DRAFT RED HERRING PROSPECTUS
Dated December 24, 2025
(This Draft Red Herring Prospectus will be updated upon filing with the RoC)
(Please read Section 32 of the Companies Act, 2013)
100% Book Built Offer

(*Please scan this QR code to view the DRHP*)

THIS DRAFT RED HERRING PROSPECTUS IS NOT AN ADVERTISEMENT UNDER THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 AND IS NOT INTENDED FOR INFORMING PERSONS ABOUT OUR REAL ESTATE PROJECTS OR TO INVITE ANY PERSON TO MAKE ADVANCES OR DEPOSITS IN RELATION TO ANY OF OUR REAL ESTATE PROJECTS

CASAGRAND
building aspirations

CASAGRAND PREMIER BUILDER LIMITED

CORPORATE IDENTITY NUMBER: U70101TN2003PLC051989

REGISTERED AND CORPORATE OFFICE	CONTACT PERSON	TELEPHONE AND EMAIL	WEBSITE
5th Floor, NPL Devi, New No -111, Old No 59 L.B. Road, Thiruvanmiyur Chennai 600 041 Tamil Nadu, India	**Nisha Abhishek Jha** *Company Secretary and Compliance Officer*	**Tel:** 044 - 45011724 **Email:** complianceofficer@casagrand.co.in	www.casagrand.co.in

OUR PROMOTERS: ARUN MN AND CASAGRAND LUXOR PRIVATE LIMITED

DETAILS OF THE OFFER TO THE PUBLIC

Type	Fresh Issue size#	Offer for Sale size	Total Offer size#	Eligibility and Reservations among QIBs, NIIs and RIIs
Fresh Issue and Offer for Sale	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹12,000 million	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹200 million	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹12,200 million	The Offer is being made pursuant to Regulation 6(2) of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("**SEBI ICDR Regulations**") as our Company did not fulfil the requirements under Regulation 6(1) of the SEBI ICDR Regulations as our Company held more than 50% of net tangible assets in monetary assets in each of the preceding three financial years, i.e. as at March 31, 2025, March 31, 2024 and March 31, 2023. For further details, see "***Other Regulatory and Statutory Disclosures – Eligibility for the Offer***" on page 964. For details in relation to share allocation and reservation among QIBs, NIIs and RIIs, see "***Offer Structure***" on page 983.

DETAILS OF THE OFFER FOR SALE

Name of Selling Shareholder	Type	Number of Equity Shares of face value of ₹2 each offered/ amount	Average cost of acquisition per Equity Share of face value of ₹2 each (in ₹)*
Arun MN	Promoter Selling Shareholder	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹100 million	0.07
Casagrand Luxor Private Limited	Promoter Selling Shareholder	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹100 million	12.94**

** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*
***For details, see "**Summary of the Offer Document- Average cost of acquisition for Promoters and the Selling Shareholders**" on page 43.*

RISKS IN RELATION TO THE FIRST OFFER

This being the first public issue of our Company, there has been no formal market for the Equity Shares. The face value of our Equity Shares is ₹2 each. The Floor Price, Cap Price and the Offer Price, as determined by our Company in consultation with the Book Running Lead Managers to the Offer ("**BRLMs**"), in accordance with SEBI ICDR Regulations, and on the basis of the assessment of market demand for the Equity Shares by way of the Book Building Process as stated in "***Basis for Offer Price***" on page 198, should not be considered to be indicative of the market price of the Equity Shares after the Equity Shares are listed. No assurance can be given regarding an active and/ or sustained trading in the Equity Shares or regarding the price at which the Equity Shares will be traded after listing.

GENERAL RISK

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Offer. For taking an investment decision, investors must rely on their own examination of our Company and the Offer including the risks involved. The Equity Shares offered in the Offer have not been recommended or approved by the Securities and Exchange Board of India ("**SEBI**"), nor does the SEBI guarantee the accuracy or adequacy of the contents of this Draft Red Herring Prospectus. Specific attention of the investors is invited to "***Risk Factors***" on page 45.

ISSUER'S AND SELLING SHAREHOLDERS' ABSOLUTE RESPONSIBILITY

Our Company, having made all reasonable inquiries, accepts responsibility for and confirms that this Draft Red Herring Prospectus contains all information with regard to our Company and the Offer, which is material in the context of the Offer, that the information contained in this Draft Red Herring Prospectus is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which makes this Draft Red Herring Prospectus as a whole or any of such information or the expression of any such opinions or intentions, misleading in any material respect. Each of the Selling Shareholders, in their capacity as selling shareholders, severally and not jointly, accepts responsibility for and confirms only statements and undertakings expressly made or confirmed by such Selling Shareholder in this Draft Red Herring Prospectus solely in relation to itself and its respective portion of the Offered Shares and confirms that such statements are true and correct in all material respects and are not misleading in any material respect.

LISTING

The Equity Shares offered through the Red Herring Prospectus are proposed to be listed on the stock exchanges being BSE Limited ("**BSE**") and National Stock Exchange of India Limited ("**NSE**", and together with the BSE, the "**Stock Exchanges**"). For the purposes of the Offer, the Designated Stock Exchange shall be [●].

BOOK RUNNING LEAD MANAGERS

Name of Book Running Lead Manager and logo	Contact Person	Telephone and Email
Motilal Oswal Investment Advisors Limited	Sankita Ajinkya / Subodh Mallya / Ronak Shah	**Tel:** +91 22 7193 4380 **Email:** casagrand.ipo@motilaloswal.com
DAM Capital Advisors Limited	Arpi Chheda / Puneet Agnihotri	**Tel:** + 91 22 4202 2500 **Email:** casagrand.ipo@damcapital.in
Name of Registrar	**Contact Person**	**Telephone and Email**
KFin Technologies Limited	M. Murali Krishna	**Tel:** +91 40 6716 2222 **Email:** cpbl.ipo@kfintech.com

BID/ OFFER PROGRAMME

ANCHOR INVESTOR BIDDING DATE*	**[●]**	**BID/OFFER OPENS ON***	**[●]**	**BID/OFFER CLOSES ON****	**[●]**

**Our Company, in consultation with the BRLMs, may consider participation by Anchor Investors, in accordance with the SEBI ICDR Regulations. The Anchor Investor Bidding Date shall be one Working Day prior to the Bid/ Offer Opening Date.*

*** Our Company, in consultation with the BRLMs, may decide to close the Bid/Offer Period for QIBs one Working Day prior to the Bid/Offer Closing Date, in accordance with the SEBI ICDR Regulations. The UPI mandate end time and date shall be at 5:00 p.m. on Bid/Offer Closing Date.*

*#Our Company, in consultation with the BRLMs, may consider a further issue of specified securities, as may be permitted under the applicable law, aggregating up to ₹ 2,400 million, prior to filing of the Red Herring Prospectus with the RoC ("**Pre-IPO Placement**"). The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.*

DRAFT RED HERRING PROSPECTUS

Dated December 24, 2025

(*This Draft Red Herring Prospectus will be updated upon filing with the RoC*)

(Please read Section 32 of the Companies Act, 2013)

100% Book Built Offer

THIS DRAFT RED HERRING PROSPECTUS IS NOT AN ADVERTISEMENT UNDER THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 AND IS NOT INTENDED FOR INFORMING PERSONS ABOUT OUR REAL ESTATE PROJECTS OR TO INVITE ANY PERSON TO MAKE ADVANCES OR DEPOSITS IN RELATION TO ANY OF OUR REAL ESTATE PROJECTS

CASAGRAND PREMIER BUILDER LIMITED

Our Company was incorporated on November 19, 2003, as a private limited company under the Companies Act, 1956, with the name "Casa Grande Private Limited" at Chennai, Tamil Nadu, pursuant to a certificate of incorporation granted by the Registrar of Companies, Tamil Nadu at Chennai ("**RoC**"). Thereafter, pursuant to resolutions of our Board and Shareholders dated June 23, 2017, and June 30, 2017, respectively, the name of our Company was changed to "Casagrand Builder Private Limited" and our Company received a fresh certificate of incorporation from the RoC on July 6, 2017. The name of our Company was subsequently changed to "Casagrand Premier Builder Private Limited" pursuant to resolutions of our Board and Shareholders dated June 13, 2023, and June 14, 2023, respectively, and our Company received a fresh certificate of incorporation from the RoC on June 30, 2023. Further, pursuant to the conversion of our Company to a public limited company and as approved by a resolution of our Board dated July 3, 2023 and our Shareholders pursuant to a special resolution dated July 3, 2023, the name of our Company was changed to "Casagrand Premier Builder Limited" and the RoC issued a fresh certificate of incorporation on August 11, 2023. For details of changes in our name and our Registered Office, see "***History and Certain Corporate Matters – Brief History of our Company***" and "***History and Certain Corporate Matters – Changes in the Registered and Corporate Office***" on page 355.

Corporate Identity Number: U70101TN2003PLC051989

Registered and Corporate Office: 5th Floor, NPL Devi, New No -111, Old No 59 L.B. Road, Thiruvanmiyur Chennai 600 041 Tamil Nadu, India

Contact Person: Nisha Abhishek Jha, Company Secretary and Compliance Officer

Tel: 044-45011724; **E-mail**: complianceofficer@casagrand.co.in; **Website**: www.casagrand.co.in

OUR PROMOTERS: ARUN MN AND CASAGRAND LUXOR PRIVATE LIMITED

INITIAL PUBLIC OFFERING OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹2 EACH ("EQUITY SHARES") OF CASAGRAND PREMIER BUILDER LIMITED (THE "COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF ₹[●] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹[●] PER EQUITY SHARE) (THE "OFFER PRICE") AGGREGATING UP TO ₹12,200 MILLION COMPRISING A FRESH ISSUE OF UP TO [●] EQUITY SHARES BY OUR COMPANY AGGREGATING UP TO ₹12,000 MILLION ("FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO [●]EQUITY SHARES (THE "OFFERED SHARES") AGGREGATING UP TO ₹200 MILLION (THE "OFFER FOR SALE", AND TOGETHER WITH THE FRESH ISSUE, THE "OFFER"), COMPRISING [●] EQUITY SHARES BY ARUN MN AGGREGATING UP TO ₹100 MILLION AND [●] EQUITY SHARES BY CASAGRAND LUXOR PRIVATE LIMITED AGGREGATING UP TO ₹100 MILLION (COLLECTIVELY THE "SELLING SHAREHOLDERS"). THE OFFER WILL CONSTITUTE [●]% OF OUR POST-OFFER PAID-UP EQUITY SHARE CAPITAL.

OUR COMPANY IN CONSULTATION WITH THE BRLMS, MAY CONSIDER A PRE-IPO PLACEMENT AGGREGATING UP TO ₹ 2,400 MILLION, PRIOR TO FILING OF THE RED HERRING PROSPECTUS WITH THE ROC. THE PRE-IPO PLACEMENT, IF UNDERTAKEN, WILL BE AT A PRICE TO BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLMS. IF THE PRE-IPO PLACEMENT IS COMPLETED, THE AMOUNT RAISED PURSUANT TO THE PRE-IPO PLACEMENT WILL BE REDUCED FROM THE FRESH ISSUE, SUBJECT TO COMPLIANCE WITH RULE 19(2)(B) OF THE SECURITIES CONTRACTS (REGULATION) RULES, 1957 ("SCRR"). THE PRE-IPO PLACEMENT, IF UNDERTAKEN, SHALL NOT EXCEED 20% OF THE SIZE OF THE FRESH ISSUE. PRIOR TO THE COMPLETION OF THE OFFER, OUR COMPANY SHALL APPROPRIATELY INTIMATE THE SUBSCRIBERS TO THE PRE-IPO PLACEMENT, PRIOR TO ALLOTMENT PURSUANT TO THE PRE-IPO PLACEMENT, THAT THERE IS NO GUARANTEE THAT OUR COMPANY MAY PROCEED WITH THE OFFER OR THE OFFER MAY BE SUCCESSFUL AND WILL RESULT INTO LISTING OF THE EQUITY SHARES ON THE STOCK EXCHANGES. FURTHER, RELEVANT DISCLOSURES IN RELATION TO SUCH INTIMATION TO THE SUBSCRIBERS TO THE PRE-IPO PLACEMENT (IF UNDERTAKEN) SHALL BE APPROPRIATELY MADE IN THE RELEVANT SECTIONS OF THE RED HERRING PROSPECTUS AND THE PROSPECTUS.

THE FACE VALUE OF THE EQUITY SHARES IS ₹ 2 EACH. THE OFFER PRICE IS [●] TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLMS, AND WILL BE ADVERTISED IN [●] EDITIONS OF [●] (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), [●] EDITIONS OF [●] (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND THE [●] EDITION OF [●] (A WIDELY CIRCULATED TAMIL DAILY NEWSPAPER, TAMIL BEING THE REGIONAL LANGUAGE OF TAMIL NADU, WHERE OUR REGISTERED AND CORPORATE OFFICE IS LOCATED) AT LEAST TWO WORKING DAYS PRIOR TO THE BID/OFFER OPENING DATE AND SHALL BE MADE AVAILABLE TO THE BSE LIMITED ("BSE") AND THE NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE" AND TOGETHER WITH BSE, THE "STOCK EXCHANGES") FOR UPLOADING ON THEIR RESPECTIVE WEBSITES IN ACCORDANCE WITH THE SEBI ICDR REGULATIONS.

In case of any revision in the Price Band, the Bid/ Offer Period shall be extended for at least three additional Working Days after such revision of the Price Band, subject to the total Bid/Offer Period not exceeding 10 Working Days. In cases of *force majeure*, banking strike or similar unforeseen circumstances, our Company may, for reasons to be recorded in writing, extend the Bid / Offer Period for a minimum of one Working Day, subject to the Bid/ Offer Period not exceeding 10 Working Days. Any revision in the Price Band, and the revised Bid/ Offer Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges by issuing a public notice and also by indicating the change on the websites of the BRLMs and at the terminals of the Members of the Syndicate and by intimation to Designated Intermediaries and Sponsor Bank(s), as applicable.

The Offer is being made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended (the "**SCRR**"), read with Regulation 31 of the SEBI ICDR Regulations. The Offer is being made through the Book Building Process in accordance with Regulation 6(2) of the SEBI ICDR Regulations wherein not less than 75% of the Offer shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("**QIBs**") (the "**QIB Portion**"), provided that our Company in consultation with the BRLMs may allocate up to 60% of the QIB Portion to Anchor Investors and the basis of such allocation will be on a discretionary basis by the Company, in consultation with the BRLMs, in accordance with the SEBI ICDR Regulations (the "**Anchor Investor Portion**"), of which one-third shall be reserved for domestic Mutual Funds, subject to valid Bids being received from the domestic Mutual Funds at or above the price at which allocation is made to Anchor Investors ("**Anchor Investor Allocation Price**"). Of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33%shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Category (excluding the Anchor Investor Portion). Further, 5% of the QIB Portion (excluding the Anchor Investor Portion) (the "**Net QIB Portion**") shall be available for allocation on a proportionate basis only to Mutual Funds, subject to valid Bids being received at or above the Offer Price, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIBs, including Mutual Funds, subject to valid Bids being received at or above the Offer Price. If at least 75% of the Offer cannot be Allotted to QIBs, then the entire application money will be refunded forthwith. Further, not more than 15% of the Offer shall be available for allocation on a proportionate basis to Non-Institutional Bidders ("**Non-Institutional Category**") of which one-third of the Non-Institutional Category shall be available for allocation to Bidders with an application size of more than ₹200,000 and up to ₹1,000,000 and two-thirds of the Non-Institutional Category shall be available for allocation to Bidders with an application size of more than ₹1,000,000 and under-subscription in either of these two sub-categories of Non-Institutional Category may be allocated to Bidders in the other sub-category of Non-Institutional Category in accordance with the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price. Further, not more than 10% of the Offer shall be available for allocation to Retail Individual Investors ("**Retail Category**"), in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Offer Price. All Bidders (except Anchor Investors) shall mandatorily participate in this Offer only through the Application Supported by Blocked Amount ("**ASBA**") process and shall provide details of their respective bank account (including UPI ID for Retail Individual Investors using UPI Mechanism) in which the Bid Amount will be blocked by the Self Certified Syndicate Banks ("**SCSBs**") or pursuant to the UPI Mechanism, as the case may be. Anchor Investors are not permitted to participate in the Offer through the ASBA process. For details, see "***Offer Procedure***" on page 986.

RISKS IN RELATION TO FIRST OFFER

This being the first public issue of Equity Shares of our Company, there has been no formal market for the Equity Shares. The face value of our Equity Shares is ₹2 each. The Floor Price, Cap Price and the Offer Price, (as determined by our Company in consultation with the BRLMs, in accordance with SEBI ICDR Regulations, and on the basis of the assessment of market demand for the Equity Shares by way of the Book Building Process as stated in "***Basis for Offer Price***" on page 198) should not be considered to be indicative of the market price of the Equity Shares after the Equity Shares are listed. No assurance can be given regarding an active and/ or sustained trading in the Equity Shares or regarding the price at which the Equity Shares will be traded after listing.

GENERAL RISKS

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in this Offer unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in this Offer. For taking an investment decision, investors must rely on their own examination of our Company and the Offer, including the risks involved. The Equity Shares have not been recommended or approved by the Securities and Exchange Board of India ("**SEBI**"), nor does SEBI guarantee the accuracy or adequacy of the contents of this Draft Red Herring Prospectus. Specific attention of the investors is invited to "***Risk Factors***" on page 45.

ISSUER'S AND SELLING SHAREHOLDERS' ABSOLUTE RESPONSIBILITY

Our Company, having made all reasonable inquiries, accepts responsibility for and confirms that this Draft Red Herring Prospectus contains all information with regard to our Company and the Offer, which is material in the context of the Offer, that the information contained in this Draft Red Herring Prospectus is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which makes this Draft Red Herring Prospectus as a whole or any of such information or the expression of any such opinions or intentions, misleading in any material respect. Further, each of the Selling Shareholders, in their capacity as selling shareholders, severally and not jointly, accepts responsibility for and confirms the statements specifically made or confirmed by such Selling Shareholder in this Draft Red Herring Prospectus solely in relation to itself and its respective portion of the Offered Shares, and assumes responsibility that such statements are true and correct in all material respects and are not misleading in any material respect.

LISTING

The Equity Shares offered through the Red Herring Prospectus are proposed to be listed on the Stock Exchanges. Our Company has received in-principle approvals from BSE and NSE for listing of the Equity Shares pursuant to their letters dated [●] and [●], respectively. For the purposes of the Offer, [●] shall be the Designated Stock Exchange. A signed copy of the Red Herring Prospectus and the Prospectus shall be filed with the RoC in accordance with Section 26(4) and 32 of the Companies Act, 2013. For details of the material contracts and documents available for inspection from the date of the Red Herring Prospectus up to the Bid/Offer Closing Date, see "***Material Contracts and Documents for Inspection***" on page 1022.

BOOK RUNNING LEAD MANAGERS		REGISTRAR TO THE OFFER
Motilal Oswal Investment Advisors Limited 10th Floor, Motilal Oswal Tower Rahimtullah Sayani Road Opposite Parel ST Depot, Prabhadevi Mumbai 400 025 Maharashtra, India **Tel**: +91 22 7193 4380 **E-mail**: casagrand.ipo@motilaloswal.com **Website**: www.motilaloswalgroup.com **Investor grievance e-mail**: moiaplredressal@motilaloswal.com **Contact person**: Sankita Ajinkya / Subodh Mallya/Ronak Shah **SEBI Registration No.**: INM000011005	**DAM Capital Advisors Limited** Altimus 2202, Level 22 Pandurang Budhkar Marg, Worli Mumbai 400 018 Maharashtra, India **Tel:** + 91 22 4202 2500 **E-mail:** casagrand.ipo@damcapital.in **Website:** www.damcapital.in **Investor grievance ID:** complaint@damcapital.in **Contact person**: Arpi Chheda / Puneet Agnihotri **SEBI registration no.:** MB/INM000011336	**KFin Technologies Limited** Selenium Tower B, Plot No. 31 and 32 Gachibowli, Financial District Nanakramguda, Serilingampally Hyderabad 500 032 Telangana, India **Tel:** +91 40 6716 2222 **E-mail:** cpbl.ipo@kfintech.com **Website:** www.kfintech.com **Investor grievance e-mail:** einward.ris@kfintech.com **Contact person:** M. Murali Krishna **SEBI Registration No:** INR000000221

BID/OFFER PROGRAMME

ANCHOR INVESTOR BIDDING DATE*	[●]	**BID/OFFER OPENS ON***	[●]	**BID/OFFER CLOSES ON****	[●]

** Our Company, in consultation with the BRLMs, may consider participation by Anchor Investors, in accordance with the SEBI ICDR Regulations. The Anchor Investor Bidding Date shall be one Working Day prior to the Bid/ Offer Opening Date.*

*** Our Company, in consultation with the BRLMs, may decide to close the Bid/Offer Period for QIBs one Working Day prior to the Bid/Offer Closing Date, in accordance with the SEBI ICDR Regulations. The UPI mandate end time and date shall be at 5:00 p.m. on Bid/Offer Closing Date.*

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SECTION I: GENERAL

DEFINITIONS AND ABBREVIATIONS

This Draft Red Herring Prospectus uses certain definitions and abbreviations which, unless the context otherwise indicates or implies, shall have the meanings as provided below. References to any legislation, act, regulation, rule, guideline, policy, circular, notification or clarification shall be to such legislation, act, regulation, rule, guideline, policy, circular, notification or clarification, as amended, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision.

*Unless the context otherwise indicates, all references to "**the Company**" and "**our Company**", are references to Casagrand Premier Builder Limited, a public limited company incorporated under the Companies Act, 1956, and having its registered office at 5th Floor, NPL Devi, New No -111, Old No 59 L.B. Road, Thiruvanmiyur Chennai 600 041, Tamil Nadu, India. Furthermore, unless the context otherwise indicates, all references to the terms, "**we**", "**us**" and "**our**" are to our Company and its Subsidiaries (as defined below) on a consolidated basis.*

The words and expressions used in this Draft Red Herring Prospectus but not defined herein, shall have, to the extent applicable, the meanings ascribed to such terms under the Companies Act, the SEBI ICDR Regulations, the SCRA, the Depositories Act or the rules and regulations made thereunder. In case of any inconsistency between the definitions given below and the definitions contained in the General Information Document (as defined below), the definitions given below shall prevail.

