38	71.50
Casagrand Vistaaz Private Limited	2.20	1.04
AAK Realty Services LLP	74.53	-
Casa Grande Axiom Private Limited	0.19	-
Casa Grande Homes Private Limited	0.03	-
Casagrand Arun Mn Academy Foundation	16.89	-
Casagrand Covaan Private Limited	0.07	-
Casagrand Fittedhomes Private Limited	0.00	-
Casagrand Zingo Private Limited	0.88	-
Danub Homes Private Limited	0.10	-
Iris Development LLP	26.14	-

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)		
Nature of Transactions	Year ended March 31, 2025	Year ended March 31, 2024
Loan Received		
Casa Grande Grace Private Limited	-	-
Danub Homes Private Limited	5.77	-
Grace Gated Community LLP	-	0.05
Dawning Developers LLP	0.00	103.26
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	2,615.17	-
Casa Grande Homes Private Limited	0.20	92.89
Casa Grande Shelter Private Limited/Casa Grande Shelter LLP	-	22.42
Casa Grande Vallam Private Limited/Casa Grande Vallam LLP	-	15.29
Casagrand Anchor Private Limited	8.50	1.98
Casagrand Magick Rufy Private Limited	-	-
Casa Grande Civil Engineering Private Limited	1.50	-
Casa Grande Garden City Builders Private Limited	0.01	-
Casa Grande Milestone Private Limited	0.00	-
Casa Grande Smart Value Homes Private Limited	1.49	-
Casagrand Covaan Private Limited	3.47	-
Casagrand Fittedhomes Private Limited	9.63	-
Casagrand Fresh Private Limited	3.00	-
Casagrand Horizons Private Limited	1.00	-
Casagrand Hyderwise Private Limited	0.34	-
Casagrand Staylogy Private Limited	1.58	-
Casagrand Vivaace Private Limited	7.00	-
Loan Given		
Dawning Developers LLP	-	-
Casagrand Vistaaaz Private Limited	-	7.00
Casa Grande Civil Engineering Private Limited	-	783.91
Casa Grande Grace Private Limited	-	1.80
Casa Grande Milestone Private Limited	-	1.00
Casa Grande Smart Value Homes Private Limited	-	4.02
Casagrand Magick Rufy Private Limited	-	1.00
Casagrand Premier Builder Limited	-	7,938.68
Casagrand Staylogy Private Limited	-	81.20
Danub Homes Private Limited	-	9.30
Gazy Mag Private Limited	-	0.49
AAK Realty Services LLP	1,092.70	-
Casagrand Arun Mn Academy Foundation	442.00	-
Casagrand Zingo Private Limited	17.61	-
Iris Development LLP	760.00	-
Contribution (Withdrawal) by partners'		
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	-	(5,187.21)
T J Manivannan	(1,329.41)	-
Lalitha	(1,429.41)	-
Mr. D. Senthilkumar	-	(268.62)

Casa Grande Coimbatore LLP Summary of significant accounting policies and other explanatory information <i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>		
(c) Balances outstanding with related parties at the year end		
Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Trade payables		
Casa Grande Civil Engineering Private Limited	96.48	94.98
Casagrand Staylogy Private Limited	-	-
Casa Grande Enterprises LLP	223.52	3.65
Casa Grande Propcare Private Limited	18.39	6.36
Short term Loans and advances		
Casagrand Covaan Private Limited	-	0.94
Dawning Developers LLP	-	-
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	-	1,873.17
AAK Realty Services LLP	1,092.70	-
Casagrand Arun Mn Academy Foundation	442.00	-
Casagrand Luxor Private Limited	100.00	-
Casagrand Zingo Private Limited	17.61	-
Iris Development LLP	760.00	-
Casagrand Vistaaaz Private Limited	14.00	14.00
Short term borrowings		
Casa Grande Milestone Private Limited	0.00	-
Danub Homes Private Limited	5.77	-
Casa Grande Grace Private Limited	0.00	-
Casa Grande Smart Value Homes Private Limited	2.47	0.98
Casagrand Anchor Private Limited	10.48	1.98
Casa Grande Garden City Builders Private Limited	0.01	-
Casa Grande Homes Private Limited	0.20	-
Casagrand Covaan Private Limited	852.65	-
Casagrand Fittedhomes Private Limited	9.63	-
Casagrand Fresh Private Limited	3.00	-
Casagrand Horizons Private Limited	1.00	-
Casagrand Hyderwise Private Limited	0.34	-
Casagrand Premier Builder Limited	1,179.77	-
Casagrand Staylogy Private Limited	1.58	-
Casagrand Vivaace Private Limited	7.00	-
Dawning Developers LLP	12.73	-
Interest Payable		
Casa Grande Smart Value Homes Private Limited	0.05	0.43
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	92.83	0.09
Casagrand Anchor Private Limited	0.79	0.02
Casa Grande Civil Engineering Private Limited	8.55	-
Casagrand Covaan Private Limited	26.01	-
Danub Homes Private Limited	0.11	-
Dawning Developers LLP	1.29	-
Casagrand Fittedhomes Private Limited	0.27	-
Casagrand Fresh Private Limited	0.38	-
Casa Grande Grace Private Limited	0.01	-
Casagrand Horizons Private Limited	0.08	-
Casagrand Hyderwise Private Limited	0.00	-
Casa Grande Milestone Private Limited	0.26	-
Casagrand Staylogy Private Limited	0.15	-
Casagrand Vivaace Private Limited	0.59	-
Casa Grande Zest Private Limited	0.26	-
Casagrand Zingo Private Limited	0.02	-