*Notwithstanding the foregoing, terms in "**Statement of Possible Special Tax Benefits**", "**Industry Overview**", "**Key Regulations and Policies**", "**Restated Consolidated Financial Information**", "**Outstanding Litigation and Other Material Developments**" and "**Main Provisions of the Articles of Association**", on pages 213, 217, 345, 457, 928 and 1006, respectively, will have the meaning ascribed to such terms in those respective sections.*

Company Related Terms

Term	Description
Ambojini	Ambojini Property Developers Private Limited
Articles of Association/AoA/Articles	Articles of Association of our Company, as amended
Audit Committee	The audit committee of our Board, constituted in accordance with Regulation 18 of the SEBI Listing Regulations and Section 177 of the Companies Act, 2013, as described in "***Our Management – Corporate Governance – Board Committees – Audit Committee***" on page 436
Auditors or Statutory Auditors	Vaithisvaran & Co. LLP, Chartered Accountants
Beacon Ace	Beacon Ace Induspark Private Limited
Beacon Logistix	Beacon Logistix Induspark Private Limited
Beacon Premier	Beacon Premier Induspark Private Limited
Blue Sea Homes	Blue Sea Homes Search LLP
Board/Board of Directors	Board of directors of our Company as described in ***"Our Management – Board of Directors"*** on page 430
CBRE	CBRE South Asia Pvt Ltd
CBRE Report	Report titled "*Industry Report – Residential, Commercial Office and Warehousing"* dated December 23, 2025 prepared by CBRE, commissioned and paid for by our Company, exclusively in connection with the Offer. The CBRE Report is available on our Company's website at https://casagrand.co.in/investor-relation-category/industry-report/
CG Aesthetic	Casagrand Aesthetic Private Limited
CG Allures	Casagrand Allures Private Limited
CG Alphine	Casagrand Alphine Private Limited
CG Anchor	Casagrand Anchor Private Limited
CG Astute	Casagrand Astute Private Limited
CG Avalon	Casagrand Avalon Private Limited
CG Axiom	Casa Grande Axiom Private Limited
CG Beacon	Casagrand Beacon Private Limited
CG Bizpark	Casagrand Bizpark Private Limited
CG Blue Horizon	Casagrand Blue Horizon Private Limited
CG Civil Engineering	Casa Grande Civil Engineering Private Limited
CG Coimbatore	Casa Grande Coimbatore LLP
CG Contracts	Casagrand Contracts Private Limited
CG Covaan	Casagrand Covaan Private Limited

Term	Description
CG Diagnostic	Casagrand Foundation Diagnostic Centre
CG Enterprises	Casa Grande Enterprises LLP
CG Everta	Casagrand Everta Private Limited
CG Exotia	Casagrand Exotia Private Limited
CG Fittedhomes	Casagrand Fittedhomes Private Limited
CG Fresh	Casagrand Fresh Private Limited
CG Gallantee	Casagrand Gallantee Real Estate LLC
CG Garden City	Casa Grande Garden City Builders Private Limited
CG Glorious	Casagrand Glorious Private Limited
CG Grace	Casa Grande Grace Private Limited
CG Homes	Casa Grande Homes Private Limited
CG Homescape	Casagrand Homescape Private Limited
CG Horizons	Casagrand Horizons Private Limited
CG Hyderwise	Casagrand Hyderwise Private Limited
CG Lotus	Casagrand Lotus Private Limited
CG Magick	Casagrand Magick Rufy Private Limited
CG Magnum	Casagrand Magnum Private Limited
CG Milestone	Casa Grande Milestone Private Limited
CG Millenia	Casagrand Millenia Private Limited
CG Perch	Casagrand Perch Builder Private Limited
CG Propcare	Casa Grande Propcare Private Limited
CG Shelter	Casa Grande Shelter Private Limited
CG Smart Value Homes	Casa Grande Smart Value Homes Private Limited
CG Spaceintell	Casagrand Spaceintell Private Limited
CG Stage7	Casagrand Stage7 Private Limited
CG Staylogy	Casagrand Staylogy Private Limited
CG Realtors	Casa Grande Realtors Private Limited
CG Regale	Casagrand Regale Private Limited
CG Urbano	Casagrand Urbano Private Limited
CG Vallam	Casa Grande Vallam Private Limited
CG Vistaaz	Casagrand Vistaaz Private Limited
CG Vivaace	Casagrand Vivaace Private Limited
CG Vivacity	Casagrand Vivacity Private Limited
CG Zest	Casa Grande Zest Private Limited
CG Zingo	Casagrand Zingo Private Limited
CGD Industrial	CGD Industrial Parks Private Limited
CGD Spaceone	CGD Spaceone Private Limited
Chairman and Managing Director	The chairman and managing director of the Board of our Company, being Arun MN
Chief Financial Officer	Chief financial officer of our Company, being Hanuman Joshi
Citizone	Citizone Induspark Private Limited
Class B Shares	Unlimited dividend Class B equity shares of our Company, bearing face value ₹10 each, with 1/100th voting power. For further details, see "***Capital Structure - Notes to Capital Structure - Share capital history of our Company***" on page 161
Colliers	MENA Real Estate Solutions LLC (Dubai Branch) trading as Colliers
Colliers Report	Report titled "*Dubai Real Estate Market*" dated November 12, 2025 prepared by Colliers, commissioned and paid for by our Company, exclusively in connection with the Offer. The Colliers Report is available on our Company's website at https://casagrand.co.in/investor-relation-category/industry-report/
Company Secretary and Compliance Officer	Company secretary and compliance officer of our Company, being Nisha Abhishek Jha
Corporate Promoter/ Corporate Promoter Selling Shareholder/ CG Luxor	Casagrand Luxor Private Limited. For details with respect to Casagrand Luxor Private Limited, see "***Our Promoters and Promoter Group – Details of our Corporate Promoter***" on page 448
Corporate Social Responsibility Committee/ CSR Committee	The corporate social responsibility committee of our Board constituted in accordance with Section 135 of the Companies Act, 2013, as described in "***Our Management – Corporate Governance – Board Committees - Corporate Social Responsibility Committee***" on page 442
Danub Homes	Danub Homes Private Limited
Dawning Developers	Dawning Developers LLP
Director(s)	Director(s) on our Board
Equity Shares	Equity shares of our Company of face value of ₹2 each
ESOP 2023	Casagrand Employees Stock Option Plan 2023, as amended

Term	Description
Executive Director(s)	Executive director of our Company, being our Chairman and Managing Director, Whole-Time Director and CG Sathish
Exotia	Exotia Builder Private Limited
Flock	Flock Builder Private Limited
Framework Agreement	Framework agreement dated November 19, 2025 entered into between BREP Asia III India Holding Co II Pte Ltd, CG Spaceintell, CG Blue Horizon, Headway Logistix, CGD Spaceone, and Orbitex
Gazy Mag	Gazy Mag Private Limited
Grace Gated Community	Grace Gated Community LLP
Group Companies	The group companies of our Company, identified in accordance with SEBI ICDR Regulations, whereunder the term 'group company' includes (i) companies (other than our Corporate Promoter and Subsidiaries) with which there were related party transactions during the three months ended June 30, 2025 and the financial years ended March 31, 2025, March 31, 2024 and March 31, 2023 in accordance with Ind AS 24, and (ii) any other companies as considered material by our Board, in accordance with our Materiality Policy, as identified in "***Group Companies***" on page 453
Headway Ace	Headway Ace Induspark Private Limited
Headway Logistix	Headway Logistix Induspark Private Limited
Headway Premier	Headway Premier Induspark Private Limited
Individual Promoter/ Individual Promoter Selling Shareholder	Arun MN
Independent Directors	Non-executive independent directors of our Company. For details, see "***Our Management – Board of Directors***" on page 430
IPO Committee	The committee constituted by our Board to facilitate the Offer related activities, comprising Arun MN, CG Sathish, Sumanth Krishna Raghunathan and Hanuman Joshi
Irris Whiteboard	Irris Whiteboard Private Limited
Key Managerial Personnel or KMP	Key managerial personnel of our Company identified in terms of Regulation 2(1)(bb) of the SEBI ICDR Regulations, and as disclosed in "***Our Management – Key Managerial Personnel and Senior Management – Key Managerial Personnel***" on page 445
Material Subsidiaries	For the purposes of preparation of statement of possible special tax benefits available to our Company's material subsidiaries, CG Garden City, CG Smart Value Homes, CG Civil Engineering, CG Magick, CG Horizons and Danub Homes have been identified as Material Subsidiaries in accordance with Regulation 16(1)(c) of the SEBI Listing Regulations. For further details, see "***Statement of Possible Special Tax Benefits***" on page 213. For the purposes of disclosures of Ind AS audited financial statements of the material subsidiaries on our Company's website, CG Garden City, CG Smart Value Homes, CG Civil Engineering, CG Magick, CG Horizons, CG Homes, Gazy Mag, CG Zest, CG Axiom, Dawning Developers and Danub Homes have been identified as material subsidiaries which are material in terms of requirements specified under paragraph 11, I(A)(ii)(b) of Schedule VI of SEBI ICDR Regulations. Also see "***Other Financial Information***" on page 868. CG Garden City, CG Smart Value Homes, CG Civil Engineering, CG Magick Rufy, CG Horizons and Danub Homes have been identified as material subsidiaries for the purpose of due diligence and disclosure of material approvals of our material subsidiaries. For details of such material approvals, see "***Government and Other Approvals***" on page 951.
Materiality Policy	The policy adopted by our Board in its meeting dated December 23, 2025 for identification of (i) companies to be disclosed as group companies, (ii) material outstanding litigation proceedings involving our Company, our Subsidiaries, our Promoters, our Directors and Group Companies, and (iii) material creditors of our Company, in accordance with the disclosure requirements under the SEBI ICDR Regulations
Memorandum of Association or MoA	The memorandum of association of our Company, as amended
Millenia WB	Millenia WB Trust
Nomination and Remuneration Committee	The nomination and remuneration committee of our Board constituted in accordance with Regulation 19 of the SEBI Listing Regulations and Section 178 of the Companies Act, 2013, as described in "***Our Management – Corporate Governance – Board Committees - Nomination and Remuneration Committee***" on page 439
NCD	Non-convertible debentures
Orbitex	Orbitex Induspark Private Limited
Other Entities	Millenia WB
Portfolio Companies	The Project Companies and Orbitex
Prolixa Induspark	Prolixa Induspark Private Limited
Project Companies	CG Blue Horizon, Headway Logistix and CGD Spaceone

Term	Description
Promoter Group	The persons and entities constituting the members of the promoter group of our Company in terms of Regulation 2(1)(pp) of the SEBI ICDR Regulations, as disclosed in "***Our Promoters and Promoter Group***" on page 448
Promoters	The promoters of our Company in terms of Regulation 2(1)(oo) of the SEBI ICDR Regulations namely, Arun MN and Casagrand Luxor Private Limited
RD Order	Order dated September 12, 2022 by the Regional Director (Southern Region - Chennai), Ministry of Corporate Affairs, approving the Scheme of Arrangement
Registered Office/ Registered and Corporate Office	The registered office and the corporate office of our Company located at 5th Floor, NPL Devi, New No -111, Old No 59, L.B. Road, Thiruvanmiyur Chennai 600 041 Tamil Nadu, India
Registrar of Companies/RoC	Registrar of Companies, Tamil Nadu at Chennai
Restated Consolidated Financial Information	Restated consolidated financial statements of our Company as at and for the three months ended June 30, 2025 and the financial years ended March 31, 2025, March 31, 2024 and March 31, 2023, which comprise the restated consolidated statement of assets and liabilities as at June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023, the restated consolidated statement of profit and loss (including other comprehensive income), the restated consolidated statement of changes in equity, the restated consolidated statement of cash flows for the three months ended June 30, 2025 and the financial years ended March 31, 2025, March 31, 2024 and March 2023 and the summary statement of significant accounting policies, and other explanatory information, prepared in terms of the requirements of Section 26 of Part I of Chapter III of the Companies Act, 2013, the SEBI ICDR Regulations and the Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the ICAI, as amended from time to time and included in "***Financial Information***" on page 457
Risk Management Committee	The risk management committee of our Board constituted in accordance with Regulation 21 of the SEBI Listing Regulations, as described in "***Our Management – Corporate Governance – Board Committees - Risk Management Committee***" on page 442
Scheme of Arrangement	Scheme of arrangement between Casagrand Millenia Private Limited and our Corporate Promoter, Casagrand Luxor Private Limited effective from the appointed date, i.e., August 1, 2022 upon submission of the RD Order with the RoC on September 29, 2022. For further details, see "***History and Certain Corporate Matters – Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years – Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited***" on page 361
Sea View	Sea View Home Search LLP
Selling Shareholders	Collectively, the Individual Promoter Selling Shareholder and Corporate Promoter Selling Shareholder
Senior Management	Senior management of our Company identified in terms of Regulation 2(1)(bbbb) of the SEBI ICDR Regulations, and as disclosed in "***Our Management – Key Managerial Personnel and Senior Management – Senior Management***" on page 445
Shareholder(s)	The holders of equity shares of our Company, from time to time
Solace LLP	Solace Gated Community LLP
Spexus	Spexus Induspark Private Limited
Stakeholders' Relationship Committee	The stakeholders' relationship committee of our Board, constituted in accordance with Regulation 20 of the SEBI Listing Regulations and Section 178 of the Companies Act, 2013, as described in "***Our Management – Corporate Governance – Board Committees – Stakeholders' Relationship Committee***" on page 441
Subsidiary(ies)	The subsidiaries of our Company, as disclosed in "***History and Certain Corporate Matters – Our Subsidiaries"*** on page 367, namely: ***Direct Subsidiaries:*** CG Civil Engineering, CG Homes, CG Magick, CG Smart Value Homes, Gazy Mag, CG Zest, CG Millenia, CG Axiom, Dawning Developers, Grace Gated Community, CG Enterprises, CG Grace, CG Vallam, CG Shelter, CG Realtors, CG Vistaaz, CG Milestone, CG Staylogy, CG Garden City, CG Horizons, CG Bizpark, CG Aesthetic, CG Regale, CG Spaceintell, CG Fresh, Upstay, CG Zingo, CG Everta, CG Exotia, CG Vivaace, CG Hyderwise, CG Stage7, CG Perch, CG Lotus, CG Beacon, Exotia, Flock, CG Fittedhomes, CG Alphine, CG Astute, CG Gallantee, CG Contracts, CG Covaan, CG Urbano, CG Avalon, CG Diagnostic, CG Glorious, CG Allures, CG Homescape, Blue Sea Homes, Sea View and Irris Whiteboard ***Step – down Subsidiaries:*** Danub Homes, CG Anchor, CG Blue Horizon, CG Vivacity, Headway Ace, Vision Premier, Beacon Premier, Headway Premier, CGD Industrial, Beacon Ace, Vision Logistix, Headway Logistix, CGD Spaceone, Beacon Logistix, Vision Ace Induspark, Orbitex, Spexus, Citizone and Ambojini
Upstay	Upstay Builder Private Limited

Term	Description
Vision Ace Induspark	Vision Ace Induspark Private Limited
Vision Logistix	Vision Logistix Induspark Private Limited
Vision Premier	Vision Premier Induspark Private Limited
Whole-Time Director	The whole-time director of our Company being, Sumanth Krishna Raghunathan. For details, see "***Our Management – Board of Directors***" on page 430

Offer Related Terms

Term	Description
Abridged Prospectus	Abridged prospectus means a memorandum containing such salient features of a prospectus as may be specified by the SEBI in this regard
Acknowledgement Slip	The slip or document issued by the relevant Designated Intermediary(ies) to the Bidder as proof of registration of the Bid cum Application Form
Allot/Allotment/Allotted	Unless the context otherwise requires, the Allotment of the Equity Shares pursuant to the Fresh Issue and transfer of Offered Shares pursuant to the Offer for Sale to the successful Bidders
Allotment Advice	The note or advice or intimation of Allotment sent to each successful Bidder who has been or is to be Allotted the Equity Shares after approval of the Basis of Allotment by the Designated Stock Exchange
Allottee	A successful Bidder to whom the Equity Shares are Allotted
Anchor Investor(s)	A Qualified Institutional Buyer, applying under the Anchor Investor Portion in accordance with SEBI ICDR Regulations and the Red Herring Prospectus, and who has Bid for an amount of at least ₹100 million
Anchor Investor Allocation Price	The price at which Equity Shares will be allocated to Anchor Investors according to the terms of the Red Herring Prospectus and the Prospectus, which will be decided by our Company in consultation with the BRLMs on the Anchor Investor Bidding Date
Anchor Investor Application Form	The form used by an Anchor Investor to make a Bid in the Anchor Investor Portion and which will be considered as an application for Allotment in terms of the Red Herring Prospectus and the Prospectus
Anchor Investor Bidding Date	The date, one Working Day prior to the Bid/Offer Opening Date, on which Bids by Anchor Investors shall be submitted, prior to and after which BRLMs will not accept any Bids from Anchor Investors, and allocation to Anchor Investors shall be completed
Anchor Investor Offer Price	The final price at which the Equity Shares will be Allotted to Anchor Investors in terms of the Red Herring Prospectus and the Prospectus, which price will be equal to or higher than the Offer Price but not higher than the Cap Price. The Anchor Investor Offer Price will be decided by our Company in consultation with the BRLMs
Anchor Investor Pay-in Date	With respect to Anchor Investor(s), it shall be the Anchor Investor Bidding Date, and in the event the Anchor Investor Allocation Price is lower than the Offer Price, not later than two Working Days after the Bid/Offer Closing Date
Anchor Investor Portion	Up to 60% of the QIB Portion which may be allocated by our Company in consultation with the BRLMs, to Anchor Investors and the basis of such allocation will be on a discretionary basis by our Company in consultation with the BRLMs, in accordance with the SEBI ICDR Regulations. Of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds.
ASBA or Application Supported by Blocked Amount	An application, whether physical or electronic, used by ASBA Bidders, to make a Bid and authorizing an SCSB to block the Bid Amount in the relevant ASBA Account and will include applications made by UPI Bidders using the UPI Mechanism where the Bid Amount will be blocked upon acceptance of UPI Mandate Request by the UPI Bidders using the UPI Mechanism
ASBA Account	A bank account maintained with an SCSB by an ASBA Bidder, as specified in the ASBA Form submitted by ASBA Bidders for blocking the Bid Amount mentioned in the relevant ASBA Form and includes the account of a UPI Bidder which is blocked upon acceptance of a UPI Mandate Request made by the UPI Bidder using the UPI Mechanism to the extent of the Bid Amount of the ASBA Bidder
ASBA Bid	A Bid made by an ASBA Bidder
ASBA Bidders	All Bidders except Anchor Investors
ASBA Form	An application form, whether physical or electronic, used by ASBA Bidders to submit Bids, which will be considered as the application for Allotment in terms of the Red Herring Prospectus and the Prospectus
Banker(s) to the Offer	Collectively, the Escrow Collection Bank, the Refund Bank, the Public Offer Account

Term	Description
	Bank(s) and the Sponsor Bank(s), as the case may be
Basis of Allotment	Basis on which the Equity Shares will be Allotted to successful Bidders under the Offer, described in "***Offer Procedure***" on page 986
Bid(s)	An indication by an ASBA Bidder to make an offer during the Bid/Offer Period pursuant to submission of the ASBA Form, or on the Anchor Investor Bidding Date by an Anchor Investor, pursuant to the submission of the Anchor Investor Application Form, to subscribe to or purchase Equity Shares at a price within the Price Band, including all revisions and modifications thereto, to the extent permissible under the SEBI ICDR Regulations, in terms of the Red Herring Prospectus and the Bid cum Application Form. The term 'Bidding' shall be construed accordingly
Bid Amount	The highest value of optional Bids indicated in the Bid cum Application Form, and payable by the Bidder or blocked in the ASBA Account of the ASBA Bidder, as the case may be, upon submission of the Bid in the Offer, as applicable. In the case of Retail Individual Investors Bidding at the Cut off Price, the Cap Price multiplied by the number of Equity Shares Bid for by such Retail Individual Investors and mentioned in the Bid cum Application Form
Bid cum Application Form	The Anchor Investor Application Form or the ASBA Form, as the context requires
Bid Lot	[●] Equity Shares and in multiples of [●] Equity Shares thereafter
Bid/Offer Closing Date	Except in relation to any Bids received from the Anchor Investors, the date after which the Designated Intermediaries will not accept any Bids, being [●], which shall be notified in [●] editions of [●] (a widely circulated English national daily newspaper), [●] editions of [●] (a widely circulated Hindi national daily newspaper) and the [●] edition of [●] (a widely circulated Tamil daily newspaper, Tamil being the regional language of Tamil Nadu, where our Registered and Corporate Office is located), and in case of any revision, the extended Bid/Offer Closing Date shall also be widely disseminated by notification to the Stock Exchanges by issuing a press release and also by indicating the change on the website of the BRLMs and at the terminals of the Members of the Syndicate and by intimation to Designated Intermediaries and Sponsor Bank(s), as required under the SEBI ICDR Regulations. Our Company in consultation with the BRLMs, may consider closing the Bid/Offer Period for QIBs one Working Day prior to the Bid/Offer Closing Date, in accordance with the SEBI ICDR Regulations
Bid/Offer Opening Date	Except in relation to any Bids received from the Anchor Investors, the date on which the Designated Intermediaries shall start accepting Bids, being [●], which shall be notified in [●] editions of [●] (a widely circulated English national daily newspaper), [●] editions of [●] (a widely circulated Hindi national daily newspaper) and [●] edition of [●] (a widely circulated Tamil daily newspaper, Tamil being the regional language of Tamil Nadu, where our Registered and Corporate Office is located), and in case of any revision, the extended Bid/Offer Opening Date also be widely disseminated by notification to the Stock Exchanges by issuing a press release and also by indicating the change on the respective websites of the BRLMs and at the terminals of the Members of the Syndicate and by intimation to the Designated Intermediaries and the Sponsor Bank(s), as required under the SEBI ICDR Regulations
Bid/Offer Period	Except in relation to Anchor Investors, the period between the Bid/Offer Opening Date and the Bid/Offer Closing Date, inclusive of both days, during which Bidders (excluding Anchor Investors) can submit their Bids, including any revisions thereof in accordance with the SEBI ICDR Regulations and the terms of the Red Herring Prospectus. Our Company in consultation with the BRLMs, may consider closing the Bid/Offer Period for QIBs one Working Day prior to the Bid/Offer Closing Date, in accordance with the SEBI ICDR Regulations. Provided that the Bid/Offer Period shall be kept open for a minimum of three Working Days for all categories of Bidders other than Anchor Investors. In cases of force majeure, banking strike or similar unforeseen circumstances, our Company may, for reasons to be recorded in writing, extend the Bid/Issue Period for a minimum of one Working Day, subject to the Bid/Issue Period not exceeding 10 Working Days
Bidder/Applicant	Any prospective investor who makes a Bid pursuant to the terms of the Red Herring Prospectus and the Bid cum Application Form and unless otherwise stated or implied, includes an ASBA Bidder and unless otherwise stated or implied, includes an Anchor Investor
Bidding Centres	Centres at which the Designated Intermediaries shall accept the Bid cum Application Forms, i.e., Designated SCSB Branches for SCSBs, Specified Locations for Members of the Syndicate, Broker Centres for Registered Brokers, Designated RTA Locations for

Term	Description
	RTAs and Designated CDP Locations for CDPs
Book Building Process	Book building process, as provided in Part A of Schedule XIII of the SEBI ICDR Regulations, in terms of which the Offer is being made
Book Running Lead Managers/BRLMs	The book running lead managers to the Offer, being Motilal Oswal and DAM Capital
Broker Centres	Broker centres notified by the Stock Exchanges where ASBA Bidders can submit the ASBA Forms to a Registered Broker provided that the UPI Bidders may only submit ASBA Forms at such broker centres if they are Bidding using the UPI Mechanism. The details of such Broker Centres, along with the names and contact details of the Registered Brokers are available on the respective websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com
CAN/Confirmation of Allocation Note	Notice or intimation of allocation of the Equity Shares sent to Anchor Investors, who have been allocated the Equity Shares, on or after the Anchor Investor Bidding Date
Cap Price	The higher end of the Price Band, above which the Offer Price and Anchor Investor Offer Price will not be finalised and above which no Bids will be accepted, including any revision thereof. The Cap Price shall be at least 105% of the Floor Price and shall not be more than 120% of the Floor Price
Cash Escrow and Sponsor Bank Agreement	The agreement to be entered into amongst our Company, the Selling Shareholders, the Syndicate Members, the Registrar to the Offer, the BRLMs, and the Banker(s) to the Offer for, among other things, collection of the Bid Amounts from the Anchor Investors, transfer of funds to the Public Offer Account(s), and where applicable, remitting refunds, if any, to such Bidders, on the terms and conditions thereof, in accordance with UPI Circulars
CDP/Collecting Depository Participant	A depository participant as defined under the Depositories Act, 1996, registered with SEBI and who is eligible to procure Bids at the Designated CDP Locations in terms of circular no. CIR/CFD/POLICYCELL/11/2015 dated November 10, 2015 and other applicable circulars issued by SEBI as per the lists available on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com, as updated from time to time
Client ID	Client identification number maintained with one of the Depositories in relation to the demat account
Cut-Off Price	Offer Price, which shall be any price within the Price Band, finalised by our Company in consultation with the BRLMs Only Retail Individual Investors are entitled to Bid at the Cut-off Price. QIBs (including Anchor Investors) and Non-Institutional Investors are not entitled to Bid at the Cut-off Price
DAM Capital	DAM Capital Advisors Limited
Demographic Details	The details of the Bidders including the Bidder's address, name of the Bidder's father/husband, investor status, occupation, bank account details and UPI ID, as applicable
Designated CDP Locations	Such locations of the CDPs where Bidders can submit the ASBA Forms The details of such Designated CDP Locations, along with names and contact details of the Collecting Depository Participants eligible to accept ASBA Forms are available on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com as updated from time to time
Designated Date	The date on which the funds from the Escrow Account are transferred to the Public Offer Account(s) or the Refund Account, as appropriate, and the relevant amounts blocked in the ASBA Accounts are transferred to the Public Offer Account(s) and/or are unblocked, as applicable, in terms of the Red Herring Prospectus and the Prospectus, after finalization of the Basis of Allotment in consultation with the Designated Stock Exchange, following which the Equity Shares will be Allotted in the Offer
Designated Intermediary(ies)	In relation to ASBA Forms submitted by UPI Bidders with an application size of up to ₹ 0.50 million (not using the UPI Mechanism) by authorizing SCSB to block the Bid Amount in the ASBA Account, Designated Intermediaries shall mean SCSBs. In relation to ASBA Forms submitted by UPI Bidders where the Bid Amount will be blocked upon acceptance of UPI Mandate Request by such UPI Bidder using the UPI Mechanism, Designated Intermediaries shall mean Syndicate, sub-Syndicate/agents, Registered Brokers, CDPs, SCSBs and RTAs. In relation to ASBA Forms submitted by QIBs and Non-Institutional Investors with an application size of more than ₹ 0.50 million (not using the UPI Mechanism), Designated Intermediaries shall mean Syndicate, sub-Syndicate/agents, SCSBs, Registered Brokers, the CDPs and RTAs
Designated RTA Locations	Such locations of the RTAs where ASBA Bidders can submit the ASBA Forms to RTAs.

Term	Description
	The details of such Designated RTA Locations, along with names and contact details of the RTAs eligible to accept ASBA Forms are available on the respective websites of the Stock Exchanges (www.bseindia.com and www.nseindia.com, respectively) as updated from time to time
Designated SCSB Branches	Such branches of the SCSBs which shall collect the ASBA Forms used by the Bidders, a list of which is available on the website of SEBI at http://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=35, updated from time to time, or at such other website as may be prescribed by SEBI from time to time
Designated Stock Exchange	[●]
Draft Red Herring Prospectus or DRHP	This draft red herring prospectus dated December 24, 2025 filed with SEBI and Stock Exchanges and issued in accordance with the SEBI ICDR Regulations, which does not contain complete particulars of the price at which the Equity Shares will be Allotted and the size of the Offer, including any addenda or corrigenda thereto
Eligible FPI	FPI(s) that are eligible to participate in this Offer in accordance with applicable laws, other than individuals, corporate bodies and family offices
Eligible NRI	NRI(s) eligible to invest under the relevant provisions of the FEMA Rules on a non-repatriation basis from jurisdictions outside India where it is not unlawful to make an offer or invitation under the Offer and in relation to whom the Bid Cum Application Form and the Red Herring Prospectus will constitute an invitation to purchase the Equity Shares
Escrow Account(s)	Account(s) to be opened with the Escrow Collection Bank and in whose favour Anchor Investors will transfer the money through direct credit/NEFT/RTGS/NACH in respect of the Bid Amount while submitting a Bid
Escrow Collection Bank	Bank which is a clearing member and registered with SEBI as a banker to an issue under the Securities and Exchange Board of India (Bankers to an Issue) Regulations, 1994, and with whom the Escrow Accounts in relation to the Offer for Bids by Anchor Investors will be opened, in this case being [●]
First or sole Bidder	The Bidder whose name shall be mentioned in the Bid cum Application Form or the Revision Form and in case of joint Bids, whose name shall also appear as the first holder of the beneficiary account held in joint names
Floor Price	The lower end of the Price Band, subject to any revision thereto, at or above which the Offer Price and the Anchor Investor Offer Price will be finalized and below which no Bids will be accepted
Fresh Issue	The fresh issue of up to [●] Equity Shares at ₹[●] per Equity Share (including a premium of ₹[●] per Equity Share) by our Company aggregating up to ₹12,000 million, to be issued by our Company as part of the Offer, in terms of the Red Herring Prospectus and the Prospectus. **Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.*
Fugitive Economic Offender	An individual who is declared a fugitive economic offender under section 12 of the Fugitive Economic Offenders Act, 2018
General Information Document or GID	The General Information Document for investing in public offers, prepared and issued in accordance with the circular (SEBI/HO/CFD/DIL1/CIR/P/2020/37) dated March 17, 2020 issued by SEBI and the UPI Circulars and any subsequent circulars or notifications issued by SEBI from time to time. The General Information Document shall be available on the websites of the Stock Exchanges and the BRLMs
Gross Proceeds	The gross proceeds of the Fresh Issue
Housing Finance Company	A deposit taking housing finance company registered with the National Housing Bank for carrying on the business of housing finance in terms of Regulation 2(1)(u) of the SEBI ICDR Regulations
Monitoring Agency	[●], being a credit rating agency registered with SEBI
Monitoring Agency Agreement	The agreement dated [●] to be entered between our Company and the Monitoring Agency prior to filing of the Red Herring Prospectus
Motilal Oswal	Motilal Oswal Investment Advisors Limited
Mutual Fund Portion	The portion of the Offer being 5% of the Net QIB Portion consisting of [●] Equity Shares

Term	Description
	which shall be available for allocation to Mutual Funds only on a proportionate basis, subject to valid Bids being received at or above the Offer Price
Net Proceeds	Gross Proceeds less Offer related expenses apportioned to our Company. For further details, see "***Objects of the Offer***" on page 177
Net QIB Portion	The portion of the QIB Portion less the number of Equity Shares Allotted to the Anchor Investors
Non-Institutional Investors/NIIs	Bidders that are not QIBs or RIIs and who have Bid for Equity Shares for an amount more than ₹200,000 (but not including NRIs other than Eligible NRIs)
Non-Institutional Category/Non-Institutional Portion	The portion of the Offer being not more than 15% of the Offer consisting of [●] Equity Shares, available for allocation to Non-Institutional Investors, of which one-third shall be available for allocation to Bidders with an application size of more than ₹200,000 and up to ₹1,000,000 and two-thirds shall be available for allocation to Bidders with an application size of more than ₹1,000,000, provided that the unsubscribed portion in either of such sub-categories may be allocated to applicants in the other sub-category of Non-Institutional Investors subject to valid Bids being received at or above the Offer Price
NR/Non-Resident	Person resident outside India, as defined under FEMA and includes non-resident Indians, FVCIs and FPIs
Offer	The initial public offering of up to [●] Equity Shares of face value of ₹2 each for cash at price of ₹[●] per Equity Share (including a premium of [●] per Equity Share), aggregating up to ₹12,200 million comprising the Fresh Issue and Offer for Sale. Our Company, in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.
Offer Agreement	The agreement dated December 24, 2025 entered into among our Company, the Selling Shareholders and the BRLMs, pursuant to which certain arrangements are agreed to in relation to the Offer
Offer for Sale	Offer of up to [●] Equity Shares of face value of ₹2 aggregating up to ₹200 million by Arun MN and Casagrand Luxor Private Limited to be offered for sale pursuant to the Offer in terms of the Red Herring Prospectus and the Prospectus. For further information, see "***The Offer***" on page 145
Offer Price	The final price at which Equity Shares will be Allotted to successful ASBA Bidders in terms of the Red Herring Prospectus which will be decided by our Company in consultation with the BRLMs, on the Pricing Date, in accordance with the Book-Building Process and in terms of the Red Herring Prospectus. Equity Shares will be Allotted to Anchor Investors at the Anchor Investor Offer Price, which will be decided by our Company in consultation with the BRLMs, on the Pricing Date, in accordance with the Book-Building Process and in terms of the Red Herring Prospectus
Offer Proceeds	The proceeds of the Fresh Issue which shall be available to our Company and the proceeds of the Offer for Sale which shall be available to the Selling Shareholders. For further information about use of the Offer Proceeds, see "***Objects of the Offer***" on page 177
Offered Shares	Up to [●] Equity Shares of face value of ₹2 aggregating up to ₹200 million by the Selling Shareholders
Pre-IPO Placement	Our Company, in consultation with the BRLMs, may consider a further issue of specified securities, as may be permitted under the applicable law, aggregating up to ₹ 2,400.00 million, as may be permitted under applicable law, at its discretion, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company, in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. The utilisation of the proceeds raised pursuant to the Pre-IPO Placement will be done towards the Objects in compliance with applicable law. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO

Term	Description
	Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.
Price Band	The price band ranging from the Floor Price of ₹[●] per Equity Share to the Cap Price of ₹[●] per Equity Share, including any revisions thereof. The Price Band and minimum Bid Lot, as decided by our Company in consultation with the BRLMs will be advertised in [●] editions of [●] (a widely circulated English national daily newspaper), [●] editions of [●] (a widely circulated Hindi national daily newspaper) and [●] edition of [●] (a widely circulated Tamil daily newspaper, Tamil also being the regional language of Tamil Nadu, where our Registered and Corporate Office is located), at least two Working Days prior to the Bid/ Offer Opening Date with the relevant financial ratios calculated at the Floor Price and at the Cap Price, and shall be made available to the Stock Exchanges for the purpose of uploading on their respective websites. Provided that the Cap Price shall be at least 105% of the Floor Price and shall not be greater than 120% of the Floor Price
Pricing Date	The date on which our Company in consultation with the BRLMs, will finalise the Offer Price
Prospectus	The prospectus to be filed with the RoC on or after the Pricing Date in accordance with Section 26 of the Companies Act, 2013, and the SEBI ICDR Regulations containing, *inter alia,* the Offer Price, the size of the Offer and certain other information, including any addenda or corrigenda thereto
Public Offer Account(s)	The bank account(s) to be opened with the Public Offer Account Bank(s) under Section 40(3) of the Companies Act, 2013, to receive monies from the Escrow Account(s) and from the ASBA Accounts on the Designated Date
Public Offer Account Bank(s)	Bank(s) which is a clearing member and registered with SEBI as a banker to an issue under the SEBI BTI Regulations, and with whom the Public Offer Account(s) will be opened in this case being [●]
QIB Bidders	QIBs who Bid in the Offer
QIB Portion/ QIB Category	The portion of the Offer being not less than 75% of the Offer or [●] Equity Shares, available for allocation to QIBs (including Anchor Investors) on a proportionate basis (in which allocation to Anchor Investors shall be on a discretionary basis, as determined by our Company in consultation with the BRLMs), subject to valid Bids being received at or above the Offer Price
QIBs/Qualified Institutional Buyers	Qualified institutional buyers as defined under Regulation 2(1)(ss) of the SEBI ICDR Regulations. However, non-residents which are FVCIs, multilateral and/ or bilateral development financial institutions are not permitted to participate in the Offer
Red Herring Prospectus/ RHP	The red herring prospectus to be issued in accordance with Section 32 of the Companies Act, 2013, and the provisions of the SEBI ICDR Regulations, which will not have complete particulars of the Offer Price and the size of the Offer, including any addenda or corrigenda thereto. The red herring prospectus will be filed with the RoC at least three Working Days before the Bid/Offer Opening Date and will become the Prospectus upon filing with the RoC after the Pricing Date
Refund Account(s)	The account to be opened with the Refund Bank(s), from which refunds, if any, of the whole or part of the Bid Amount to Anchor Investors shall be made
Refund Bank	The Banker to the Offer with whom the Refund Account(s) will be opened, in this case being [●]
Registered Brokers	Stock brokers registered with SEBI under the Securities and Exchange Board of India (Stock Brokers) Regulations, 1992 and the stock exchanges having nationwide terminals, other than the Members of the Syndicate and eligible to procure Bids in terms of Circular No. CIR/CFD/14/2012 dated October 4, 2012, and other applicable circulars issued by SEBI
Registrar Agreement	The agreement dated December 23, 2025 entered into between our Company, the Selling Shareholders and the Registrar to the Offer, in relation to the responsibilities and obligations of the Registrar to the Offer pertaining to the Offer
Registrar to the Offer/ Registrar	KFin Technologies Limited
Retail Individual Investor(s)/ RII(s)	Individual Bidders, who have Bid for the Equity Shares for an amount which is not more than ₹200,000 in any of the bidding options in the Offer (including HUFs applying through their Karta and Eligible NRI Bidders) and does not include NRIs (other than Eligible NRIs)
Retail Portion/Retail Category	The portion of the Offer being not more than 10% of the Offer consisting of [●] Equity

Term	Description
	Shares, available for allocation to Retail Individual Investors as per the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price
Revision Form	Form used by the Bidders to modify the quantity of the Equity Shares or the Bid Amount in any of their Bid cum Application Forms or any previous Revision Form(s), as applicable QIB Bidders and Non-Institutional Investors are not allowed to withdraw or lower their Bids (in terms of quantity of Equity Shares or the Bid Amount) at any stage. Retail Individual Investors can revise their Bids during the Bid/Offer Period and withdraw their Bids until the Bid/Offer Closing Date
RTAs/ Registrar and Share Transfer Agents	The registrar and share transfer agents registered with SEBI and eligible to procure Bids at the Designated RTA Locations as per the list available on the websites of BSE and NSE, and the UPI Circulars
Self-Certified Syndicate Bank(s)/ SCSB(s)	The banks registered with SEBI, offering services in relation to ASBA (other than through UPI Mechanism), a list of which is available on the website of SEBI at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=34 or www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=35 or such other website as updated from time to time, and (ii) The banks registered with SEBI, enabled for UPI Mechanism, a list of which is available on the website of SEBI at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=40 or such other website as updated from time to time. Applications through UPI in the Offer can be made only through the SCSBs mobile applications (apps) whose name appears on SEBI website. A list of SCSBs and mobile application, which, are live for applying in public issues using UPI Mechanism is appearing in the "list of mobile applications for using UPI in Public Issues" displayed on SEBI website at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=43. The said list shall be updated on SEBI website from time to time
Share Escrow Agent	Share escrow agent appointed pursuant to the Share Escrow Agreement, being [●]
Share Escrow Agreement	The agreement to be entered into amongst the Selling Shareholders, our Company and the Share Escrow Agent, in connection with the transfer of the respective portion of Offered Shares and credit of such Equity Shares to the demat account of the Allottees
Specified Locations	Bidding centres where the Syndicate shall accept ASBA Forms from Bidders
Sponsor Bank(s)	[●] and [●], being Banker(s) to the Offer, appointed by the Company to act as a conduit between the Stock Exchanges and the NPCI in order to push the mandate collect requests and/or payment instructions of UPI Bidders using the UPI Mechanism and carry out other responsibilities, in terms of the UPI Circulars
Sub-Syndicate Members	The sub-syndicate members, if any, appointed by the BRLMs and the Syndicate Members, to collect ASBA Forms and Revision Forms
Syndicate Agreement	The agreement to be entered into between our Company, the Selling Shareholders, the Registrar to the Offer, the BRLMs and the Syndicate Members in relation to the procurement of Bids by the Syndicate
Syndicate Member(s)	Intermediaries registered with SEBI and permitted to carry out activities as an underwriter (other than the BRLMs), in this case being [●] and [●]
Syndicate or Members of the Syndicate	The BRLMs and the Syndicate Members
Underwriters	[●]
Underwriting Agreement	The agreement to be entered into between the Underwriters, the Registrar to the Offer, our Company and the Selling Shareholders on or after the Pricing Date but prior to filing of the Prospectus with the RoC
UPI	Unified Payments Interface, which is an instant payment mechanism, developed by the NPCI
UPI Bidder	Collectively, individual Bidders applying as (i) Retail Individual Investors in the Retail Portion, and (ii) Non- Institutional Bidders with an application size of up to ₹500,000 in the Non-Institutional Category, and Bidding under the UPI Mechanism through ASBA Form(s) submitted with Members of the Syndicate, Registered Brokers, Collecting Depository Participants and Registrar and Share Transfer Agents Pursuant to SEBI ICDR Master Circular, all individual investors applying in public issues where the application amount is up to ₹500,000 shall use UPI and shall provide their UPI ID in the Bid cum Application Form submitted with: (i) Members of the Syndicate, (ii) a stock broker registered with a recognized stock exchange (whose name is mentioned on the website of the stock exchange as eligible for such activity), (iii) a depository participant (whose name is mentioned on the website of the stock exchange as eligible for such activity), and (iv) a registrar to an issue and share transfer agent (whose name is

Term	Description
	mentioned on the website of the stock exchange as eligible for such activity)
UPI Circulars	SEBI circular number SEBI/HO/CFD/DIL2/CIR/P/2019/50 dated April 3, 2019, SEBI ICDR Master Circular, SEBI RTA Master Circular (to the extent it pertains to UPI) along with the circular issued by the NSE having reference no. 25/2022 dated August 3, 2022 and the notice issued by BSE having reference no. 20220803-40 dated August 3, 2022 and any subsequent circulars or notifications issued by SEBI or the Stock Exchanges in this regard
UPI ID	ID created on UPI for single-window mobile payment system developed by the NPCI
UPI Mandate Request	A request (intimating the UPI Bidder by way of a notification on the UPI application, by way of a SMS directing the UPI Bidder to such UPI application) to the UPI Bidder initiated by the Sponsor Bank(s) to authorise blocking of funds on the UPI application equivalent to Bid Amount and subsequent debit of funds in case of Allotment
UPI Mechanism	The bidding mechanism that shall be used by a UPI Bidder to make an ASBA Bid in the Offer in accordance with the UPI Circulars
UPI PIN	Password to authenticate UPI transaction
Working Day(s)	All days on which commercial banks in Mumbai are open for business; provided, however, with reference to (a) announcement of Price Band; and (b) Bid/Offer Period, the expression "Working Day" shall mean all days, excluding all Saturdays, Sundays and public holidays on which commercial banks in Mumbai are open for business, excluding all Saturdays, Sundays or public holidays; and (c) with reference to the time period between the Bid/Offer Closing Date and the listing of the Equity Shares on the Stock Exchanges, the expression 'Working Day' shall mean all trading days of Stock Exchanges, excluding Sundays and bank holidays, in terms of the circulars issued by SEBI including UPI Circulars

Technical, Business and Industry Related Terms

Term	Description
Affordable project	Our affordable projects refer to projects in which average selling price of units is less than ₹ 5 million.
BITS	Birla Institute of Technology and Science, Pilani
CAGR	Compounded Annual Growth Rate
Cash inflow/(outflow) from Operating Activities	Cash inflow/(outflow) from operating activities measures the amount of cash generated or used by our Company's core business operations, assessing its financial health and ability to sustain operations. Cash inflow/(outflow) from Operating Activities is gross of Income tax (paid)/ refund.
CBD	Central Business District
CDP	Collecting Depository Participant
CHIL	Coimbatore Hi-tech Infrastructure Private Limited
CMRL	Chennai Metro Rail Limited
Collections	Collections during the year represent the gross amount of payments received from customers for completed sales or services rendered, demonstrating cash flow management of our Company.
Completed Projects	Projects where our Company and/or subsidiaries of our Company have completed development; and in respect of which the occupation certificate/ completion certificate/ building completion certificate, as applicable, has been obtained from the relevant authorities or the projects have been handed over to the association/ society by our Company or such subsidiaries of our Company. Our Completed Projects includes projects where plots have been developed and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.
Debt/ Total equity	Debt/ Total equity ratio is a measure of our Company's gross leverage over equity invested and earnings retained over time. It is computed as non-current borrowings plus current borrowings divided by total equity.
EBD	Extended Business District
EBITDA	Earnings before interest, tax, depreciation and amortisation. EBITDA provides information regarding the operational efficiency of business of our Company. EBITDA is calculated as profit/(loss) for the year plus Finance Cost plus tax expense plus depreciation and amortisation expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.
EBITDA Margin	EBITDA Margin is calculated as the percentage of EBITDA divided by revenue from operations and is an indicator of the operational profitability of business of the Company before interest, depreciation, amortisation, and taxes.
ECR	East Coast Road
EPIP Zone	Export Promotion Industrial Park Zone

Term	Description
FDI	Foreign Direct Investment
FMCG	Fast-Moving Consumer Goods
Forthcoming Projects	Projects in respect of which (A) all title or development rights or other interest in the land is held either directly or indirectly by our Company/subsidiaries of our Company; and (B) (i) master plans are closed; and/or (ii) designs are in place; and/or (iii) requisite applications for approvals as applicable have been made; and (C) in respect of which, no construction or development activities have commenced.
GDP	Gross Domestic Product
GST	Goods & Sales Tax
GST	Grand Southern Trunk
HNI	High Net-worth Individual
IIT	Indian Institute of Technology
IMF	International Monetary Fund
IRR	Inner Ring Road
ITIR	Information Technology Investment Region
JDA	Joint Development Arrangements
JNTU	Jawaharlal Nehru Technological University
KGISL	KG Information Systems Private Limited
Launches – Projects	Represents the number of projects launched in the respective fiscal year and includes new phase of the existing projects. The projects launched during the relevant fiscal year measures the strategic execution of planning, expansion and responding to market opportunities.
Launches - Saleable Area	Saleable area for the projects launched during the year measures the saleable area i.e. size of the projects reflecting the scale of the projects of our Company and our Subsidiaries.
"Leasable Area" or "Estimated Leasable Area"	In respect of commercial and warehousing projects, area for which lease rental can be charged to tenants.
Luxury projects	Our luxury projects refer to projects in which the average selling price of units is more than ₹ 15 million.
Mid end projects	Our mid end projects refer to projects in which the average selling price of units is between ₹ 5 million and less than ₹ 15 million.
MMTS	Multi-Modal Transport System
MRTS	Mass Rapid Transport System
Msf	million square feet
NCR	National Capital Region
Net Debt	Net Debt provides information regarding the leverage and liquidity profile of the company. Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and other bank balances (other than cash and cash equivalents).
Net Debt/Total Equity	Net Debt to Equity is a measure of the company's leverage over equity invested and earnings retained over time. It is computed as non-current borrowings plus current borrowings divided by total equity.
OMR	Old Mahabalipuram Road
Ongoing Projects	Projects in respect of which (i) all title or development rights, or other interest in the land is held either directly or indirectly by our Company/ subsidiaries of our Company; and (ii) development or construction work is ongoing/ started; and (iii) the requisite approvals for commencement of development, including the commencement certificate/ development permission, have been obtained by our Company or subsidiaries of our Company.
Ongoing Projects - Saleable Area	Ongoing projects as of year-end measure the number of projects in pipeline, indicating the operational capacity, and potential revenue streams from the ongoing projects. The saleable area of ongoing projects provides an indication of the size of such projects.
Operating Cash Flows Growth	Operating Cash Flows Growth provides information regarding the year over year growth of our operating cashflows. Operating Cash Flows Growth (%) is calculated as a percentage of operating cashflow of the relevant year minus operating cashflow of the preceding year, divided by operating cashflow of the preceding year.
Operating Cash Flow to Net Debt	Operating Cash Flow to Net Debt measures our ability to repay our net debt from the cash generated from our core operations. It is computed as Cash inflow/(outflow) from Operating Activities divided by Net Debt.
ORR	Outer Ring Road
PDB	Peripheral Business District
PMAY	Pradhan Mantri Aawas Yojana
Profit after tax for the Year	Profit for the year represents the profit that our Company makes for the financial year or during a given period. It provides information regarding the profitability of our business.

Term	Description
Profit after tax margin	This provides the financial benchmarking against peers as well as to compare against the historical performance of our business. Profit after tax Margin is calculated as Profit after tax for the year divided by total income.
Pre-Sales – Saleable Area	Pre-Sales in terms of area indicates the saleable area of the units sold of our projects before completion which reflects demand for our projects in the market.
Pre-Sales – Value	Pre-Sales in terms of value during the year indicates the value of the units sold of our projects before completion reflecting project viability and revenue forecasting.
psf	per square feet
RBI	Reserve Bank of India
RERA	Real Estate (Regulation and Development) Act
Revenue Growth	Revenue Growth provides information regarding the year over year growth of the revenue from operations of our Company.
RGIA	Rajiv Gandhi International Airport
"Saleable Area" or "Estimated Saleable Area"	Saleable Area or Estimated Saleable Area refers to the total carpet area along with certain common areas such as amenities provided that are usable by the occupants.
SBD	Secondary Business District
SEZ	Special Economic Zone
sq. ft. or sf or sft	square feet
sq. km.	square kilometre
Total Equity	Total Equity is calculated as an equity share capital plus other equity including non-controlling interest.
Working Capital	Working Capital measures, the liquidity, by assessing our ability to cover short-term liabilities with current assets. Working capital is calculated as current assets minus current liabilities for the year.
Working Capital to Revenue from Operations	Working Capital to revenue from operations also known as working capital turnover ratio measures how efficiently we are using our working capital to support our revenue and our growth.

Key Performance Indicators ("KPIs") (under the section titled "*Basis for Offer Price*" on page 198)

KPI	Description
Revenue from operations	Revenue from operations is as per the Restated Consolidated Financial Information.
Total Income	Total income is calculated as the sum of revenue from operations and other income.
Revenue Growth (%)	Growth in Revenue from operations (%) is calculated as a percentage of revenue from operations of the relevant period/ year minus revenue from operations of the preceding period/ year, divided by revenue from operations of the preceding year.
EBITDA	EBITDA is calculated as profit/(loss) for the year plus Finance Costs plus tax expense plus depreciation and amortization expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.
EBITDA Margin (%)	EBITDA Margin is calculated as EBITDA divided by revenue from operations.
Profit/ (loss) after tax for the Year	Total profit/(loss) for the year is as per the Restated Consolidated Financial Information.
Profit after tax margin (%)	Profit after tax margin is calculated as total profit/(loss) for the period/ year divided by total income for the relevant period/ year.
Debt	Debt is calculated is non-current borrowings plus current borrowings.
Cost of Debt	Includes interest on borrowings, interest on lease liabilities, other borrowings costs before deducting the borrowing cost transferred to construction activity expenses.
Net Debt	Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and other bank balances (other than cash and cash equivalents).
Net Debt/Total Equity	Net Debt/Total Equity is calculated as an equity share capital plus other equity including non-controlling interest.
Debt/ Total equity	Debt/Total Equity is calculated as non-current borrowings plus current borrowings divided by total equity.
Cash inflow/(outflow) from Operating Activities	Cash inflow/(outflow) from Operating Activities is gross of Income tax (paid)/ refund.
Operating Cash Flows Growth (%)	Operating cashflow to Net debt calculated as operating cashflow divided by Net Debt.
Working Capital	Working capital is calculated as current assets minus current liabilities for the year.
Working Capital to Revenue from Operations	Working Capital to revenue from operations is calculated as a percentage of Working Capital of the relevant year/period divided by Revenue from Operations of the relevant year/period. .
Operating Cash Flow to Net Debt	Operating Cash Flow to Net Debt measures our ability to repay its debt from the cash generated from its core operations.
Return on Equity (%)	Return on Equity is calculated as total profit/(loss) for the year divided by total equity.