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
<i>(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)</i>		
	Year ended March 31, 2025	Year ended March 31, 2024
Interest Receivable		
Casagrand Vistaaz Private Limited	3.24	1.04
Casagrand Premier Builder Limited (Formerly known as Casagrand Premier Builder Private Limited)	180.79	71.50
AAK Realty Services LLP	74.53	-
Casagrand Arun Mn Academy Foundation	28.64	-
Casa Grande Axiom Private Limited	0.19	-
Casagrand Covaan Private Limited	0.07	-
Danub Homes Private Limited	0.10	-
Casagrand Fittedhomes Private Limited	0.00	-
Casa Grande Homes Private Limited	0.03	-
Iris Development LLP	26.14	-
Casagrand Zingo Private Limited	0.88	-
Current account balances		
T J Manivannan	(787.82)	38.45
Lalitha	(887.82)	38.45
Share capital		
T J Manivannan	0.05	0.05
Lalitha	0.05	0.05

Casa Grande Coimbatore LLP		
Summary of significant accounting policies and other explanatory information		
(All amounts are in Indian Rupees Lakhs (₹), except share data or otherwise stated)		
26 Contingent liability		
(i) Claims against the entity not acknowledged as debts		
	As at	As at
Particulars	31 March 2025	March 31, 2024
Income tax (Refer note below)	204.14	54.59
GST	38.07	38.07
Other matters*	53.08	-
	295.29	92.65
Notes -		
Details of cases with more than ₹ 100 lakhs :		
<p>1 The entity M/s. Casa Grande Coimbatore LLP has received income tax assessment order for Assessment year 2020-21, whereby the income tax officer disallowed expenditure amounting to ₹112.88 lakhs (demand value being ₹54.59 lakhs). The LLP appealed with The Commissioner of Appeals against these assessment order. Pending the outcome of the appeal, the LLP not recognised the income tax liability in its accounting books. The management of the LLP is positive about the outcome of appeal.</p>		
<p>2. An arbitration notice dated 18.07.2023 has been issued by Mr. Damodharan Senthil Kumar, former partner of Casa Grande Coimbatore LLP (CGCLLP) against Casagrand Premier Builder Limited (CGPBL), CGCLLP and Mr. Arun MN wherein it has been stated that Mr. Damodharan Senthil Kumar has a total claim of Rs. 141,81,85,076 as on 01 July 2023 for CGCLLP on CGPBL. Out of the said total claim an amount of Rs. 110,74,50,464 is towards interest and Rs. 31,07,34,612 is towards principal balance on loans advanced by Casa Grande Coimbatore LLP to Casagrand Premier Builder Limited. Vide reply to the said arbitration notice dated 01 Oct 2023, Casagrand Premier Builder Limited has stated that it has a counter claim of approximately Rs. 100 Crores against Mr. Damodaran Senthil Kumar towards breach of the LLP Agreements between the partners of Casa Grande Coimbatore LLP.</p>		
<p>Both Casagrand Premier Builder Limited and Mr. Damodharan Senthil Kumar have mutually appointed a sole arbitrator to adjudicate the disputes between them, arising out of the LLP Agreements, as recorded vide consent order dated 03 Oct 2023 in O.A. Nos. 638,639 and 640 of 2023 before the Hon'ble Madras High Court. The arbitration proceedings between Casagrand Premier Builder Limited and Mr. Damodharan Senthil Kumar are pending adjudication by the arbitral tribunal.</p>		
<p>Note - *It is not practicable for the entity to estimate the timing of cash outflows, if any, in respect of above matters pending resolution of the respective proceedings.</p>		
<p>We have ongoing disputes with direct tax authorities relating to tax treatment of certain items in the entity. These mainly include timing difference of expenses claimed, tax treatment of certain items of income/expense, etc. in their tax computation.</p>		
<p>27 Figures are rounded off to the nearest lakhs. Previous year figures have been regrouped and/or reclassified wherever necessary, to confirm to the current year classification.</p>		
As per our review report of even date attached		
<p> C . V . Parthasarathy Chartered Accountant</p> <p>Membership No: 27997</p> <p>Place : Chennai</p> <p>Date : 05-SEP-2025</p> 	<p>For and on behalf of the designated partners of Casa Grande Coimbatore LLP Firm's Registration No.: AAA - 7052</p> <p> T. J Manivannan Designated Partner</p> <p>DIN: 10354570</p> <p>Place : Chennai</p> <p>Date : 05-SEP-2025</p>	
	<p> Lalitha Designated Partner</p> <p>DIN: 06814611</p> <p>Place : Chennai</p> <p>Date : 05-SEP-2025</p>	