KPI	Description
Return on Capital Employed (%)	Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the year plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs.
Launches – Projects	No. of projects launched in the respective fiscal year and includes new phase of the existing project.
Launches – Saleable Area	Saleable area for the projects launched during the year measures the saleable area i.e. size of the projects reflecting the scale of the projects of our Company.
Pre-Sales – Saleable Area	Pre-Sales in terms of area indicates the saleable area of the units sold of our projects before completion which reflects demand for its projects in the market.
Pre-Sales – Value	Pre-Sales in terms of value during the year indicates the value of the units sold of projects of our Company before completion reflecting project viability and revenue forecasting.
Collections	Collections during the year is the gross amount of payments received from customers for completed sales or services rendered and are inclusive of taxes.
Ongoing Projects – Saleable Area	The area for ongoing projects is the Saleable area.

Conventional and General Terms and Abbreviations

Term	Description
AED	United Arab Emirates Dirham
Air Act	The Air (Prevention and Control of Pollution) Act, 1981
AGM	Annual general meeting of shareholders under the Companies Act 2013
AIF(s)	Alternative Investment Funds as defined in and registered with SEBI under the SEBI AIF Regulations
Bn/bn	Billion
BSE	BSE Limited
CDSL	Central Depository Services (India) Limited
CIN	Corporate Identity Number
Client ID	Client identification number of the Bidder's beneficiary account
Companies Act, 1956	The erstwhile Companies Act, 1956 read with the rules, regulations, clarifications and modifications thereunder
Companies Act, 2013/ Companies Act	Companies Act, 2013 read with the rules, regulations, clarifications and modifications thereunder
Consolidated FDI Policy	The Consolidated FDI Policy, effective from October 15, 2020, issued by the DPIIT, and any modifications thereto or substitutions thereof, issued from time to time
COVID-19	A public health emergency of international concern as declared by the World Health Organization on January 30, 2020 and a pandemic on March 11, 2020
CPC	Code of Civil Procedure, 1908
CSR	Corporate social responsibility
Data Protection Act	The Digital Personal Data Protection Act, 2023
Depositories Act	Depositories Act, 1996, read with the rules, regulations, clarifications and modifications thereunder
Depository	A depository registered with the SEBI in terms of the Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018
DIN	Director Identification Number
Director's Responsibility Statement	Statement required to be framed under Section 134(3)(c) of the Companies Act, 2013
DP ID	Depository Participant's identity number
DP/ Depository Participant	A depository participant as defined under the Depositories Act
DPIIT	Department for Promotion of Industry and Internal Trade, Ministry of Commerce and Industry (*formerly Department of Industrial Policy and Promotion*), GoI
EGM	Extra-ordinary general meeting
EPS	Earnings per share
ESIC	Employees' State Insurance Corporation
ESG	Environmental Social and Governance
FCNR Account	Foreign Currency Non Resident (Bank) account established in accordance with the provisions of FEMA
FDI	Foreign direct investment
FEMA	Foreign Exchange Management Act, 1999 read with rules and regulations thereunder
FEMA Rules	Foreign Exchange Management (Non-debt Instruments) Rules, 2019
Financial Year/ Fiscal/ Fiscal Year	The period of 12 months commencing on April 1 of the immediately preceding calendar year and ending on March 31 of that particular calendar year
FPIs	Foreign portfolio investor registered with SEBI pursuant to the SEBI FPI Regulations

Term	Description
Fraudulent Borrower	Fraudulent borrower as defined under Regulation 2(1)(lll) of the SEBI ICDR Regulations
FVCI	Foreign venture capital investors registered with SEBI pursuant to the SEBI FVCI Regulations
FVTPL	Fair Value through Profit and Loss
GoI/ Central Government	The Government of India
HUF(s)	Hindu undivided family(ies)
ICAI	Institute of Chartered Accountants of India
ICAI Guidance Note	Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the Institute of Chartered Accountants of India
IFRS	International Financial Reporting Standards issued by the International Accounting Standard Board
Income Tax Act	Income Tax Act, 1961
Ind AS	The Indian Accounting Standards notified under Section 133 of the Companies Act 2013 read with Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Companies Act 2013
Ind AS 24	Indian Accounting Standard 24, "Related Party Disclosures", notified under Section 133 of the Companies Act 2013 read with Companies (Indian Accounting Standards) Rules, 2015
Ind AS 110	Indian Accounting Standard 110, "Consolidated Financial Statements", notified under Section 133 of the Companies Act 2013 read with Companies (Indian Accounting Standards) Rules, 2015
Ind AS Rules	Companies (Indian Accounting Standards) Rules, 2015, as amended
Indian GAAP	Generally Accepted Accounting Principles in India notified under Section 133 of the Companies Act 2013 and read together with paragraph 7 of the Companies (Accounts) Rules, 2014 and Companies (Accounting Standards) Amendment Rules, 2016
INR/Indian Rupees/Rupee/₹/Rs.	Indian Rupee, the official currency of the Republic of India
IPC	The Indian Penal Code, 1860
IST	Indian Standard Time
IT Act	Information Technology Act, 2000
LLP Act	The Limited Liability Partnership Act, 2008
MCA/ Ministry of Corporate Affairs	The Ministry of Corporate Affairs, Government of India
Mn/ mn	Million
Mutual Funds	Mutual funds registered with SEBI under the Securities and Exchange Board of India (Mutual Funds) Regulations, 1996.
NACH	National Automated Clearing House
NAV	Net asset value
NBFC-SI	A systemically important non-banking financial company as defined under Regulation 2(1)(iii) of the SEBI ICDR Regulations.
NCLT	National Company Law Tribunal
NI Act	The Negotiable Instruments Act, 1881
NRI	Non-Resident Indian
NSDL	National Securities Depository Limited
NSE	National Stock Exchange of India Limited
OCB/ Overseas Corporate Body	A company, partnership, society or other corporate body owned directly or indirectly to the extent of at least 60% by NRIs including overseas trusts, in which not less than 60% of beneficial interest is irrevocably held by NRIs directly or indirectly and which was in existence on October 3, 2003 and immediately before such date had taken benefits under the general permission granted to OCBs under FEMA. OCBs are not allowed to invest in the Offer
P/E Ratio	Price/Earnings Ratio
PAN	Permanent account number
PAT	Profit after tax
Patents Act	Patents Act, 1970
RBI	Reserve Bank of India
Regulation S	Regulation S under the U.S. Securities Act
RERA Act	Real Estate (Regulation and Development) Act, 2016
RoCE	Return on Capital Employed
RoE	Return on Equity
RoNW	Return on Net Worth
RTGS	Real Time Gross Settlement
SCRA	Securities Contracts (Regulation) Act, 1956
SCRR	Securities Contracts (Regulation) Rules, 1957

Term	Description
SEBI	Securities and Exchange Board of India, constituted under section 3 of the SEBI Act
SEBI Act	Securities and Exchange Board of India Act, 1992
SEBI AIF Regulations	Securities and Exchange Board of India (Alternative Investment Funds) Regulations, 2012
SEBI BTI Regulations	Securities and Exchange Board of India (Bankers to an Issue) Regulations, 1994
SEBI FPI Regulations	Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2019
SEBI FVCI Regulations	Securities and Exchange Board of India (Foreign Venture Capital Investor) Regulations, 2000
SEBI ICDR Master Circular	SEBI master circular bearing reference number SEBI/HO/CFD/PoD-1/CIR/2024/0154 dated November 11, 2024
SEBI ICDR Regulations	Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018
SEBI Listing Regulations	Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015
SEBI Merchant Bankers Regulations	Securities and Exchange Board of India (Merchant Bankers) Regulations, 1992
SEBI RTA Master Circular	SEBI master circular bearing number SEBI/HO/MIRSD/MIRSD/PoD/P/CIR/2025/91 dated June 23, 2025, to the extent it pertains to UPI
SEBI SBEBSE Regulations	Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021
SEBI Takeover Regulations	Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011
Stock Exchanges	Together, BSE and NSE
STT	Securities Transaction Tax
US GAAP	Generally Accepted Accounting Principles in the United State of America
U.S. Securities Act	United States Securities Act of 1933, as amended
US$/USD/US Dollar	United States Dollar
USA/U.S./US	United States of America
VCF	Venture capital funds as defined in and registered with the SEBI under the Securities and Exchange Board of India (Venture Capital Fund) Regulations, 1996 or the SEBI AIF Regulations, as the case may be
Water Act	The Water (Prevention and Control of Pollution) Act, 1974
Wilful Defaulter	Wilful defaulter as defined under Regulation 2(1)(lll) of the SEBI ICDR Regulations.

CERTAIN CONVENTIONS, PRESENTATION OF FINANCIAL, INDUSTRY AND MARKET DATA

Certain Conventions

All references in this Draft Red Herring Prospectus to "India" are to the Republic of India and its territories and possessions and all references herein to the "Government", "Indian Government", "GoI", "Central Government" or the "State Government" are to the Government of India, central or state, as applicable. All references in this Draft Red Herring Prospectus to the "US", "U.S.", "USA" or "United States" are to the United States of America and its territories and possessions. All references in this Draft Red Herring Prospectus to "Dubai" are to the Emirate of Dubai in the United Arab Emirates and its territories and possessions.

Unless otherwise specified, any time mentioned in this Draft Red Herring Prospectus is in Indian Standard Time ("**IST**"). Unless indicated otherwise, all references to a year in this Draft Red Herring Prospectus are to a calendar year.

Unless stated otherwise, all references to page numbers in this Draft Red Herring Prospectus are to the corresponding page numbers of this Draft Red Herring Prospectus.

Currency and Units of Presentation

All references to "Rupee(s)", "Rs.", "₹" or "INR" are to Indian Rupees, the official currency of the Republic of India. All references to "US$", "U.S. Dollars" or "USD" are to United States Dollars, the official currency of the United States of America. All references to "AED" are to United Arab Emirates Dirham, the official currency of the United Arab Emirates.

Except as otherwise specified, our Company has presented certain numerical information in this Draft Red Herring Prospectus in 'million', 'billion' and 'trillion' units or in whole numbers where the numbers have been too small to represent in such units. One million represents 1,000,000 and one billion represents 1,000,000,000 and one trillion represents 1,000,000,000,000.

In this Draft Red Herring Prospectus, any discrepancies in any table between the total and the sums of the amounts listed are due to rounding off. All percentage figures have been rounded off to two decimal places. Further, any figures sourced from third party industry sources conform to their respective sources and may be expressed in denominations other than millions or may be rounded off other than to two decimal points in the respective sources, and such figures have been expressed in this Draft Red Herring Prospectus in such denominations or rounded-off to such number of decimal points as provided in such respective sources.

Financial and Other Data

Unless stated otherwise or the context otherwise requires, the financial data financial ratios and any percentage or amounts (excluding certain operational metrics), as set forth in "***Risk Factors***", "***Our Business***", "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 45, 285 and 892, respectively, and elsewhere in this Draft Red Herring Prospectus are derived from the Restated Consolidated Financial Information. For further information, see "***Financial Information***" on page 457.

The Restated Consolidated Financial Information of our Company comprise the restated consolidated statement of assets and liabilities as at June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023, the restated consolidated statement of profit and loss (including other comprehensive income), the restated consolidated statement of changes in equity, the restated consolidated statement of cash flows for the three months ended June 30, 2025 and the financial years ended March 31, 2025, March 31, 2024 and March 31, 2023 and the summary statement of significant accounting policies, and other explanatory information, prepared in terms of the requirements of Section 26 of Part I of Chapter III of the Companies Act, 2013, the SEBI ICDR Regulations and the Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the ICAI, as amended from time to time. For further information, see "***Financial Information***" on page 457.

Our Company's financial year commences on April 1 and ends on March 31 of the succeeding year. Accordingly, all references in this Draft Red Herring Prospectus to a particular Financial Year, Fiscal, Fiscal Year or FY, unless stated otherwise, are to the 12-month period ended on March 31 of that particular calendar year.

There are significant differences between Ind AS, US GAAP and IFRS. Our Company does not provide reconciliation of its financial information to IFRS or US GAAP. Our Company has not attempted to explain those differences or quantify their impact on the financial data included in this Draft Red Herring Prospectus and it is

urged that you consult your own advisors regarding such differences and their impact on our Company's financial data. For details in connection with risks involving differences between Ind AS, US GAAP and IFRS see "***Risk Factors – Significant differences exist between Ind AS and other accounting principles, such as U.S. GAAP and IFRS, which investors may be more familiar with and may consider material to their assessment of our financial condition"*** on page 125. The degree to which the financial information included in this Draft Red Herring Prospectus will provide meaningful information is entirely dependent on the reader's level of familiarity with Ind AS, Indian accounting policies and practices, the Companies Act, 2013 and the SEBI ICDR Regulations. Any reliance by persons not familiar with Indian accounting policies and practices on the financial disclosures presented in this Draft Red Herring Prospectus should accordingly be limited.

Unless the context otherwise indicates, any percentage or amounts (excluding certain operational metrics), with respect to financial information of our Company in "***Risk Factors***", "***Our Business***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 45, 285 and 892, respectively, and elsewhere in this Draft Red Herring Prospectus have been derived from the Restated Consolidated Financial Information.

Exchange Rates

This Draft Red Herring Prospectus contains conversion of certain other currency amounts into Indian Rupees that have been presented solely to comply with the SEBI ICDR Regulations. These conversions should not be construed as a representation that these currency amounts could have been, or can be converted into Indian Rupees, at any particular rate or at all.

Unless otherwise stated, the exchange rates referred to for the purpose of conversion of foreign currency amounts into Rupee amounts, are as follows:

(*in ₹*)

Currency	Exchange rate as on			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
USD	85.41	85.52	83.37*	82.22
AED	23.25	23.28	22.72	22.40

Source: FBIL Reference Rate as available on www.fbil.org.in, oanda.com and www.xe.com.
Note: Exchange rates are rounded off to two decimal places.
** The exchange rate has been included as on March 28, 2024, as March 29, 2024, March 30, 2024 and March 31, 2024 were Good Friday, a Saturday and a Sunday, respectively.*

Non-Generally Accepted Accounting Principles Financial Measures

Certain measures included in this Draft Red Herring Prospectus, for instance, EBITDA, EBITDA Margin, ROE, ROCE and Net Debt to Equity (together, "**Non-GAAP Measures**"), presented in this Draft Red Herring Prospectus is a supplemental measure of our performance and liquidity that is not required by, or presented in accordance with, Ind AS, IFRS or US GAAP. Further, these Non-GAAP Measures are not a measurement of our financial performance or liquidity under Indian GAAP, IFRS or US GAAP and should not be considered in isolation or construed as an alternative to cash flows, profit/ (loss) for the years/ period or any other measure of financial performance or as an indicator of our operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities derived in accordance with Ind AS, IFRS or US GAAP. In addition, these Non-GAAP Measures are not standardised terms, hence a direct comparison of these Non-GAAP Measures between companies may not be possible. Other companies may calculate these Non-GAAP Measures differently from us, limiting its usefulness as a comparative measure. Although such Non-GAAP Measures are not a measure of performance calculated in accordance with applicable accounting standards, our Company's management believes that they are useful to an investor in evaluating us as they are widely used measures to evaluate a company's operating performance.

For further details, please see "***Risk Factors – We have in this Draft Red Herring Prospectus included certain non-GAAP financial and operational measures and certain other industry measures related to our operations and financial performance that may vary from any standard methodology that is applicable across the real estate industry. We rely on certain assumptions and estimates to calculate such measures, therefore such measures may not be comparable with financial, operational or industry-related statistical information of similar nomenclature computed and presented by other similar companies"*** on page 125.

Industry and Market Data

Unless stated otherwise, information pertaining to the industry in which our Company operates and market data,

contained in this Draft Red Herring Prospectus is derived from a report titled "*Industry Report – Residential, Commercial Office and Warehousing*" dated December 23, 2025 ("**CBRE Report**") and a report titled "*Dubai Real Estate Market*" dated November 12, 2025 ("**Colliers Report**"), prepared and provided to our Company by CBRE South Asia Pvt Ltd ("**CBRE**") and MENA Real Estate Solutions LLC (Dubai Branch) trading as Colliers ("**Colliers**"), respectively, for usage in this Draft Red Herring Prospectus (together, the "**Industry Reports**"). Such Industry Reports have been commissioned and paid for by our Company, exclusively in connection with the Offer. We appointed CBRE in connection with the preparation of the CBRE Report pursuant to the letter of engagement dated January 20, 2023 read with an addendum dated October 9, 2025. Further, we appointed Colliers in connection with the preparation of the Colliers Report pursuant to the consultancy services agreement dated July 15, 2024. CBRE and Colliers pursuant to their consent letters, dated December 23, 2025 and December 24, 2025, respectively, have accorded their no objection and consent to use their respective industry reports in connection with the Offer, respectively.

CBRE and Colliers are independent agencies which have no relationship with our Company, our Promoters, our Directors, our Key Managerial Personnel, our Senior Management or the Book Running Lead Managers. The CBRE Report is subject to the following disclaimer:

*"CBRE South Asia Pvt. Ltd. ('CBRE') has prepared the report titled "Industry Report – Residential, Commercial Office and Warehousing" dated December 23, 2025 ("**Industry Report**") relying on and referring to information provided by third parties, publicly available information as well as industry publications and other sources. The Industry Report is not a recommendation to invest / disinvest in any offer or transaction and no part of the Industry Report should be construed as investment advice or any form of investment banking within the meaning of any law or regulation. CBRE is not operating under a Financial Services License when providing the Industry Report, which do not constitute financial product advice. Any reference to CBRE within the Offer Document must be read in conjunction with the full Industry report. CBRE does not approve or endorse any part of the Offer Document (other than extracts of the Industry Report). Forecasts, estimates and other forward-looking statements contained in the Industry Report are inherently uncertain. Changes in factors underlying their assumptions, or events or a combination of events that cannot be reasonably foreseen can have a significant impact on the actual results, and future events could differ materially from such forecasts, estimates, or other forward-looking statements. Investors should not construe any of the contents set out in the Industry Report as advice relating to business, financial, legal, taxation or investment matters and are advised to consult their own business, financial, legal, taxation, and other advisors concerning the transaction, before making any investment decision. The Industry Report may not be reproduced in whole or in part without prior written approval of CBRE."*

Industry publications generally state that the information contained in such publications has been obtained from publicly available documents or from various sources believed to be reliable. The data used in these sources may have been re-classified for the purposes of presentation. Given the scope and extent of the Industry Reports, disclosures are limited to certain excerpts and the Industry Reports may not have been reproduced in their entirety in this Draft Red Herring Prospectus. There are no parts, data or information of the Industry Reports which may be relevant for the Offer that have been left out or changed in any manner. Data from these sources may also not be comparable. Industry sources and publications are also prepared based on information as of specific dates and may no longer be current or reflect current trends. Industry sources and publications may also base their information on estimates and assumptions that may prove to be incorrect. Such data involves risks, uncertainties and numerous assumptions and is subject to change based on various factors, including those discussed in "***Risk Factors – Industry information included in this Draft Red Herring Prospectus has been derived from industry reports prepared by CBRE and Colliers exclusively commissioned and paid for by us for such purpose"*** on page 124. Accordingly, investment decisions should not be based solely on such information.

The Industry Reports are available on our Company's website at https://casagrand.co.in/investor-relation-category/industry-report/. These Industry Reports have also been included in "***Material Contracts and Documents for Inspection – Material Documents***" on page 1022.

In accordance with the SEBI ICDR Regulations, the section "***Basis for Offer Price***" on page 198 includes information relating to our peer group companies, which has been derived from publicly available sources, and accordingly, no investment decision should be made solely on the basis of such information.

The extent to which the market and industry data used in this Draft Red Herring Prospectus is meaningful depends on the reader's familiarity with and understanding of the methodologies used in compiling such data. There are no standard data gathering methodologies in the industry in which business of our Company is conducted, and methodologies and assumptions may vary widely amongst different industry sources.

FORWARD-LOOKING STATEMENTS

This Draft Red Herring Prospectus contains certain "forward-looking statements". These forward-looking statements generally can be identified by words or phrases such as "***aim***", "***anticipate***", "***are likely***" , "***believe***", "***could***", "***expect***", *"**can**", "**may**", "**shall**", "**should**", "**estimate***", "***intend***", "***likely to***", "***objective***", "***plan***", "***propose***", "***project***", "***seek to***", "***strive to***", "***will***", *"**will likely**", "**continue**", "**will continue***", "***will pursue***", "***will achieve***" or other words or phrases of similar import. Similarly, statements that describe our strategies, objectives, plans or goals are also forward-looking statements. All statements regarding our expected financial conditions, results of operations, business plans and prospects are forward-looking statements. All statements in this Draft Red Herring Prospectus that are not statements of historical fact are 'forward-looking statements'. However, these are not the exclusive means of identifying forward-looking statements. All forward-looking statements are subject to risks, uncertainties, expectations and assumptions about us that could cause actual results to differ materially from those contemplated by the relevant forward-looking statement.

These forward-looking statements are based on our current plans, estimates and expectations and actual results may differ materially from those suggested by such forward-looking statements. This could be due to risks or uncertainties associated with expectations relating to, and including, regulatory changes pertaining to the industry in India in which we operate and our ability to respond to them, our ability to successfully implement our strategy, growth and expansion plans, technological changes, our exposure to market risks, general economic and political conditions in India or globally which have an impact on its business activities or investments, the monetary and fiscal policies of India, inflation, deflation, unanticipated turbulence in interest rates, foreign exchange rates, equity prices or other rates or prices, the performance of the financial markets in India and globally, changes in domestic laws, changes in the incidence of any natural calamities and/or violence, regulations and taxes and changes in competition in the industry in which we operate. Certain important factors that could cause actual results to differ materially from our expectations include, but are not limited to, the following:

- A majority of our real estate development activities being geographically concentrated in Chennai, Tamil Nadu and varying market conditions in Chennai, Tamil Nadu, may affect our ability to ensure sale of our projects and the pricing of units in such projects;
- Inability to complete our Ongoing Projects and Forthcoming Projects by their respective expected completion dates or at all which may result in imposition of penalties by statutory authorities or payment of compensation to customers;
- Inability to anticipate and address consumer preferences in various categories;
- Risks associated with the prepayment penalties that we are liable to pay in each of the proposed loans that we intend to repay/ prepay as part of the objects of the Offer;
- The capital intensive nature of our business and dependency on the availability of real estate financing, which may not be available on terms acceptable to us in a timely manner or at all;
- Outstanding litigation proceedings involving our Company, Subsidiaries, Promoters and Directors;
- Significant increases in prices or shortage of or delay or disruption in supply of construction materials;
- Risks associated with complaints made against our Company, our Individual Promoter and certain of our Subsidiaries by certain parties to, *inter alia*, SEBI, and the BRLMs as applicable, post the filing of our previous draft red herring prospectus dated September 19, 2024 with SEBI and the Stock Exchanges.
- Our inability to identify and acquire land or development rights, or shortage of land for development or a significant increase in the cost of land in the regions in which we operate;
- Risks associated with observations issued by our Company and our Subsidiaries' statutory auditors in their audit reports.

For details regarding factors that could cause actual results to differ from expectations, see "***Risk Factors***", "***Our Business***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 45, 285 and 892, respectively. By their nature, certain market risk disclosures are only estimates and could be materially different from what actually occurs in the future. As a result, actual gains or losses could materially differ from those that have been estimated.

There can be no assurance to Bidders that the expectations reflected in these forward-looking statements will prove to be correct. Given these uncertainties, Bidders are cautioned not to place undue reliance on such forward-looking statements and not to regard such statements as a guarantee of our future performance.

Forward-looking statements reflect our current views as of the date of this Draft Red Herring Prospectus and are not a guarantee of future performance. They are based on our management's beliefs and assumptions, which in turn are based on currently available information. Although we believe the assumptions upon which these forward-looking statements are based are reasonable, any of these assumptions could prove to be inaccurate and the forward-looking statements based on these assumptions could be incorrect. None of our Company, the Selling Shareholders, our Directors, the Members of the Syndicate nor any of their respective affiliates or advisors have any obligation to update or otherwise revise any statements reflecting circumstances arising after the date hereof or to reflect the occurrence of underlying events, even if the underlying assumptions do not come to fruition.

In accordance with requirements of SEBI and as prescribed under applicable law, our Company shall ensure that the Bidders in India are informed of material developments, in relation to the Red Herring Prospectus until the time of the grant of listing and trading permission by the Stock Exchanges. Each Selling Shareholder (severally and not jointly) will ensure that the Company is informed of material developments in relation to the statements relating to and undertakings confirmed or undertaken by such Selling Shareholder and its portion of the Offered Shares in this Draft Red Herring Prospectus, from the date hereof until the receipt of final listing and trading approvals from the Stock Exchanges. Further, only statements which are confirmed or undertaken by each Selling Shareholder in this Draft Red Herring Prospectus shall be deemed to be statements and undertakings made by such Selling Shareholder as of the date of this Draft Red Herring Prospectus.

SUMMARY OF THE OFFER DOCUMENT

*This section is a general summary of certain disclosures included in this Draft Red Herring Prospectus and is neither exhaustive, nor does it purport to contain a summary of all the disclosures in this Draft Red Herring Prospectus or all details relevant to prospective investors. This summary should be read in conjunction with, and is qualified in its entirety by, the more detailed information appearing elsewhere in this Draft Red Herring Prospectus, including the sections titled "**Risk Factors**", "**Objects of the Offer**", "**Our Business**", "**Industry Overview**", "**Capital Structure**", "**The Offer**", **"Restated Consolidated Financial Information**", and "**Outstanding Litigation and Material Developments**" on pages 45, 177, 285, 217, 161, 145, 457 and 928.*

Primary business of our Company

We are the largest developer in the residential sector and are a well-known residential brand in Chennai (Tamil Nadu) with a market share of approximately 25% in terms of launches and approximately 18% in terms of demand during the period January 1, 2017, to June 30, 2025. (*Source: CBRE Report*) We offer apartments and independent villas under luxury, mid-end and affordable categories and also operate in Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). As of June 30, 2025, we had 103 Completed Projects with a Saleable Area of 21.79 million square feet, 57 Ongoing Projects with a Saleable Area of 44.10 million square feet and 21 Forthcoming Projects with an Estimated Saleable Area of 23.81 million square feet.

For further details, see "***Our Business***" on page 285.

Industry in which our Company operates

We primarily operate in the residential sector in the real estate industry. Residential sector growth in India is fuelled by rapid urbanization rate in the last two decades coupled with improved per capita earnings, growth in service industries and nuclearization of families. Over the past few years, overall absorption in the residential segment in terms of number of dwelling units has witnessed an upward trend across the top Indian cities including Bengaluru (Karnataka), Chennai (Tamil Nadu) and Hyderabad (Telangana) (*Source: CBRE Report*).

*For further details, see "**Industry Overview**" on page 217.*

Promoters

As on date of this Draft Red Herring Prospectus, our Promoters are Arun MN and Casagrand Luxor Private Limited. For further details, see "***Our Promoters and Promoter Group***" on page 448.

The Offer

The following table summarizes the details of the Offer:

Offer[(1)]	Up to [●] Equity Shares of face value of ₹2 each for cash at price of ₹[●] per Equity Share (including a premium of [●] per Equity Share) aggregating up to ₹12,200 million
of which:	
Fresh Issue[(1) (3)(4)]	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹12,000 million
Offer for Sale[(2)]	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹200 million by the Selling Shareholders, comprising up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹100 million by Arun MN and up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹100 million by Casagrand Luxor Private Limited

(1) Our Board has authorised the Offer, pursuant to their resolution dated December 23, 2025. Our Shareholders have authorised the Fresh Issue pursuant to their resolution dated December 23, 2025.

(2) Each of the Selling Shareholders has, severally and not jointly, confirmed that the Offered Shares have been held by them for a period of at least one year immediately preceding the date of this Draft Red Herring Prospectus, and are eligible to be offered for sale pursuant to the Offer in terms of the SEBI ICDR Regulations. Further, our Board has taken on record the consent of the Selling Shareholders to participate in the Offer for Sale pursuant to a resolution passed at its meeting held on December 24, 2025. Each of the Selling Shareholders has, severally and not jointly, confirmed and authorized the transfer of its respective portion of the Offered Shares pursuant to the Offer for Sale, as set out below:

Selling Shareholder	*Aggregate number of Equity Shares being offered in the Offer for Sale*	*Aggregate Value of Offer for Sale*	*Date of corporate approval*	*Date of consent letter*
Arun MN	*Up to [●] Equity Shares of face*	*Up to ₹ 100*	*N.A.*	*December 24,*

Selling Shareholder			*Aggregate number of Equity Shares being offered in the Offer for Sale*	*Aggregate Value of Offer for Sale*	*Date of corporate approval*	*Date of consent letter*
			value of ₹2 each	*million*		*2025*
Casagrand Limited	*Luxor*	*Private*	*Up to [●] Equity Shares of face value of ₹2 each*	*Up to ₹ 100 million*	*August 16, 2024*	*December 24, 2025*

(1) The amount proposed to be raised from the proceeds of the Fresh Issue, i.e. up to ₹12,000 million is more than our net worth as on June 30, 2025.

(2) Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.

The Offer shall constitute [●]% of the post-Offer paid-up Equity Share capital of our Company. For further details, see "***The Offer***" and "***Offer Structure***" on pages 145 and 983, respectively.

Objects of the Offer

The Net Proceeds from the Fresh Issue are proposed to be utilised in accordance with the details provided in the table below:

Particulars	Amount (in ₹ million)[(2)]
Prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by our Company	2,500.00
Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries	6,500.00
General corporate purposes [(1)]	[●]
Total Net Proceeds [(1)(2)]	[●]

(1) To be finalized upon determination of the Offer Price and updated in the Prospectus prior to filing with the RoC. The amount utilised for general corporate purposes shall not exceed 25% of the Gross Proceeds.

(2) Includes the proceeds, if any, received pursuant to the Pre-IPO Placement, aggregating up to ₹ 2,400.00 million. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company, in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. The utilisation of the proceeds raised pursuant to the Pre-IPO Placement will be done towards the Objects in compliance with applicable law. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.

For further details, see "***Objects of the Offer – Utilisation of Net Proceeds***" on page 178.

Aggregate Pre-Offer and Post-Offer Shareholding of Promoters, members of the Promoter Group and Selling Shareholders

The aggregate pre-Offer shareholding of our Promoters and members of the Promoter Group as a percentage of pre-Offer paid-up Equity Share Capital of our Company, as on the date of this Draft Red Herring Prospectus is set out below:

Name of shareholder	Pre-Offer		Post-Offer	
	No. of Equity Shares of face value of ₹ 2 each	% of Pre-Offer Equity Share capital[(4)]	No. of Equity Shares of face value of ₹ 2 each	% of Post-Offer Equity Share capital*
Promoters				
Arun MN[(1)]	87,324,000	49.99	[●]	[●]
Casagrand Luxor Private Limited[(2)(3)]	87,325,000	50.00	[●]	[●]
Promoter Group				

Name of shareholder	Pre-Offer		Post-Offer	
	No. of Equity Shares of face value of ₹ 2 each	% of Pre-Offer Equity Share capital(4)	No. of Equity Shares of face value of ₹ 2 each	% of Post-Offer Equity Share capital*
Arun Mn Estate and Family Welfare Trust^	1,000	Negligible	[●]	[●]
Total	**174,650,000**	**100.00**	[●]	[●]

(1) Also the Individual Promoter Selling Shareholder
(2) Also the Corporate Promoter Selling Shareholder
(3) Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.
(4) There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.

^ Set out below are the details of the trustee, settlor and beneficiaries of Arun Mn Estate and Family Welfare Trust:

Trustee	*Arun Family Trusteeship LLP*
Settlor	*Arun MN*
Beneficiaries	*(i) Adhishakti (daughter of the settlor); (ii) Arya Ayappan (son of the settlor); (iii) Aadhithya Adrien (son of the settlor); (iv) Adarv Adrien (son of the settlor) and each of their lineal descendants*

** To be updated upon finalization of the Offer Price.*

Shareholding of our Promoter, members of the Promoter Group and additional top 10 Shareholders of our Company

Set forth below is the aggregate pre-Offer and post-Offer shareholding, of each of our Promoter, members of Promoter Group and additional top 10 Shareholders as on the date of this Draft Red Herring Prospectus. Other than as set out below, none of our other members of the Promoter Group hold any Equity Shares or Preference Shares as on the date of this Draft Red Herring Prospectus.

S. No.	Name of the Shareholder	Pre-Offer Shareholding as on date of the Price Band advertisement			Post-Offer Shareholding as at Allotment*#			
		Number of Equity Shares of face value of ₹2 each	Number of Equity Shares held on a fully diluted basis	Pre-Offer Shareholding, on a fully diluted basis (%)(4)	At the lower end of the Price Band (₹[●]*)		At the upper end of the Price Band (₹[●]*)	
					Number of Equity Shares of face value of ₹2 each*	Post-offer Shareholding (%)*	Number of Equity Shares *	Post-offer Shareholding (%)*
	Promoter							
1.	Arun MN(1)	87,324,000	49.99	[●]	[●]	[●]	[●]	[●]
2.	Casagrand Luxor Private Limited(2)(3)	87,325,000	50.00					
	Promoter Group							
3.	Arun Mn Estate and Family Welfare Trust^	1,000	Negligible	[●]	[●]	[●]	[●]	[●]
	Additional top 10 Shareholders&							
4.	-	-	-	-	-	-	-	-
5.	-	-	-	-	-	-	-	-
6.	-	-	-	-	-	-	-	-
7.	-	-	-	-	-	-	-	-
8.	-	-	-	-	-	-	-	-
9.	-	-	-	-	-	-	-	-
10.	-	-	-	-	-	-	-	-
11.	-	-	-	-	-	-	-	-
12.	-	-	-	-	-	-	-	-
13.	-	-	-	-	-	-	-	-

**To be populated at the Prospectus stage.*
#Based on the Offer Price of ₹[●] and subject to finalisation of the Basis of Allotment.
&Based on the Offer Price of ₹[●] and subject to finalisation of the Basis of Allotment. To be filled in at Prospectus stage
(1) Also the Individual Promoter Selling Shareholder
(2) Also the Corporate Promoter Selling Shareholder
(3) Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.

(4) There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.

^ Set out below are the details of the trustee, settlor and beneficiaries of Arun Mn Estate and Family Welfare Trust:

Trustee	*Arun Family Trusteeship LLP*
Settlor	*Arun MN*
Beneficiaries	*(i) Adhishakti (daughter of the settlor); (ii) Arya Ayappan (son of the settlor); (iii) Aadhithya Adrien (son of the settlor); (iv) Adarv Adrien (son of the settlor) and each of their lineal descendants*

For further details, see "***Capital Structure***" and "***Our Promoters and Promoter Group***" on pages 161 and 448, respectively.

Summary of selected financial information

The summary of certain financial information as set out under the SEBI ICDR Regulations as at and for the three months ended June 30, 2025, and the financial years ended March 31, 2025, March 31, 2024, and March 31, 2023, as derived from the Restated Consolidated Financial Information are set forth below:

(in ₹ million, other than share data)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity Share capital	349.30	349.30	349.30	49.90
Net Worth[(1)]	9,658.94	9,931.69	6,997.95	4,443.57
Revenue from operations	1,721.44	26,958.87	26,139.90	24,919.53
Total profit/ (loss) for the year	(325.12)	2,345.15	2,569.47	2,261.24
EPS (basic) (₹)[(2)]	(1.86)	13.43	14.71	12.95
EPS (diluted) (₹)[(3)]	(1.86)	13.43	14.71	12.95
Net asset value (NAV) per Equity Share (₹)[(4)]	55.30	56.87	40.07	25.44
Total borrowings[(5)]	44,721.67	42,297.30	36,336.54	24,502.05

Notes:

(1) "Net worth" means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation, in accordance with Regulation 2(1)(hh) of the SEBI ICDR Regulations. The amount proposed to be raised from the proceeds of the Fresh Issue, i.e. up to ₹12,000 million is more than our net worth as on June 30, 2025.

(2) Basic EPS is calculated as total profit/ (loss) for the year divided by the weighted average number of basic Equity Shares outstanding during the period / year.

(3) Diluted EPS is calculated as total profit / (loss) for the year divided by the weighted average number of diluted Equity Shares outstanding during the period / year.

(4) Net Asset Value per Equity Share (₹) = Net Worth at the end of the period / year divided by the weighted average number of Equity Shares outstanding during the period / year.

(5) Total Borrowings includes current borrowings and non-current borrowings.

For further details, see **"*Restated Consolidated Financial Information*"** and **"*Management's Discussion and Analysis of Financial Condition and Results of Operations*"** on pages 457 and 892, respectively**.**

Qualifications of the Statutory Auditors which have not been given effect to in the Restated Consolidated Financial Information

There are no qualifications of our Statutory Auditors in the examination report that have not been given effect to in the Restated Consolidated Financial Information. However, the statutory auditors of our Company and certain of our Subsidiaries have included certain observations in their audit reports under the Companies (Auditor's Report) Order, 2020, during Fiscals 2025, 2024 and 2023 which do not require any corrective adjustments. For further details, see "***Risk Factors – There have been certain observations of our Company and our Subsidiaries' statutory auditors under the Companies (Auditor's Report) Order, 2020, for the years ended March 31, 2023 and March 31, 2024***" on page 79 and "***Restated Consolidated Financial Information - Note 58. Statement of restatement adjustments and regrouping – Part D: Non adjusting items***" on page 864.

Summary of Outstanding Litigation and Material Developments

A summary of outstanding litigation proceedings involving our Company, our Subsidiaries, our Promoters and our Directors as disclosed in this Draft Red Herring Prospectus, is provided below:

Name of Entity	Criminal Proceedings	Tax Proceedings	Statutory or Regulatory Proceedings	Disciplinary actions by the SEBI or Stock Exchanges against our Promoters	Material Civil Litigations[#]	Other Pending Litigation^	Aggregate Amount Involved (₹ million)*
Company							
By the Company	1	-	-	N.A.	2	-	0.80
Against the Company	2[@]	18	8	N.A.	6	7	1,658. 60
Subsidiaries							
By the Subsidiaries	4	-	-	N.A.	6	-	231.05
Against the Subsidiaries	6	53	13	N.A.	13	226	1,760.03
Promoters							
By the Promoters	-	-	-	N.A.	-	N.A.	-
Against the Promoters	4	3	1	-	1	N.A.	28.59
Key Managerial Personnel[&]							
By the Key Managerial Personnel	-	N.A.	N.A.	N.A.	N.A.	N.A.	-
Against the Key Managerial Personnel and Senior Management	-	N.A.	-	N.A.	N.A.	N.A.	-
Senior Management							
By the Senior Management	-	N.A.	N.A.	N.A.	N.A.	N.A.	-
Against the Senior Management	-	N.A.	-	N.A.	N.A.	N.A.	-
Directors*							
By the Directors	-	-	-	N.A.	-	N.A.	-
Against the Directors	1	3	-	N.A.	-	N.A.	0.35

[#] In accordance with the Materiality Policy.

^Given the nature of business of our Company and Subsidiaries, majority of the legal proceedings initiated against our Company and Subsidiaries are complaints filed under the Real Estate (Regulation and Development) Act, 2016. As of the date of this Draft Red Herring Prospectus, there are 233 such proceedings involving our Company and Subsidiaries, and the aggregate amount involved in such proceedings is ₹527.66 million.

*** Involving our Directors other than our Promoter, Arun MN.*

[&] Involving our Key Managerial Personnel other than our Managing Director, Arun MN.

**To the extent quantifiable.*

*[@] Certain criminal proceedings have been initiated, among others, against our Company, in relation to (a) contravention of various provisions of the Building and Other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 and the Tamil Nadu Building and Other Construction Workers (Regulation of Employment and Condition of Service) Rules, 2006; and (b) refund of an aggregate amount of ₹0.70 million paid by the complainant towards booking of an apartment at Project Utopia of our Company. These matters are currently pending. For further details, see the section titled "**Outstanding Litigation and Material Developments – Litigation involving our Company – Litigation filed against our Company – Criminal Proceedings**" on page 929.*

As on the date of this Draft Red Herring Prospectus, there is no pending litigation involving our Group Companies which will have a material impact on our Company.

For further details of the outstanding litigation proceedings, see "***Outstanding Litigation and Material Developments***" on page 928.

Risk Factors

Specific attention of the Bidders is invited to the section "***Risk Factors***" on page 45. Bidders are advised to read the risk factors carefully before taking an investment decision in the Offer. Set forth below are the top 10 risk

factors applicable to our Company:

Sr. No.	Description of Risk Factor
1.	A majority of our real estate development activities are geographically concentrated in Chennai, Tamil Nadu (representing 82.65%, 75.10% and 56.61% of the total Saleable Area of Completed Projects, Ongoing Projects and Forthcoming Projects, respectively as of June 30, 2025). Varying market conditions in Chennai, Tamil Nadu may affect our ability to ensure sale of our projects and the pricing of units in such projects, which may adversely affect our business, results of operations and financial condition.
2.	We had 57 Ongoing Projects and 21 Forthcoming Projects as of June 30, 2025. Our inability to complete such projects by their respective expected completion dates or at all may result in imposition of penalties by statutory authorities or payment of compensation to customers which in turn could have an adverse effect on our business, cash flows, reputation, results of operations, financial condition and profitability.
3.	Our residential projects primarily cater to mid-end category of customers which accounted for 83.89%, 84.51%, 92.19% and 77.71% of our revenue from contract with customers in three months ended June 30, 2025, and Fiscal 2025, 2024 and 2023, respectively. Our inability to anticipate and address consumer preferences in the various categories, specifically in the mid-end category, may adversely affect our business, cash flows, results of operations and financial condition.
4.	We may be liable to pay a prepayment penalty of typically 2.00% in each of the proposed loans that we intend to repay / prepay, in full or in part, as part of the Objects of the Offer.
5.	Our business is capital intensive and is therefore dependent on the availability of real estate financing, which may not be available on terms acceptable to us in a timely manner or at all. Our inability to service our debt obligations, decline in our credit ratings or an increase in the cost at which we incur such debt could have an adverse effect on our business, results of operations and cash flows.
6.	There are certain outstanding litigation proceedings involving our Company, Subsidiaries, Promoter and Directors, an adverse outcome in which, may have an adverse impact on our reputation, business, financial condition, results of operations and cash flows.
7.	Significant increases in prices or shortage of or delay or disruption in supply of construction materials could adversely affect our construction cost and timelines.
8.	Post the filing of our previous draft red herring prospectus, certain complaints have been made against our Company, our Individual Promoter and certain of our Subsidiaries by certain parties to, inter alia, SEBI, and the book running lead managers to the previous offer, as applicable. Such complaints may adversely affect our reputation, business and would require us to incur expenditure in defending such legal claims. There is no assurance that there will not be further complaints against our Company and our Subsidiaries which might divert the time, attention and resources of our management.
9.	Our inability to identify and acquire land or development rights or shortage of land or a significant increase in cost of land in the regions in which we operate, may affect our business and growth prospects. Further, we may not be able to identify risks and liabilities associated with the land which we may acquire in the future, which may adversely impact our business prospects and financial performance.
10.	There have been certain observations of our Company and our Subsidiaries' statutory auditors under the Companies (Auditor's Report) Order, 2020, for the years ended March 31, 2023, March 31, 2024 and March 31, 2025

Summary of Contingent Liabilities

The following is a summary table of our contingent liabilities as per Ind AS 37 as at June 30, 2025, as indicated in our Restated Consolidated Financial Information:

(in ₹ million)

Particulars	As at June 30, 2025
Income tax	2200.18
Service tax and GST	177.14
Other matters	1,120.34
Total	3,497.66

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

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

For further details of our contingent liabilities, see "***Restated Consolidated Financial Information – Note 40*: *Commitments and Contingencies***" on page 554.

Summary of Related Party Transactions

The details of our related party transactions for the three months ended June 30, 2025 and the Fiscals 2025, 2024 and 2023, as per Ind AS 24 based on our Restated Consolidated Financial Information are set forth in the table below:

(in ₹ million)

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
AAK Realty Services LLP	Advertisement Income	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.48	0.00	0.96	0.00
AAK Realty Services LLP	Event management and other income	Entities in which key management personnel exercise significant influence	0.12	0.01	1.64	0.01	-	0.00	-	0.00
AAK Realty Services LLP	Interest Expenses	Entities in which key management personnel exercise significant influence	1.34	0.08	9.11	0.03	2.84	0.01	0.92	0.00
AAK Realty Services LLP	Interest income	Entities in which key management personnel exercise significant influence	0.66	0.04	6.65	0.02	31.99	0.12	37.95	0.15
AAK Realty Services LLP	Interest Paid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	0.83	0.00
AAK Realty Services LLP	Interest received	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	33.06	0.13
AAK Realty Services LLP	Loan given	Entities in which key management personnel exercise significant influence	9.32	0.54	10.06	0.04	-	0.00	204.55	0.82
AAK Realty Services LLP	Loan recovered	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	175.19	0.67	-	0.00
AAK Realty Services LLP	Loan taken	Entities in which key management personnel exercise significant influence	5.10	0.30	108.87	0.40	0.57	0.00	3.93	0.02

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
AAK Realty Services LLP	Reimbursement Expenses Recovery	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	44.89	0.17	118.94	0.48
AAK Realty Services LLP	Rental Income	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.14	0.00	-	0.00
AAK Realty Services LLP	Stock Transfer Expense	Entities in which key management personnel exercise significant influence	-	0.00	0.10	0.00	-	0.00	-	0.00
AAK Realty Services LLP	Stock transfer income	Entities in which key management personnel exercise significant influence	-	0.00	0.18	0.00	-	0.00	-	0.00
AAK Realty Services LLP	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	-	0.00	0.03	0.00	6.90	0.03	158.83	0.64
Arun Hope Foundation	Interest Income	Entities in which key management personnel exercise significant influence	0.28	0.02	0.75	0.00	0.80	0.00	-	0.00
Arun Hope Foundation	Loan given	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	1.17	0.00
Arun MN Estate and Family Welfare Trust	Interest income	Entities in which key management personnel exercise significant influence	19.97	1.16	0.62	0.00	-	0.00	-	0.00
Arun MN Estate and Family Welfare Trust	Loan Given	Entities in which key management personnel exercise significant influence	-	0.00	1.64	0.01	1.70	0.01	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Arun MN Estate and Family Welfare Trust	Revenue on Construction	Entities in which key management personnel exercise significant influence	-	0.00	560.13	2.08	-	0.00	-	0.00
Blitzkrieg Technology Private Limited	Interest income	Entities in which key management personnel exercise significant influence	-	0.00	0.02	0.00	-	0.00	-	0.00
Blitzkrieg Technology Private Limited	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.11	0.00	-	0.00	-	0.00
Blue Sea Homes Search LLP	Interest income	Entities in which key management personnel exercise significant influence	-	0.00	0.02	0.00	-	0.00	-	0.00
Blue Sea Homes Search LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.24	0.00	-	0.00	-	0.00
Casa Grande Coimbatore LLP	Advertisement Income	Entities in which key management personnel exercise significant influence	28.36	1.65	55.37	0.21	4.11	0.02	N.A.	0.00
Casa Grande Coimbatore LLP	Event management and other income	Entities in which key management personnel exercise significant influence	-	0.00	1.24	0.00	-	0.00	N.A.	0.00
Casa Grande Coimbatore LLP	Interest Expenses	Entities in which key management personnel exercise significant influence	0.94	0.05	11.29	0.04	7.15	0.03	N.A.	0.00
Casa Grande Coimbatore LLP	Interest Income	Entities in which key management personnel exercise significant influence	2.57	0.15	21.18	0.08	0.01	0.00	N.A.	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Casa Grande Coimbatore LLP	Loan Given	Entities in which key management personnel exercise significant influence	1.90	0.11	271.29	1.01	23.59	0.09	N.A.	0.00
Casa Grande Coimbatore LLP	Loan taken	Entities in which key management personnel exercise significant influence	363.92	21.14	1.76	0.01	882.84	3.38	N.A.	0.00
Casa Grande Coimbatore LLP	Reimbursement Expenses Recovery	Entities in which key management personnel exercise significant influence	-	0.00	82.27	0.31	111.47	0.43	N.A.	0.00
Casa Grande Coimbatore LLP	Rental Expenses	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.09	0.00	N.A.	0.00
Casa Grande Coimbatore LLP	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	24.16	0.09	N.A.	0.00
Casa Grande Propcare Private Limited	Facility Management services	Entities in which key management personnel exercise significant influence	76.87	4.47	362.37	1.34	184.68	0.71	152.52	0.61
Casa Grande Propcare Private Limited	Loan given	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	7.38	0.03	5.40	0.02
Casa Grande Propcare Private Limited	Loan Repaid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	0.56	0.00
Casa Grande Propcare Private Limited	Rental expenses	Entities in which key management personnel exercise significant influence	-	0.00	0.16	0.00	-	0.00	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Casa Grande Propcare Private Limited	Trade payable - Paid	Entities in which key management personnel exercise significant influence	66.37	3.86	383.37	1.42	172.42	0.66	141.86	0.57
Casagrand Arun MN Academy Foundation	Advertisement expenses	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	70.00	0.28
Casagrand Arun MN Academy Foundation	Advertisement Income	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	2.84	0.01	4.66	0.02
Casagrand Arun MN Academy Foundation	CSR Spend	Entities in which key management personnel exercise significant influence	-	0.00	30.46	0.11	-	0.00	-	0.00
Casagrand Arun MN Academy Foundation	Event management and other income	Entities in which key management personnel exercise significant influence	-	0.00	3.68	0.01	-	0.00	-	0.00
Casagrand Arun MN Academy Foundation	Interest Income	Entities in which key management personnel exercise significant influence	5.25	0.30	15.87	0.06	5.81	0.02	-	0.00
Casagrand Arun MN Academy Foundation	Loan given	Entities in which key management personnel exercise significant influence	47.20	2.74	103.36	0.38	131.67	0.50	-	0.00
Casagrand Arun MN Academy Foundation	Reimbursement Expenses Recovery	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	1.15	0.00	-	0.00
Casagrand Arun MN Academy Foundation	Rental Income	Entities in which key management personnel exercise significant influence	0.27	0.02	1.97	0.01	1.26	0.00	0.17	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Casagrand Arun MN Academy Foundation	Trade payable - Paid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	70.00	0.28
Casagrand Arun MN Academy Foundation	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	-	0.00	3.27	0.01	2.58	0.01	-	0.00
Casagrand Luxor Private Limited	Interest income	Entities in which key management personnel exercise significant influence	0.37	0.02	1.28	0.00	0.48	0.00	0.01	0.00
Casagrand Luxor Private Limited	Loan given	Entities in which key management personnel exercise significant influence	-	0.00	1.38	0.01	7.09	0.03	0.21	0.00
Casagrand Luxor Private Limited	Rental Income	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.14	0.00	-	0.00
Casagrand Luxor Private Limited	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.14	0.00	-	0.00
Casagrand Starpark Private Limited	Loan taken	Entities in which key management personnel exercise significant influence	N.A.	-	N.A.	-	N.A.	-	3.15	0.01
Chengalpattu Logistics Parks Private Limited	Loan taken	Entities in which key management personnel exercise significant influence	N.A.	-	N.A.	-	N.A.	-	6.45	0.03
Chengalpattu Logistics Parks Private Limited	Project Management & Consultancy Income	Entities in which key management personnel exercise significant influence	N.A.	-	N.A.	-	N.A.	-	25.04	0.10

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Chengalpattu Logistics Parks Private Limited	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	N.A.	-	N.A.	-	NA	-	21.98	0.09
Chengalpattu Warehousing Parks Private Limited	Revenue on Construction	Entities in which key management personnel exercise significant influence	N.A.	-	N.A.	-	89.23	0.34	82.27	0.33
Chengalpattu Warehousing Parks Private Limited	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	N.A.	-	N.A.	-	88.66	0.34	79.61	0.32
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest Expenses	Entities in which key management personnel exercise significant influence	-	0.00	0.02	0.00	-	0.00	-	0.00
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest income	Entities in which key management personnel exercise significant influence	1.35	0.08	5.56	0.02	5.40	0.02	5.40	0.02
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	Entities in which key management personnel exercise significant influence	-	0.00	1.12	0.00	6.15	0.02	12.12	0.05
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan given	Entities in which key management personnel exercise significant influence	-	0.00	4.40	0.02	13.16	0.05	2.63	0.01
Domyhome Interior Designs &	Loan repaid	Entities in which key management personnel	-	0.00	-	0.00	0.16	0.00	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Solutions Private Limited (Casa Interior Studio Private Limited)		exercise significant influence								
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.01	0.00	-	0.00	-	0.00
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	2.76	0.01	11.20	0.04
Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Receivable - Received	Entities in which key management personnel exercise significant influence	-	0.00	0.27	0.00	-	0.00	-	0.00
Gallante Promoter LLP	Interest Expenses	Entities in which key management personnel exercise significant influence	0.02	0.00	0.02	0.00	0.01	0.00	0.08	0.00
Gallante Promoter LLP	Interest income	Entities in which key management personnel exercise significant influence	3.94	0.23	15.54	0.06	15.36	0.06	3.43	0.01
Gallante Promoter LLP	Loan given	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.34	0.00	9.36	0.04
Gallante Promoter LLP	Loan recovered	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.10	0.00	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Gallante Promoter LLP	Loan repaid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.10	0.00	0.86	0.00
Gallante Promoter LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.10	0.00	-	0.00
IRIS Development LLP	Interest Expenses	Entities in which key management personnel exercise significant influence	0.01	0.00	0.50	0.00	0.17	0.00	-	0.00
IRIS Development LLP	Interest Income	Entities in which key management personnel exercise significant influence	4.94	0.29	10.09	0.04	4.87	0.02	-	0.00
IRIS Development LLP	Loan given	Entities in which key management personnel exercise significant influence	5.00	0.29	80.92	0.30	-	0.00	19.06	0.08
IRIS Development LLP	Loan repaid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	21.97	0.08	-	0.00
IRIS Development LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.08	0.00	0.78	0.00
IRIS Development LLP	Rental income	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	0.12	0.00	59.24	0.24
IRIS Development LLP	Trade payable - Paid	Entities in which key management personnel exercise significant influence	-	0.00	-	0.00	-	0.00	0.92	0.00
IRIS Development LLP	Trade Receivabl	Entities in which key management personnel	-	0.00	-	0.00	54.76	0.21	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
	e - Received	exercise significant influence								
Millenia WB Trust	Interest Income	Entities in which key management personnel exercise significant influence	0.06	0.00	-	0.00	N.A.	-	N.A.	0.00
Mr. Arun MN	Directors remuneration	Key management personnel	2.61	0.15	9.90	0.04	9.62	0.04	8.16	0.03
Mr. Arun MN	Land Sales	Key management personnel	35.14	2.04	-	0.00	-	0.00	-	0.00
Mr. Arun MN	Loan from Director	Key management personnel	-	0.00	25.32	0.09	48.62	0.19	-	0.00
Mr. Arun MN	Revenue from Property development	Key management personnel	-	0.00	76.37	0.28	-	0.00	-	0.00
Mr. Bharaneeshwaran N	SMP Salary	Senior management personnel	4.10	0.24	7.64	0.03	8.48	0.03	6.45	0.03
Mr. Chakravarthy Gopalan Sathish	SMP Salary	Senior management personnel	2.77	0.16	11.78	0.04	19.67	0.08	9.98	0.04
Mr. Gautam Agarwaal	SMP Salary	Senior management personnel	6.49	0.38	14.96	0.06	15.37	0.06	12.38	0.05
Mr. Jagmohan T	SMP Salary	Senior management personnel	1.61	0.09	14.86	0.06	7.32	0.03	8.59	0.03
Mr. K V Ganesh	Sitting Fees	Independent director	0.10	0.01	0.46	0.00	N.A.	-	N.A.	0.00
Mr. Karthik R G	SMP Salary	Senior management personnel	1.11	0.06	5.42	0.02	4.10	0.02	4.56	0.02
Mr. Prasad Motiram Kotpati	Directors remuneration	Director in subsidiary	-	0.00	8.24	0.03	6.44	0.02	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Mr. Prasad Motiram Kotpati	Loan from Director	Director in subsidiary	32.44	1.88	29.88	0.11	268.10	1.03	-	0.00
Mr. Prasad Motiram Kotpati	Loan Repaid to Director	Director in subsidiary	2.94	0.17	27.35	0.10	N.A.	-	-	0.00
Mr. Raghunathan Sumanth Krishna	Directors remuneration	Key management personnel	1.42	0.08	4.22	0.02	4.52	0.02	N.A.	0.00
Mr. Raghunathan Sumanth Krishna	KMP Salary	Key management personnel	N.A.	-	N.A.	-	N.A.	-	5.40	0.02
Mr. Rajneesh Jain	KMP Salary	Key management personnel	N.A.	-	1.17	0.00	15.43	0.06	12.91	0.05
Mr. Raju Venkatraman	Sitting Fees	Independent director	0.10	0.01	0.46	0.00	N.A.	-	N.A.	0.00
Mr. Sai Pratap Reddy	SMP Salary	Senior management personnel	1.70	0.10	15.07	0.06	9.32	0.04	19.62	0.08
Mr. Siva Sankar Reddy Nagella*	SMP Salary	Senior management personnel	7.49	0.44	18.59	0.07	19.45	0.07	11.77	0.05
Mr. Ashok Kumar R	KMP Salary	Key management personnel	N.A.	-	N.A.	-	N.A.	-	3.26	0.01
Mr. Sundaravel M	Directors remuneration	Director in subsidiary	-	0.00	0.66	0.00	0.42	0.00	-	0.00
Mrs. Nisha Abhishek Jha	KMP Salary	Key management personnel	0.85	0.05	3.19	0.01	2.68	0.01	1.94	0.01
Ms. Rohini Manian	Sitting Fees	Independent director	0.10	0.01	0.40	0.00	N.A.	-	N.A.	0.00
Ms. Keerthana R	Directors remuneration	Director in subsidiary	-	0.00	0.25	0.00	0.42	0.00	-	0.00
Nobilitas Home Search LLP	Interest Income	Entities in which key management personnel exercise significant influence	-	0.00	0.03	0.00	-	0.00	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
Nobilitas Home Search LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.24	0.00	-	0.00	-	0.00
Propel Holdings LLP	Interest Expenses	Entities in which key management personnel exercise significant influence	0.11	0.01	0.19	0.00	-	0.00	-	0.00
Propel Holdings LLP	Interest income	Entities in which key management personnel exercise significant influence	0.96	0.06	-	0.00	-	0.00	-	0.00
Sea View Home Search LLP	Interest income	Entities in which key management personnel exercise significant influence	-	0.00	0.02	0.00	-	0.00	-	0.00
Sea View Home Search LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.18	0.00	-	0.00	-	0.00
Solace Gated Community LLP	Interest Income	Entities in which key management personnel exercise significant influence	-	0.00	0.01	0.00	-	0.00	-	0.00
Solace Gated Community LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.18	0.00	-	0.00	-	0.00
Venerate Homes Search LLP	Interest Income	Entities in which key management personnel exercise significant influence	-	0.00	0.02	0.00	-	0.00	-	0.00
Venerate Homes Search LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.30	0.00	-	0.00	-	0.00
Zest Home Search LLP	Interest income	Entities in which key management personnel	0.03	0.00	0.10	0.00	-	0.00	-	0.00

Name of related party	Nature of Transaction	Nature of relationship	For the period ending June 30, 2025	% of revenue from operations	For the period ending March 31, 2025	% of revenue from operations	For the year ending March 31, 2024	% of revenue from operations	For the year ending March 31, 2023	% of revenue from operations
		exercise significant influence								
Zest Home Search LLP	Loan taken	Entities in which key management personnel exercise significant influence	-	0.00	0.03	0.00	-	0.00	-	0.00
Total			748.20	43.46	2,447.68	9.08	2,580.02	9.87	1,454.01	5.83

**N Sivasankar Reddy was appointed as the chief financial officer of our Company with effect from June 28, 2024 and was accordingly a key managerial personnel of our Company. N Sivasankar Reddy resigned as the chief financial officer of our Company with effect from December 8, 2025*

For details of the related party transactions, see "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" on page 562.

Financing Arrangements

There have been no financing arrangements whereby our Promoters, the directors of our Corporate Promoter, members of the Promoter Group, our Directors and their relatives have financed the purchase by any other person of securities of our Company during a period of six months immediately preceding the date of this Draft Red Herring Prospectus.

Weighted average price at which equity shares were acquired by our Promoters and Selling Shareholders in the one year preceding the date of this Draft Red Herring Prospectus

The weighted average price at which our Promoters, who are also our Selling Shareholders, acquired equity shares of our Company in the one year immediately preceding the date of this Draft Red Herring Prospectus are set forth below:

Promoters	Number of equity shares of face value of ₹ 2 each acquired in the one year preceding the date of this Draft Red Herring Prospectus	Weighted average price of acquisition per equity share (in ₹)*
Arun MN[#]	Nil	Not Applicable
Casagrand Luxor Private Limited[$]	Nil	Not Applicable

** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*
[#] Also the Individual Promoter Selling Shareholder.
[$] Also the Corporate Promoter Selling Shareholder.

For further details, see "***Capital Structure***" on page 161.

Details of the price at which specified securities were acquired in the last three years immediately preceding the date of this Draft Red Herring Prospectus by our Promoters, members of our Promoter Group, Selling Shareholders and Shareholders with right to nominate directors or other special rights

Except as stated below, none of our Promoters (who are also our Selling Shareholders) or members of our Promoter Group have acquired any specified securities in the last three years immediately preceding the date of this Draft Red Herring Prospectus:

S.No.	Name of the acquirer/ shareholder	Date of acquisition of equity shares	Number of equity shares acquired	Face value of equity share (in ₹)	Acquisition price per equity share (in ₹)*
Promoters					
1.	Arun MN[#]	September 6, 2023	74,850,000	2	-^
2.	Casagrand Luxor Private Limited[$]	September 6, 2023	74,850,000	2	-^
Promoter Group					
3.	Arun MN Estate and Family Welfare Trust	June 19, 2024	1,000	2	-**

** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*
*** Pursuant to gift deed dated June 18, 2024, Arun MN Estate and Family Welfare Trust acquired 1,000 equity shares from Arun MN on June 19, 2024. The gift of 1,000 Equity Shares of face value of ₹2 each from Arun MN to the Arun Mn Estate and Family Welfare Trust was in compliance with applicable taxation laws.*
*^ 74,850,000 Equity Shares were allotted to Arun MN and 74,850,000 Equity Shares were allotted to Casagrand Luxor Private Limited, pursuant to a bonus issue of Equity Shares in the ratio of six Equity Shares allotted for every one Equity Share held pursuant to a resolution of the Board of Directors dated September 6, 2023 and a resolution of the Shareholders of the Company dated August 23, 2023. For further details, see "**Capital Structure – Notes to Capital Structure – Share Capital History**" on page 162.*
[#] Also the Individual Promoter Selling Shareholder.
[$] Also the Corporate Promoter Selling Shareholder.

As on the date of this Draft Red Herring Prospectus, there are no Shareholders holding any special rights in our Company, including the right to nominate Director(s) on our Board.

Average cost of acquisition for Promoters and the Selling Shareholders

The average cost of acquisition per Equity Share acquired by our Promoters (who are also our Selling Shareholders) as on the date of this Draft Red Herring Prospectus is set forth below:

S. No.	Name of Promoters	Number of Equity Shares of ₹ 2 each held on a fully diluted basis	Average Cost of Acquisition per Equity Share of ₹ 2 each (in ₹)*
1.	Arun MN#	87,324,000	0.07
2.	Casagrand Luxor Private Limited^	87,325,000	12.94**

** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*
 # Also the Individual Promoter Selling Shareholder.
^ Also the Corporate Promoter Selling Shareholder.
*** 2,495,000 equity shares of ₹ 10 each have been acquired by Casagrand Luxor Private Limited pursuant to the Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited, which were initially acquired by Casagrand Millenia Private Limited for an aggregate consideration of ₹1,130,275,000, at an acquisition price of ₹453.02 per Equity Share of ₹ 10 each from one of the erstwhile shareholders of the Company, K.R. Anerudan in three tranches in Fiscal 2021 and Fiscal 2022. The cost of such acquisition by Casagrand Luxor Private Limited has been calculated based on the cost of acquisition of Casagrand Millenia Private Limited, as adjusted for subsequent sub-division of equity shares and bonus issuance. For further details, see "**Capital Structure – Notes to Capital Structure – Build-up of Promoters' shareholding in our Company**" and "**History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited**" on page 166 and 361, respectively.*

Weighted average cost of acquisition of equity shares transacted in the one year, 18 months and three years preceding the date of this Draft Red Herring Prospectus

The weighted average cost of acquisition of all shares transacted in the one year, 18 months, and three years preceding the date of this Draft Red Herring Prospectus is set forth below:

Period	Weighted average cost of acquisition of equity shares of ₹ 2 each (in ₹)*	Cap Price is 'X' times the weighted average cost of acquisition**	Range of acquisition price: lowest price – highest price of equity shares of ₹ 2 each (in ₹)**
Last one year preceding the date of the Draft Red Herring Prospectus	Nil	N.A.	Nil
Last eighteen months preceding the date of the Draft Red Herring Prospectus	Nil	N.A.	Nil
Last three years preceding the date of the Draft Red Herring Prospectus	Nil#	N.A.	Nil#

** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*
#Only transactions during the last three years prior to this Draft Red Herring Prospectus was a gift and a bonus issuance of equity shares.
*** To be updated upon finalisation of the price band.*

Details of Pre-IPO Placement

Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.

Issue of Equity Shares through bonus or for consideration other than cash in the last one year

Our Company has not issued any Equity Shares through bonus issue or for consideration other than cash in the one year preceding the date of this Draft Red Herring Prospectus.

Split / Consolidation of Equity Shares in the last one year

Our Company has not undertaken a split or consolidation of the Equity Shares in the one year preceding the date of this Draft Red Herring Prospectus.

Exemption from complying with any provisions of securities laws, if any, granted by SEBI

Our Company has not sought any exemption from SEBI from complying with any provisions of securities laws, as on the date of this Draft Red Herring Prospectus.

SECTION II - RISK FACTORS

*An investment in Equity Shares involves a high degree of risk. Investors should carefully consider all the information in this Draft Red Herring Prospectus, including the risks and uncertainties described below, before making an investment in the Equity Shares. The risks described below are not the only ones relevant to us, our Equity Shares or the industry in which we operate. Additional risks and uncertainties, not currently known to us or that we currently do not deem material may also adversely affect our business, results of operations, cash flows and financial condition. If any or a combination of the following risks, or other risks that are not currently known or are not currently deemed material, actually occur, our business, results of operations, cash flows and/or financial condition could be adversely affected, the price of our Equity Shares could decline, and investors may lose all or part of their investment. In order to obtain a more detailed understanding of our Company, its Subsidiaries, our business, financial performance and the industry in which we operate in, prospective investors should read this section in conjunction with "**Industry Overview**", "**Our Business**", "**Restated Consolidated Financial Information**" and "**Management's Discussion and Analysis of Financial Condition and Results of Operations**" on pages 217, 285, 457 and 892, respectively, as well as the other financial and operational information contained in this Draft Red Herring Prospectus. In making an investment decision, prospective investors must rely on their own examination of us and our business and the terms of the Offer including the merits and risks involved. Prospective investors should consult their tax, financial and legal advisors about the particular consequences of an investment in the Equity Shares.*

Our fiscal year ends on March 31 of each year, and references to a particular Fiscal are to the 12 months ended March 31 of that year. Unless otherwise indicated, or if the context requires otherwise, the financial information included herein is based on our Restated Consolidated Financial Information for the three months ended June 30, 2025, and Fiscals 2025, 2024 and 2023 included in this Draft Red Herring Prospectus. Unless the context otherwise requires, in this section, references to "we", "us", or "our" refers to Casagrand Premier Builder Limited on a consolidated basis and references to "the Company" or "our Company" refers to Casagrand Premier Builder Limited on a standalone basis.

*This Draft Red Herring Prospectus also contains certain forward-looking statements that involve risks, assumptions, estimates and uncertainties. Our actual results could differ from those anticipated in these forward-looking statements as a result of certain factors, including the considerations described below and elsewhere in this Draft Red Herring Prospectus. For further information, see "**Forward-Looking Statements**" on page 21. For further information, see "**Restated Consolidated Financial Information**" on page 457.*

*Unless otherwise indicated, industry and market data used in this section has been derived from (i) the report titled "Industry Report – Residential, Commercial Office and Warehousing" dated December 23, 2025 (the "**CBRE Report**") prepared and issued by CBRE South Asia Private Limited ("**CBRE**") and (ii) the report titled "Dubai Real Estate Market" dated November 12, 2025 (the "**Colliers Report**") prepared and issued by MENA Real Estate Solutions LLC (Dubai Branch) trading as Colliers ("**Colliers**") and both CBRE Report and Colliers Report were exclusively commissioned and paid for by us to enable the investors to understand the industry in which we operate in connection with the Offer. We engaged CBRE in connection with the preparation of the CBRE Report pursuant to the letter of engagement dated January 20, 2023 read with an addendum dated October 9, 2025. Further, we appointed Colliers in connection with the preparation of the Colliers Report pursuant to the consultancy services agreement dated November 10, 2025. The CBRE Report and Colliers Report are available on the website of the Company at https://casagrand.co.in/investor-relation-category/industry-report/. Any reference to the CBRE and Colliers reports must be read in conjunction with the CBRE Report & Colliers Report, respectively. Both CBRE and Colliers are independent agencies and are not a related party of our Company, our Subsidiaries, Directors, Promoters, Key Managerial Personnel, Senior Management or the Book Running Lead Managers. The data included in this section from the CBRE Report and Colliers Report may have been re-ordered by us for the purposes of presentation. There are no parts, data or information (which may be relevant for this Offer), that has been left out or changed in any manner. Any potential investor in Equity Shares should pay particular attention to the fact that we are subject to extensive regulatory environments that may differ significantly across cities in which we operate. Unless otherwise indicated, financial, operational, industry and other related information derived from the CBRE Report and Colliers Report and included herein with respect to any particular Calendar Year / Fiscal refers to such information for the relevant Calendar Year / Fiscal. Also see, "**Certain Conventions, Presentation of Financial, Industry and Market Data – Industry and Market Data**" on page 18.*

Internal Risk Factors

1. ***A majority of our real estate development activities are geographically concentrated in Chennai, Tamil Nadu (representing 82.65%, 75.10% and 56.61% of the total Saleable Area of Completed Projects, Ongoing Projects and Forthcoming Projects, respectively as of June 30, 2025). Varying market conditions in Chennai, Tamil Nadu may affect our ability to ensure sale of our projects and the pricing of units in such projects, which may adversely affect our business, results of operations and financial condition.***

We derived a substantial portion of our revenue from the residential projects located in Chennai (Tamil Nadu) in the three months ended June 30, 2025 and the last three Fiscals. The table below sets forth details of our revenue from the residential projects located in Chennai (Tamil Nadu) in the years/period indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Revenue from residential projects located in Chennai (Tamil Nadu)* (₹ million)	1,307.30	21,838.07	19,147.06	22,807.18
Percentage of total revenue from real estate development and joint development agreement	86.32%	84.34%	74.73%	92.91%

**Excluding modification income and cancelled customer income from projects located in Chennai (Tamil Nadu).*

The table below sets forth details of Completed, Ongoing and Forthcoming Projects as of June 30, 2025 in Chennai, Tamil Nadu:

Completed Projects (Chennai, Tamil Nadu)			Ongoing Projects (Chennai, Tamil Nadu)			Forthcoming Projects (Chennai, Tamil Nadu)		
Number of Projects	Saleable Area(Million Square Feet)*	Percentage of the total Saleable Area*	Number of Projects	Saleable Area(Million Square Feet)*	Percentage of the total Saleable Area*	Number of Projects	Estimated Saleable Area(Million Square Feet)*	Percentage of the total Estimated Saleable Area*
83	18.01	82.65%	38	33.12	75.10%	11	13.48	56.61%

**Saleable Area or Estimated Saleable Area refers to the total carpet area along with certain common areas such as amenities provided that are usable by the occupants.*

The table below also sets forth the details of our pre-sales volume and value in Chennai (Tamil Nadu) in the period/years indicated:

	Three months ended June 30, 2025			Fiscal 2025			Fiscal 2024			Fiscal 2023		
Particulars	Number of units	Saleable Area (Million Square Feet)*	Pre-sales value (₹ million)	Number of units	Saleable Area (Million Square Feet)*	Pre-sales value (₹ million)	Number of units	Saleable Area (Million Square Feet)*	Pre-sales value (₹ million)	Number of units	Saleable Area (Million Square Feet)*	Pre-sales value (₹ million)
Projects in Chennai, Tamil Nadu	2,052	3.32	21,966.46	4,425	6.91	41,609.07	3,670	5.46	34,505.44	2,873	3.96	24,356.84
Percentage of total pre-sales volume/value	81.27%	75.89%	68.73%	70.98%	70.10%	66.92%	75.33%	75.41%	72.13%	72.44%	70.71%	68.67%

**Saleable Area or Estimated Saleable Area refers to the total carpet area along with certain common areas such as amenities provided that are usable by the occupants.*

The real estate market in Chennai (Tamil Nadu) may be affected by various factors outside our control, including prevailing socio-economic conditions, changes in supply of and demand for real estate developments, changes in applicable governmental regulations and related policies, availability of financing for real estate projects both for developers and customers, changes in demographic trends, employment and income levels. As a result, our business, financial condition and results of operations have been and will continue to be substantially dependent on the performance of, and the prevailing conditions affecting, the real estate market in Chennai, Tamil Nadu. While our revenue from operations has grown at a CAGR of 4.01% from Fiscal 2023 to Fiscal 2025, we cannot

assure you that occurrence of any of the aforesaid factors will not impact our business, results of operations, and financial condition, we cannot assure you that such instance will not arise in the future.

2. We had 57 Ongoing Projects and 21 Forthcoming Projects as of June 30, 2025. Our inability to complete such projects by their respective expected completion dates or at all may result in imposition of penalties by statutory authorities or payment of compensation to customers which in turn could have an adverse effect on our business, cash flows, reputation, results of operations, financial condition and profitability.

We had 57 Ongoing Projects with a Saleable Area of 44.10 million square feet and 21 Forthcoming Projects with an Estimated Saleable Area of 23.81 million square feet as of June 30, 2025. The average time period required for completion of the Completed Projects (which were completed in the last three Fiscals), *i.e.,* the period from the date of the launch to the date of the completion certificate/ occupancy certificate, was 2 years and 11 months. The table below sets forth a summary of our Ongoing Projects as of June 30, 2025:

S. No.	Project Name	Category	Number of Units	Expected Date of Completion as per RERA
Chennai (Tamil Nadu)				
1.	Casagrand Aria	Apartments	655	September 30, 2026
		Apartments (Phase IV)	162	September 30, 2026
2.	Casagrand Aspires	Apartments	316	October 3, 2026
3.	Casagrand Athens	Apartments	953	November 14, 2025* **We have received the completion certificate. It's a part of the ongoing project as the project was ongoing as of June 30, 2025.*
4.	Casagrand Avenue Park	Apartments	209	June 8, 2028
5.	Casagrand Casamia	Apartments	1,314	March 24, 2032
6.	Casagrand Cheers	Apartments	331	December 17, 2027
7.	Casagrand Cloud 9	Apartments	331	October 10, 2026
8.	Casagrand Dior	Apartments	30	April 10, 2026
9.	Casagrand Elinor	Apartments	548	October 12, 2026
10.	Casagrand Elysium	Apartments	1,094	April 21, 2027
11.	Casagrand Estilo	Apartments	202	October 4, 2026
12.	Casagrand First City	Apartments	827	October 30, 2024* **We have received the partial completion certificate on October 30, 2024. It's a part of the ongoing projects as some construction work is pending as of June 30, 2025. An application for complete completion certificate will be applied post completion of the pending construction work.*
		Apartments (Phase III)	420	August 26, 2028
		Apartments (Phase IV)	446	August 26, 2028
13.	Casagrand Flagship	Apartments	887	September 30, 2026
		Villa	54	September 30, 2026
14.	Casagrand French Town	Apartments	639	October 3, 2027
15.	Casagrand Goldengrove	Villa	116	December 10, 2027
16.	Casagrand Highclere	Apartment	330	October 25, 2028
17.	Casagrand Hola Chennai	Apartments	1,796	May 17, 2028
		Villa	22	May 17, 2028
18.	Casagrand Jarvis	Apartments	469	March 13, 2028
19.	Casagrand Laurels	Apartments	126	December 3, 2026
20.	Casagrand Linore	Apartments	275	April 3, 2027
21.	Casagrand Mabelle	Villa	194	February 28, 2026
22.	Casagrand Madelyn	Apartments	394	December 1, 2028
23.	Casagrand Majestica	Apartments	646	April 12, 2027
24.	Casagrand Massimo	Apartments	853	April 2, 2028
25.	Casagrand Medora	Apartments	155	July 5, 2026
26.	Casagrand Mercury Phase I	Apartments	645	November 30, 2029

S. No.	Project Name	Category	Number of Units	Expected Date of Completion as per RERA
27.	Casagrand Mercury Phase II	Apartments	580	November 30, 2029
28.	Casagrand Palm Springs	Apartments	352	July 30, 2027
29.	Casagrand Platinum	Villa	243	April 30, 2026
30.	Casagrand Primrose	Apartments	953	November 21, 2027
31.	Casagrand Reva	Apartments	450	May 8, 2030
32.	Casagrand Selenia	Villa	221	March 10, 2027
33.	Casagrand South Brooke	Apartments	671	The expected date of completion was November 1, 2025. An application dated August 1, 2025 has been made for extension.
34.	Casagrand South Brooke Phase II	Apartments	524	March 10, 2028
35.	Casagrand Suncity Phase I	Apartments	1,402	December 2, 2026
36.	Casagrand Suncity Phase II	Apartments	590	February 28, 2029
37.	Casagrand Utopia	Apartments	673	September 12, 2025* **We have received the completion certificate. It's a part of the ongoing project as the project was ongoing as of June 30, 2025.*
38.	Casagrand Wesley	Apartments	12	November 30, 2026
	Total (A)		**22,110**	
Bengaluru (Karnataka)				
1.	Casagrand Amor	Apartments	480	February 23, 2028
2.	Casagrand Aquene	Apartments	333	The expected date of completion was June 10, 2025. An application dated June 16, 2025 has been made for extension.
3.	Casagrand Casablanca	Apartments	805	May 4, 2029
4.	Casagrand Flamingo	Apartments	218	September 15, 2026
5.	Casagrand Hazen	Apartments	622	July 13, 2027
6.	Casagrand Keatsway	Apartments	286	November 5, 2026
7.	Casagrand Meridian	Apartments	215	The expected date of completion was November 2, 2025. An application dated October 27, 2025 has been made for extension.
8.	Casagrand Orlena	Apartments	296	The expected date of completion was August 21, 2025. An application dated July 24, 2025 has been made for extension.
9.	Casagrand Promenade	Apartments	223	August 5, 2029
10.	Casagrand Regal	Apartments	72	March 13, 2027
11.	Casagrand Vivacity	Apartments	717	April 4, 2029
12.	Casagrand Zaiden	Apartments	286	March 22, 2026
	Total (B)		**4,553**	
Coimbatore (Tamil Nadu)				
1	Casagrand Celest	Apartments	223	February 03, 2030
	Total (C)		**223**	
Hyderabad (Telangana)				
1.	Casagrand Belair	Villa	79	April 22, 2028
2.	Casagrand Evon	Apartments	579	February 18, 2030
3.	Casagrand GS Infinity	Apartments	405	April 15, 2030
4.	Casagrand Hanford	Villa	140	April 25, 2028
5.	Casagrand Windsor Court	Villa	21	September 23, 2029
	Total (D)		**1,224**	
Puna (Maharashtra)				
1	Casagrand Caladium	Apartments	334	May 19, 2029

S. No.	Project Name	Category	Number of Units	Expected Date of Completion as per RERA
	Total (E)		**334**	
	Total (A + B + C + D + E)		**28,444**	

The table below sets forth details of our Forthcoming Projects as of June 30, 2025:

S. No.	Location	Estimated Saleable Area (Million Square Feet)	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ joint development arrangements with landowners	Status
Chennai (Tamil Nadu)					
1.	Ayanambakkam (Koladi)	1.14	Danub Homes Private Limited	Owned land	Architectural drawing has been approved internally for submission for planning permit
2.	Vengambakkam	0.24	Casa Grande Zest Private Limited	Owned land	Architectural drawing has been approved internally for submission for planning permit
3.	Adyar Canal Road	0.04	Casagrand Astute Private Limited	Owned land	Architectural drawing has been approved internally for submission for planning permit
4.	Ayyapanthangal (Kolathuvancheri)	0.47	Casa Grande Smart Value Homes Private Limited	Owned land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
5.	ORR Titanium	3.36	Casagrand Exotia Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
6.	Thirumudivakkam (Phase 1)	2.77	Casa Grande Homes Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
7.	Adyar	0.20	Gazy Mag Private Limited	Owned Land	Architectural drawing has been approved internally for submission for planning permit
8.	Ashok Nagar	0.32	Casagrand Premier Builder Limited	Joint development arrangements with the landowner	Architectural drawing has been approved internally for submission for planning permit
9.	Porur	0.63	Casagrand Premier Builder Limited	Joint development arrangements with the landowner	Architectural drawing has been approved internally for submission for planning permit

S. No.	Location	Estimated Saleable Area (Million Square Feet)	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ joint development arrangements with landowners	Status
10.	Thalambur	2.19	Casa Grande Grace Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
11.	Suncity Phase III	2.12	Casagrand Anchor Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
	Total (A)	**13.48**			
Hyderabad (Telangana)					
1.	Ameenpur	1.06	Casagrand Hyderwise Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
2.	Pudur	0.34	Casagrand Hyderwise Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
3.	Gahanpahad	1.47	Casagrand Hyderwise Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
4.	Gundlapochampally	1.11	Casagrand Hyderwise Private Limited	Joint development arrangements with the landowner	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
	Total (B)	**3.98**			
Bangalore (Karnataka)					
1.	Doddagubi	0.91	Casa Grande Garden City Builders Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
2.	Vivacity (Phase 2)	1.72	Casa Grande Garden City Builders Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing

S. No.	Location	Estimated Saleable Area (Million Square Feet)	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ joint development arrangements with landowners	Status
3.	Casablanca (Phase 2)	1.13	Casa Grande Garden City Builders Private Limited	Owned Land	Architectural drawing has been approved internally for submission for planning permit
4.	Yelahanka	0.43	Casa Grande Garden City Builders Private Limited	Owned Land	Architectural drawing has been approved internally for submission for planning permit
	Total (C)	**4.19**			
Pune (Maharashtra)					
1.	Wagholi Bhavdi Village	1.99	Casagrand Millenia Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
	Total (D)	**1.99**			
Dubai					
1.	Dubai Island	0.17	Casagrand Gallantee Real Estate LLC	Owned Land	Concept has been finalised. Submitted for approval
	Total (E)	**0.17**			
	Total (A+B+C+D+E)	**23.81**			

Note: The expected completion date of the Forthcoming Projects has not been provided as it cannot be determined as on the date of this Draft Red Herring Prospectus, given that these Forthcoming Projects are yet to be registered with the relevant RERA authorities.

For details with respect to our Ongoing Projects, see "***Our Business – Description of our Business***" on page 302.

Our ability to complete our Ongoing Projects and Forthcoming Projects in a timely manner or at all is subject to a number of risks, including, challenges to our land titles, collaboration with third parties including land owners, changes in applicable regulations, shortage of labour, shortage or disruption in the supply chain of raw materials, availability of adequate financing arrangements on commercially viable terms and delays in securing necessary approvals. For instance, we had planned to develop a residential project at Perumbakkam, Chennai (Tamil Nadu). However, on May 29, 2025, the Tamil Nadu State Wetland Authority issued a notice to our Company referencing the verdict in a suo-moto case initiated by the National Green Tribunal ("**NGT**"), Southern Zone, Chennai. The notice cited the NGT order dated September 24, 2025, which directed the Water Resources Department, Tamil Nadu State Wetland Authority, and Chennai Metropolitan Development Authority (CMDA) to jointly prepare an Integrated Management Plan ("**IMP**") based on a site survey and prescribed guidelines for maintaining the marshland. It further stated that any approval concerning the marshland or its zone of influence could only be granted by CMDA after the IMP is finalized. Consequently, the project remains on hold pending completion of the IMP and receipt of necessary regulatory approvals. For further details, see "***Outstanding Litigation and Material Developments***" on page 928. In another instance, in July 2018, we commenced construction of a residential project, namely,'Casagrand Arena EWS', comprising 136 units for the economically weaker section upon obtaining the necessary approvals for development. However, our progress was impeded by the presence of a high-tension wire running through the project area, leading to the construction of a few units. The RERA registration for the project has expired and we are not undertaking any construction activity as on the date of this Draft Red Herring Prospectus. The total construction cost towards the completed units was ₹ 35.65 million. We have from time to time, experienced delays in completion of construction of certain of our projects from our initial estimated date. For details regarding our Completed Projects, including their estimated date of completion submitted to RERA and the date of completion of such projects, see *"**Our Business – Description of our Business**"* on page 302.

While we have not incurred any penalty or paid any compensation to customers in connection with the time overrun in completion of certain of our Completed Projects, including Casagrand Verdent project, in the three

months ended June 30, 2025 and last three Fiscals, there can be no assurance that we will not be required to pay penalties or compensation to customers in future. Further, we cannot assure you that we will not experience any delays in respect of any of our Ongoing Projects and Forthcoming Projects in the future. Further, construction activities in Fiscal 2021 were delayed due to COVID 19 related lockdown restrictions imposed in India, for which extended timelines were permitted by RERA. We cannot assure you that such extensions will be provided by RERA or other governmental authorities in the future in case our projects are affected by similar external factors. Out of 103 Completed Projects, only 57 projects were required to be registered with the relevant authorities under RERA. Further, while we have not incurred any penalties for failing to complete projects within the expected dates of completion as submitted to RERA in the three months ended June 30, 2025 and last three Fiscals, we have in the past experienced delays in handing over the units to the customers. The following table sets forth the amount paid to our customers in three months ended June 30, 2025 and Fiscals 2025, 2024 and 2023 for delays in handing over the units:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Total amount paid due to delay in handing over the units (₹ million)	Nil	17.87	1.32	0.27
Revenue from operations (₹ million)	1,721.44	26,958.87	26,139.90	24,919.53
Amount paid as a percentage of revenue from operations	NA	0.07%	Negligible	Negligible

Our in-house execution capabilities which include designing and planning, obtaining regulatory approvals and construction are critical to meeting project timelines. Given a large number of Ongoing Projects and Forthcoming Projects, we may experience challenges such as availability of skilled workforce, design or planning errors, miscommunication within the project team, which may impact our ability to deliver these projects in a timely manner and further impact our project margins. While we have not encountered any instances in the three months ended June 30, 2025 and the last three Fiscals in relation to the lack of skilled workforce, design or planning errors, or miscommunication within the project team which had an impact on the timeline of projects, our business, results of operations or cash flow, we cannot assure you that such instances will not arise in the future.

Further, in the event our projects do not receive completion or occupancy certificates from competent authorities within the specified timelines, the agreements we typically enter into with customers may require us to pay interest (i.e., SBI's MCLR plus a certain percentage as specified in the relevant state's RERA legislation) every month until we hand over the possession of the projects. While we have not experienced any instances in the three months ended June 30, 2025 and the last three Fiscals wherein an interest was paid on account of our failure to complete a project (i.e., not receiving a completion certificate within specified timelines) which had an adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that any such instance will not arise in the future. See " - ***We are subject to interest clauses under the agreements entered into with our customers for any delay in the completion of the projects and are required to rectify any structural defects with respect to the apartments.*** *"* on page 104.

3. Our residential projects primarily cater to mid-end category of customers which accounted for 83.89%, 84.51%, 92.19% and 77.71% of our revenue from contract with customers in three months ended June 30, 2025, and Fiscal 2025, 2024 and 2023, respectively. Our inability to anticipate and address consumer preferences in the various categories, specifically in the mid-end category, may adversely affect our business, cash flows, results of operations and financial condition.

We categorize our residential projects into luxury, mid-end and affordable. The table below sets forth our revenue from contract with customers from various residential categories for the years indicated:

Category	Three months ended June 30, 2025		Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers
Luxury[(1)]	88.50	5.50%	1,923.02	7.22%	1,713.80	6.64%	3,146.31	12.75%
Mid-end[(2)]	1,349.39	83.89%	22,506.31	84.51%	23,790.84	92.19%	19,180.99	77.71%
Affordable[(3)]	76.61	4.76%	1,439.45	5.41%	65.97	0.26%	1,879.95	7.62%

Category	Three months ended June 30, 2025		Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers	Revenue from Sale of Residential Projects (₹ million)	Percentage of Revenue from Contract with Customers
Plots[4]	Nil	NA	25.15	0.09%	52.39	0.20%	339.22	1.37%
Total	**1,514.50[5]**	**94.15%**	**25,893.93[5]**	**97.23%**	**25,623.00[5]**	**99.29%**	**24,546.47[5]**	**99.45%**

(1) Luxury projects are categorised by our Company as those projects in which the average selling price of units is more than ₹ 15 million.
(2) Mid end projects are categorised by our Company as those projects in which the average selling price of units is between ₹ 5 million and less than ₹ 15 million.
(3) Affordable projects are categorised by our Company as those projects in which the average selling price of units is less than ₹ 5 million.
(4) Plots refers to those projects where plots have been developed and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.
(5) Represents revenue from real estate development and revenue from joint development agreement and excludes revenue from construction services and other operating revenues (i.e., modification income, marketing commission, cancelled customer income, sale of land, scrap sales and consultancy income)

The table below provides details of total units and units unsold in various categories for the years/periods indicated:

Category	As at June 30, 2025		As at March 31, 2025		As at March 31, 2024		As at March 31, 2023	
	Total Units	Unsold Units	Total Units	Unsold Units	Total Units	Unsold Units	Total Units	Unsold Units
Completed Projects								
Luxury[1]	746	45	746	48	480	5	253	2
Mid-end[2]	10,001	29	10,001	36	9,279	38	8,718	26
Affordable[3]	3,802	50	3,802	50	3,637	31	3,288	25
Plots[4]	655	9	655	9	655	13	655	13
Total	**15,204**	**133**	**15,204**	**143**	**14,051**	**87**	**12,914**	**66**
Ongoing Projects								
Luxury[1]	3,598	1,883	2,891	1,730	2,167	1,434	317	28
Mid-end[2]	22,518	7,416	19,621	6,338	12,860	4,055	8,401	2,738
Affordable[3]	2,328	526	2,328	692	2,328	1,218	1,326	751
Plots[4]	-	-	-	-	-	-	-	-
Total	**28,444**	**9,825**	**24,840**	**8,760**	**17,355**	**6,707**	**10,044**	**3,517**

(1) Luxury projects *are categorised by our Company as those projects in which the average selling price of units is more than ₹ 15 million.*
(2) Mid end projects are categorised by our Company as those projects in which the average selling price of units is between ₹ 5 million and less than ₹ 15 million.
(3) Affordable projects are categorised by our Company as those projects in which the average selling price is less than ₹ 5 million.
(4) Plots refers to those projects where plots have been developed and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.

We rely on our ability to understand the preferences of our customers in each of these categories. India's middle-class and high-income households have increased in number, indicating India's rapidly rising income levels (*Source: CBRE Report*). Further, this shift may impact customers by influencing their buying behaviour and demand for more upscale offerings that align with their evolving lifestyles, which may impact the demand for mid-end residential projects. We may not be able to adapt to the changing preferences of our customers in a cost-effective manner, or at all and our inability to respond to customer preferences may adversely affect our business, reputation and prospects.

4. We may be liable to pay a prepayment penalty of typically 2.00% in each of the proposed loans that we intend to repay / prepay, in full or in part, as part of the Objects of the Offer.

Our Company proposes to utilise an estimated amount of ₹ 2,500.00 million from the Net Proceeds towards full or partial repayment or pre-payment of certain borrowings availed by our Company, and an estimated amount of ₹6,500.00 million towards full or partial repayment or pre-payment of borrowings, through investment in certain of our wholly owned Subsidiaries and wholly-owned step-down Subsidiaries. Our Company may draw down further funds under existing loans from time to time. The following table provides the details of borrowings availed by our Company, out of which we propose to pre-pay or repay, in full or in part, up to an amount aggregating ₹ 2,500.00 million from the Net Proceeds:

Name of the lender	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Pre-paid amount as at September 30, 2025 (in ₹ million)*	Prepayment penalty conditions
Certus Investment Management Private Limited	404.10	Nil	No prepayment penalty clause
Hero Fincorp Limited	752.59	747.41	Prepayment charge of 2% shall apply on the outstanding facility amount after the lock-in period, except in cases of project-related or mandatory prepayments.
LIC Housing Finance Limited	1,386.96	993.04	2% of the principal amount prepaid ahead of the repayment schedule.
STCI Finance Limited	235.58	464.42	2% prepayment charge on the prepaid amount shall apply if the loan is pre-paid, in part or in full, with a prior written notice of 30 days.
Total	**2,779.23**	**2,204.87**	

**Such borrowings have been availed by our Company during the preceding two years. No prepayment penalty has been paid on the amounts prepaid since such payments have been made out of project receivables which were undertaken out of the fund availed from such borrowings, in accordance with the financing documents entered into with the relevant lenders.*

The following table provides details of certain borrowings availed by our wholly owned Subsidiaries and wholly owned step-down Subsidiaries as on September 30, 2025, out of which we propose to pre-pay or repay, in full or in part, up to an amount aggregating to ₹ 6,500.00 million from the Net Proceeds, through investment in such Subsidiaries/step down Subsidiaries:

Name of the lender	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Pre-paid amount as at September 30, 2025 (in ₹ million)*	Prepayment penalty conditions
Aditya Birla Capital Limited	1,174.99	825.01	1. Prepayment through re-financing: 2% on prepayment 2. Prepayment through own sources: 2% of the amount so repaid
Aditya Birla Capital Limited	532.89	467.11	Prepayment through re-financing: 2% on prepayment Where sale price of the units are below the minimum stipulated prices, no penalty of the repayment equivalent to the differential amount between the sale price and minimum stipulated prices No penalty for any repayment made within 90 days from the date of interest reset or revised interest rate subject to 30 days of written communication No penalty for any repayment made within 90 days from the date of upward revision of rate of interest No Penalty for Prepayment through Promoter's equity or any other sources: Subject to prior written consent of the Lender in the event Borrower prepays the Loan
Axis Rera Opportunities Fund - II	400.00	Nil	Nil prepayment penalty post lock-in-period. If paid prior to lock-in, then 2% on the outstanding amount.
Bajaj Housing Finance Limited	1,171.99	318.01	2% prepayment charges shall if repaid ahead of the repayment schedule subject to atleast 45 days written notice to the lender. 2% prepayment charges on the outstanding

Name of the lender	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Pre-paid amount as at September 30, 2025 (in ₹ million)*	Prepayment penalty conditions
			amount if taken over by any financial institution.
Bank Of Maharashtra	43.20	Nil	2% of the prepaid amount if the prepaid amount is more than 25% of the sanctioned limit.
HDFC Bank Limited	550.00	Nil	2% of the loan amount being prepaid subject to borrower giving atleast 15 days prior written notice to the lender
ICICI Bank Limited	600.00	Nil	1% of principal amount of the loan being prepaid subject to 15 days written prior notice
ICICI Bank Limited	2,775.55	4.45	1. No prepayment premium on proceeds of the IPO of borrower or parent company 2. 1% of the principal amount prepaid (part or full) subject to 15 days prior notice in writing
LIC Housing Finance Limited	465.44	3,268.56	2% of the principal amount prepaid ahead of the repayment schedule.
Standard Chartered Bank	484.40	115.60	1% of the loan being repaid with applicable taxes
Standard Chartered Capital Limited	1,907.60	942.40	1% of the loan being prepaid with applicable taxes
Standard Chartered Capital Limited	628.50	1,671.50	1% of the loan being prepaid with applicable taxes
Tata Capital Housing Finance Limited	1,577.44	72.56	Nil Prepayment Charges in case of repayment from Sales receivables of the project or own source and 2% plus applicable taxes on principal repaid in any other event
Total	**12,312.00**	**7,685.20**	

**Certain of such borrowings have been availed by the Subsidiaries during the preceding two years. No prepayment penalty has been paid on the amounts prepaid since such payments have been made out of project receivables which were undertaken out of the fund availed from such borrowings, in accordance with the financing documents entered into with the relevant lenders.*

For further information, see "***Objects of the Offer – Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries***" on page 183.

As per the terms of our financing agreements, we are liable to pay a prepayment/repayment penalty of typically 2.00% on majority of the loans that we intend to repay. If the Net Proceeds are insufficient for making payments for such pre-payment penalties, premiums or interest, such excessive amount shall be met from our internal accruals. There can be no assurance that we will be able to pay such repayment / repayment penalty for all our loans should we decide to repay / prepay these loans in their entirety, which in turn could have an adverse impact on our financial condition and results of operations.

5. Our business is capital intensive and is therefore dependent on the availability of real estate financing, which may not be available on terms acceptable to us in a timely manner or at all. Our inability to service our debt obligations, decline in our credit ratings or an increase in the cost at which we incur such debt could have an adverse effect on our business, results of operations and cash flows.

Development of real estate projects involves significant expenses and cash outlay. We typically acquire land parcels and meet our working capital requirements from external debt availed from financial institutions such as banks, NBFCs and alternate investment funds. A significant portion of the external debt availed by us is used for land acquisition purposes. As of September 30, 2025 and June 30, 2025, our total outstanding borrowings on a

consolidated basis was ₹ 49,135.96 million and 44,721.67 million, respectively. Our ability to borrow and the terms of our borrowings will depend on our financial condition, the stability of our cash flows and our capacity to service debt in a rising interest rate environment. For further information on our secured and unsecured borrowings, see "***Financial Indebtedness***" on page 870.

As on September 30, 2025, the interest rates of the loans availed by us from financial institutions (i.e. banks and NBFCs) vary from 7.00[*]% to 24.00% per annum and the interest or coupon rate of non-convertible debentures issued by us vary from 10.00[*]% to 22.00% per annum ([*]*the non-convertible debentures of ₹700.00 million, issued by Gazy Mag to India Realty Excellence Fund VI, having a coupon rate of 0.001% (with IRR of 22%), is not considered for the range as it not representative of the interest range*). Any increase in interest rates would result in an increase in our interest expenses and impact our cash outflow and profitability. The table below sets forth certain details regarding our borrowings as of and for the years/period indicated:

Particulars	As of/ for the period ended June 30, 2025	As of/ for the year ended March 31, 2025	As of/ for the year ended March 31, 2024	As of/ for the year ended March 31, 2023
	(₹ million, except percentages)			
Total outstanding borrowings	44,721.67	42,297.30	36,336.54	24,502.05
Net Debt	41,434.21	36,705.61	32,750.91	21,034.04
Cost of Borrowings[(1)]	1,079.76	4,672.33	4,477.74	3,123.76
Cost of Borrowings as a percentage of total outstanding borrowings	2.41%	11.05%	12.32%	12.75%
Debt/ Total equity [(2)]	4.63	4.26	5.19	5.51
Net Debt to Equity Ratio	4.29	3.70	4.68	4.73
Interest coverage ratio[(3)]	0.58	1.68	1.76	2.00
Debt service coverage ratio[(4)]	0.08	0.82	0.75	0.93
Liquidity ratio[(5)]	3.63	4.46	1.76	1.64

(1) Includes interest on borrowings, interest on lease liabilities, other borrowings costs before deducting the borrowing cost transferred to construction activity expenses.

(2) Debt/ Total equity ratio is calculated as non-current borrowings plus current borrowings divided by total equity.

(3) Interest coverage ratio is calculated as EBIT divided by cost of borrowings. EBIT is calculated as total profit/(loss) for the year plus tax expense and cost of borrowings.

(4) Debt service coverage ratio is calculated as net profit after taxes plus finance cost including interest considered as operation cost plus non-cash operating expenses divided by sum of finance cost including interest considered as operation cost, lease payments and principal payments.

(5) Liquidity ratio is calculated as current assets divided by current liabilities.

Our ability to make payments on our indebtedness will depend on our future performance and our ability to generate cash, which, to a certain extent, is subject to general economic, financial, competitive, legislative, legal, regulatory and other factors, many of which are beyond our control. In the past, certain of the terms of the non-convertible debentures issued to one of our Subsidiaries, CG Grace, were subject to rescheduling by the lender. For further details, see "***History and Certain Corporate Matters - Defaults or re-scheduling/restructuring of borrowings with financial institutions/banks***" on page 358.

The table below sets forth our repayment schedule for Fiscals 2026, 2027 and 2028 based on the total outstanding borrowings as of September 30, 2025:

Total outstanding borrowings as of September 30, 2025 (₹ million)	Repayment in Fiscal 2026* (₹ million)	Repayment in Fiscal 2027 (₹ million)	Repayment in Fiscal 2028 (₹ million)
49,135.96	4,393.33[#]	17,839.29	10,038.12

[*] Does not include ₹14,803.45 million which has been repaid between April 1, 2025 and September 30, 2025.

[#] Includes on demand borrowings and bank overdrafts / cash credit.

We have experienced negative cash flows from operating activities in each of the last three Fiscals. We may continue to have negative cash flows from operating activities in the future. See, "- ***We have experienced negative cash flows from operating activities in the past and we may continue to have negative cash flows in the future which could have an adverse effect on our business, results of operations and cash flows****"* on page 89. If our future cash flows from operations and other capital resources are insufficient to pay our debt obligations, we may be forced to restructure or refinance our existing indebtedness. In addition, any failure to make payments of interest and principal on our outstanding indebtedness on a timely basis would likely result in a reduction of our creditworthiness and/ or credit rating, which could harm our ability to incur additional indebtedness on acceptable terms.

Our pre-sales enables us to derive the benefit of receiving instalment payments from our customers, which we use as working capital which in turn reduces our dependence on external debt. Any decrease in our pre-sales may cause delay in repayment of borrowings or increase our working capital requirement. We may be unable to timely find alternative sources of working capital, which could adversely affect our financial position. While we have not experienced a decrease in our pre-sales in the three months ended June 30, 2025 and the last three Fiscals, we cannot assure you that such instances will not occur in the future. For details regarding our pre-sales in terms of amount, number of units, Saleable Area, see "***Our Business – Overview***" on page 285.

The actual amount and timing of our future capital requirements may also differ from estimates as a result of, among other things, unforeseen delays or cost overruns in developing our projects, change in business plans due to prevailing economic conditions, unanticipated expenses, regulatory changes and engineering design changes. In the past, we have experienced overruns in terms of cost for certain projects already completed and capitalised. Set out below are details of the cost overruns in our completed projects in the three months ended June 30, 2025 and last three Fiscals:

Project Name	Budgeted Engineering and Construction Cost (in ₹ million)	Actual Engineering and Construction Cost (in ₹ million)	Escalation (in ₹ million)
Casagrand Florella II	179.07	237.43	58.36
Casagrand Grandio	618.68	764.50	145.82
Casagrand Boulevard	1,567.84	1,770.31	202.47

The table below sets forth details regarding our working capital turnover ratio, trade receivable days and trade payable days for the periods indicated:

Particulars	As of/ for the three months ended June 30, 2025	As of/ for the year ended March 31, 2025	As of/ for the year ended March 31, 2024	As of/ for the year ended March 31, 2023
Working capital turnover ratio[(1)]	55.58	3.40	1.40	1.05
Trade receivable days[(2)]	663	124	63	45
Trade payables[(3)] (in ₹ million)	6,721.71	5,871.83	4,442.58	4,442.28
Trade payable days[(4)]	391	85	74	76

(1) Working capital turnover ratio is calculated as working capital divided by revenue from operations.

(2) Trade receivable days is calculated as average of trade receivables for the current and previous year/period divided by revenue from operations, multiplied by 365 days.

(3) Out of the total payables of ₹ 4,442.58 million as of March 31, 2024, the total dues outstanding towards MSMEs and creditors other than MSMEs amounting to ₹ 1,530.72 million had been outstanding for more than one year from the due date of payment primarily due to (i) the retention money amounting ₹ 473.54 million, which would be released after satisfactory verification of work performed by vendors and (ii) deferred payment to landowners.

(4) Trade payable days is calculated as average of trade payables for the current period and fiscal years and previous period for June 2025 divided by the total direct cost for the current year, multiplied by 365 days.

(5) The figures for the three month ended June 30, 2025 are not annualized.

Further, we have entered into MOUs/ agreement to sale / partial sale deed to acquire lands or economic interest in land parcels, for which we have made certain advance payments. While we have paid a portion of such land acquisition cost, a substantial amount aggregating to ₹ 10,692.34 million, is yet to be paid as of June 30, 2025, which will require cash inflow either through internal accruals or through external debt. For further details, see "-***We have entered into MOUs/ agreement to sale/ partial sale deed to acquire land or economic interests in land, for which we have made certain advance payments. Non-compliance with such agreements or our inability to pay the balance land acquisition consideration may impair our ability to complete the acquisition of such land parcels."*** on page 83.

To the extent our planned expenditure requirements exceed our available resources, we will be required to seek additional debt or equity financing. Our ability to raise funds from capital markets on acceptable terms and at competitive rates continues to depend on various factors including our credit ratings, the regulatory environment and policy initiatives in India, investors and/or lenders perception of demand for debt and equity securities of real estate companies, and our current and future results of operations, cash flows and financial condition. If there are any unfavourable changes in above factors, it may adversely affect our business and results of operations. While we have not experienced downgrade in our credit rating resulting in adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that such instances will not arise in the future. Also, see "***- Our ability to access capital at attractive costs depends on our credit ratings. Downgrade of credit***

ratings or a poor rating may restrict our access to capital and thereby adversely affect our business and results of operations" on page 99.

Further, we may have not completed financing of certain Ongoing Projects and thus future shortfall will be met either from cash flows of other projects or external funds. We may not be successful in obtaining additional funds in a timely manner, or on favourable terms or at all. Without sufficient liquidity, we may not be able to complete Ongoing Projects and Forthcoming Projects and acquire additional/existing land parcels, which would adversely affect our results of operations. If we do not have access to additional capital, we may also be required to postpone or abandon some or all of our projects or the size of our operations, any of which may adversely affect our business, financial conditions and results of operations.

6. There are certain outstanding litigation proceedings involving our Company, Subsidiaries, Promoter and Directors, an adverse outcome in which, may have an adverse impact on our reputation, business, financial condition, results of operations and cash flows.

There are outstanding legal proceedings involving our Company, Subsidiaries, Promoters, and Directors, which are pending at varying levels of adjudication at different forums. Such proceedings could divert management time and attention and consume financial resources in their defence or prosecution. For instance, pursuant to an inspection of our construction site at Casagrand Zenith Phase II, Chengalpattu District, Tamil Nadu on March 15, 2023, the Deputy Director (BOCW), Industrial, Safety & Health Department, Kancheepuram, Tamil Nadu ("**Deputy Director**") received six show cause notices. The Deputy Director also filed six criminal complaints before the Chief Criminal Magistrate, Chengalpattu, Tamil Nadu against our Company and our Chairman and Managing Director, Arun MN for violation of the Building and Other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 and the Tamil Nadu Building and Other Construction Workers (Regulation of Employment and Condition of Service) Rules, 2006 and seeking appropriate punishment. Further, our Company and Subsidiaries are subject to ongoing litigation in relation to the title of the underlying property of certain of our projects, and our Company and Subsidiaries have also filed writ petitions in response to such matters.

Our Subsidiaries and certain of their respective employees are also subject to certain ongoing litigation proceedings, including (a) a first information report dated September 27, 2025 registered before the Selaiyur Police Station, Chengalpattu District, Tamil Nadu, for an offence under Section 106 of the Bharatiya Nyaya Sanhita, 2023 in relation to the death of a worker, at a project construction site at Kovilanchery, Tambaram Taluk, Chengalpattu District, Tamil Nadu; (b) proceedings for alleged violations of provisions of the Payment of Wages Act, 1936, and Contract Labour Act, 1974 and (c) several show cause notices which were issued by the Karnataka State Pollution Control Board through the Designated Officer, Senior Environment Officer, Bengaluru North, regarding CG Garden City, not adhering to the Water (Prevention and Control of Pollution) Act, 1974 due to the sewage treatment plant of CG Garden City and the discharge of sewage water, not conforming to the standards prescribed by the KSPCB.

The amounts claimed in these proceedings have been disclosed to the extent ascertainable and quantifiable and include amounts claimed jointly and severally from our Company, our Subsidiaries, our Promoters, our Key Managerial Personnel, Senior Management, and our Directors. The summary of outstanding matters set out below includes details of outstanding criminal proceedings, tax proceedings, statutory and regulatory actions and other material pending litigation involving our Company, Subsidiaries, Promoters and Directors and outstanding criminal proceedings and statutory and regulatory actions involving our Key Managerial Personnel and Senior Management:

Name of Entity	Criminal Proceedings	Tax Proceedings	Statutory or Regulatory Proceedings	Disciplinary actions by the SEBI or Stock Exchanges against our Promoters	Material Civil Litigations[#]	Other Pending Litigation^	Aggregate Amount Involved (₹ million)*
Company							
By the Company	1	-	-	N.A.	2	-	0.80
Against the Company	2[@]	18	8	N.A.	6	7	1,658.60
Subsidiaries							
By the Subsidiaries	4	-	-	N.A.	6	-	231.05

Name of Entity	Criminal Proceedings	Tax Proceedings	Statutory or Regulatory Proceedings	Disciplinary actions by the SEBI or Stock Exchanges against our Promoters	Material Civil Litigations[#]	Other Pending Litigation^	Aggregate Amount Involved (₹ million)*
Against the Subsidiaries	6	53	13	N.A.	13	226	1,760.03
Promoters							
By the Promoters	-	-	-	N.A.	-	N.A.	-
Against the Promoters	4	3	1	-	1	N.A.	28.59
Key Managerial Personnel[&]							
By the Key Managerial Personnel	-	N.A.	N.A.	N.A.	N.A.	N.A.	-
Against the Key Managerial Personnel and Senior Management	-	N.A.	-	N.A.	N.A.	N.A.	-
Senior Management							
By the Senior Management	-	N.A.	N.A.	N.A.	N.A.	N.A.	-
Against the Senior Management	-	N.A.	-	N.A.	N.A.	N.A.	-
Directors*							
By the Directors	-	-	-	N.A.	-	N.A.	-
Against the Directors	1	3	-	N.A.	-	N.A.	0.35

[#] In accordance with the Materiality Policy.

^Given the nature of business of our Company and Subsidiaries, majority of the legal proceedings initiated against our Company and Subsidiaries are complaints filed under the Real Estate (Regulation and Development) Act, 2016. As of the date of this Draft Red Herring Prospectus, there are 233 proceedings involving our Company and Subsidiaries, and the aggregate amount involved in such proceedings is ₹ 527.66 million.

*** Involving our Directors other than our Promoter, Arun MN.*

[&] Involving our Key Managerial Personnel other than our Managing Director, Arun MN.

**To the extent quantifiable.*

*[@] Certain criminal proceedings have been initiated, among others, against our Company, in relation to (a) contravention of various provisions of the Building and Other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 and the Tamil Nadu Building and Other Construction Workers (Regulation of Employment and Condition of Service) Rules, 2006; and (b) refund of an aggregate amount of ₹0.70 million paid by the complainant towards booking of an apartment at Project Utopia of our Company. These matters are currently pending. For further details, see the section titled "**Outstanding Litigation and Material Developments – Litigation involving our Company – Litigation filed against our Company – Criminal Proceedings**" on page 929.*

Further, there are no pending litigations involving our Group Companies which will have a material impact on our Company.

Details of outstanding litigation initiated by buyers and prospective buyers of units of completed and ongoing projects developed by our Company and our Subsidiaries before RERA up to the calendar year 2023, 2024 and from 2025 till filing of the DRHP and are currently outstanding are as follows:

Calendar Year	Number of cases filed by buyers and prospective buyers against us before RERA which are currently outstanding	Aggregate amount involved (in ₹ million)*
Up to 2023	45	214.44
2024	80	191.10
2025 till date of filing of the DRHP	108	122.12
Total	**233**	**527.66**

**To the extent quantifiable. To the extent such matters are non-quantifiable, the claim does not involve any monetary compensation and pertains to (a) a direction from the relevant authority; or (b) alleged violation in the statutory norms or compliances.*

Our Company has implemented a standard operating procedure for redressal of complaints received from our customers through calls/ e-mails/ messages to our customer care team. Our customers can register complaints with our customer care team directly wherein such complaint is allotted a ticket number and is transferred to the case officer of the relevant team to further address the concern. If the complaint is not resolved within the turnaround time or a complaint is repeated, a customer may escalate the complaint within our customer relationship management team, after which we actively engage with the customer to resolve their concerns. We have also implemented standards of service wherein resolution of such complaints is required to be completed within a stipulated turnaround time to ensure a timely response and redressal.

Our Individual Promoter, Arun MN, and our Executive Director, CG Sathish are also involved in certain litigation initiated against our Company and Subsidiaries, in their respective capacities as directors/ personnel of our Company and Subsidiaries, including a criminal case before the Chief Judicial Magistrate Court, Bangalore, filed by the KSPCB against CG Garden City and Arun MN.

We cannot assure you that any of these matters will be settled in favour of our Company, Subsidiaries, Promoters, or Directors (other than Promoters), respectively, or that no additional liability will arise out of these proceedings. Should any new developments arise, such as any rulings against us by appellate courts or tribunals, we may need to make provisions in our financial statements that could increase expenses and current liabilities. Further, an adverse outcome in any of these proceedings may have an adverse effect on our business, growth strategy, financial position, prospects, results of operations, and our reputation. For further details, see "***Outstanding Litigation and Material Developments***" on page 928.

We cannot assure you that no such proceedings will be initiated by customers against our Company or our Subsidiaries in the future. Any additional proceedings by customers in the future could divert management time and attention, and consume financial resources in their defence. Further, in December, 2023, the income tax department carried out searches in our premises, and legal proceedings have been initiated in connection to it. For details, see ***"- The income tax department conducted searches at various locations associated with our Company and certain of our Subsidiaries and residence of our Individual Promoter, Arun MN, and assessment orders have been issued. Any adverse outcome in this proceeding may adversely impact our business, reputation, financial condition and results of operations***" and "***Outstanding Litigation and Other Material Developments – Description of certain tax matters exceeding the materiality threshold in terms of the Materiality Policy***" on pages 84 and 948. An adverse outcome in any such additional proceedings may affect our reputation and have an adverse effect on our business, prospects, results of operations and financial condition.

7. Significant increases in prices or shortage of or delay or disruption in supply of construction materials could adversely affect our construction cost and timelines.

Principle construction materials used in our projects include cement, sand, steel, brick, ready-mix concrete, wood and aluminium. We do not have any long-term agreements with our construction material suppliers and raw materials are typically procured on the basis of purchase orders placed with such suppliers. The prices and supply of these construction materials depend on factors beyond our control, including general economic conditions, production levels, transportation costs and government taxes. As per the CBRE Report, post Covid-19 pandemic, many global markets, including India, witnessed resurgence in construction activity in 2021. While recovery remained on track in 2022, the industry faced challenges such as impact on regional supply chains due to the Russia-Ukraine conflict along with rising inflation globally as the prices of raw materials such as cement and steel increased during the period. However, the prices stabilised in the year 2023. Real estate market would continue to be sensitive to such events and its ability to adapt to market conditions would be critical for success. The table below provides details of our cost of raw materials, components and stores consumed for the years indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Revenue from real estate development and joint development agreement (₹ million)	1,514.50	25,893.93	25,623.00	24,546.47
Cost of raw materials, components and stores consumed (₹ million)	1,851.33	9,212.67	5,579.47	5,949.76
Cost of raw materials, components and stores consumed as a percentage of revenue from real estate development and joint development agreement	122.24%	35.58%	21.78%	24.24%

Our ability to develop projects profitably and within estimated timeframes is dependent on the availability of adequate and timely supply of quality construction materials within our estimated budget. While we are not dependent on any single or a few suppliers, the inability of our suppliers of construction materials to deliver in quantities or the specifications required and at commercially acceptable prices may affect construction timelines and costs. While there have not been any instances in the three months ended June 30, 2025 and the last three Fiscals where we experienced any delay or disruption in the supply of construction materials and the same had an adverse impact on our business, results of operations, financial conditions and cash flows, we cannot assure you that such instances will not arise in the future. We may also not be able to pass on any increase in the costs incurred for construction materials to our customers, which could adversely affect our results of operations and financial condition. Further, if the suppliers do not provide quality construction materials, it may lead to safety hazards and compromise the durability and reliability of our projects which may adversely affect our reputation. While we have not experienced any instances in the three months ended June 30, 2025 and the last three Fiscals where the projects were compromised due to low-quality construction materials, resulting in adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that such instances will not occur in the future.

8. Post the filing of our previous draft red herring prospectus, certain complaints have been made against our Company, our Individual Promoter and certain of our Subsidiaries by certain parties to, inter alia, SEBI, and the book running lead manager to the previous offer, as applicable. Such complaints may adversely affect our reputation, business and would require us to incur expenditure in defending such legal claims. There is no assurance that there will not be further complaints against our Company and our Subsidiaries which might divert the time, attention and resources of our management.

Post the filing of our previous draft red herring prospectus with SEBI and the Stock Exchanges on September 19, 2024 ("**Previous DRHP**"), certain complaints have been made against our Company, our Individual Promoter and certain of our Subsidiaries in relation to our business and operations and the Offer ("**Complaints**"). Certain of these Complaints are from buyers and prospective buyers of our projects. Our Company has denied the allegations under such Complaints addressed to us and responded accordingly. The book running lead manager to the previous offer received a complaint on December 22, 2025 from D Vijay in relation to filing of the Previous DRHP, the Previous DRHP was subsequently withdrawn on December 22, 2025. We are in the process of responding to the complaint. The table below sets out the details of the Complaints, including the allegations raised in the Complaints, the responses sent and their status:

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
1.	Complaint from Ramkumar received on September 24, 2024.	October 3, 2024	Allegations: • The complainant claimed to be an aggrieved homebuyer and had filed complaints with the Registrar of Companies, Directorate General of GST Intelligence ("**DGGI**"), and other government departments alleging fraudulent activities by our Company, particularly in relation to GST collection. • He further asserted that his complaint with the GST Department is being actively considered and that the issue affects over 500 home buyers in certain project. • He also accused our Company of cheating lakhs of homebuyers through unfair and unethical trade practices and warned that allowing our Company to go public would harm investors. Response: • Our Company responded that it had not received any notice, summons, or communication from the Registrar of Companies, DGGI, or any government department regarding the proceedings allegedly initiated by the complainant in connection with alleged fraudulent activities or GST collection issues. It was also noted that no supporting documents were attached to the complaint, making it impossible to identify the specific matters referred to. • Our Company also clarified that all pending matters initiated by buyers and prospective buyers of units of completed and ongoing projects developed by our Company and our Subsidiaries, including but not limited to matters pertaining to refund of goods and services tax, have been disclosed in a consolidated manner in the Previous DRHP under the section "Outstanding Litigation and Material Developments" in terms of the materiality policy. Further, it was clarified that these disputes are sub judice and subject to the decision of relevant authorities. • Our Company also stated that the allegations of cheating or unethical practices are false.	Responded to the complaint.
2.	Complaint from Divya M received on January 2, 2025.	January 16, 2025	Allegations: • The complaint was from a customer who bought a flat in 'Project Linore' reporting persistently poor and unresponsive customer relationship management service affecting many buyers, causing distress and loss of trust in ability to provide basic support by our Company, and requested a resolution.	Responded to the complaint.

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			Response: • Our Company responded that it prioritizes the need of customers including providing site visits, assigning dedicated customer relationship management agents, assisting with home loans, and conducting pre-handover inspections to address any issues. Further, our Company confirmed that we have implemented measures to address customer grievances, including, among others, a dedicated customer relationship manager for each customer, the 'ICARE' standard operating procedure for tracking and resolving complaints and defined turnaround times for resolution to ensure customer satisfaction including escalation (in case of unresolved or repeated complaints) within our customer relationship management team. • Regarding the specific issue alleged by the complainant, our Company stated that the complainant booked a unit in 'Project Linore' with an allocated covered car parking for which allotment letter and payment receipt was issued on October 30, 2024. On the complainant's request dated November 23, 2024, this was changed to a tandem car parking, and a revised allotment letter and receipt were issued on November 28, 2024. A new CRM representative was assigned to the complainant on January 10, 2025. Our Company also confirmed that no complaint remained pending with customer relationship management for redressal as of the date of the response.	
3.	Received by the book running lead managers to the previous offer on April 16, 2025 with further clarifications sought on the matter through emails dated April 28, 2025, and May 7, 2025.	April 23, 2025, April 24, 2025, May 5, 2025, May 14, 2025, and May 16, 2025	Allegations: • The complaint alleged that our Company is currently under scrutiny by multiple enforcement agencies, particularly the Income Tax Department, for serious financial and corporate law violations. It alleged the key findings from raids at over 40 locations linked to our Company across Tamil Nadu included unearthing of over ₹6,000.00 million unaccounted income, detection of ₹40.00 million in illegal cash transactions, and evidence of benami properties and suspicious land deals; • The complaint also alleged suo moto legal action by the Southern Bench of the National Green Tribunal (NGT) for illegal construction within the Perumbakkam wetland near Chennai, adjacent to the protected Pallikaranai Marshland Reserve Forest, and that the case is still pending before the NGT. • The complaint also alleges that these are not minor procedural lapses but serious violation of financial and corporate laws. • The complaint further stated that despite these investigations, our Company is moving	Responded to the complaint.

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			forward with the initial public offer, including an offer for sale by its Promoters, raising serious concerns about regulatory ethics and failure of due diligence. • The complaint also alleged that the investigative authorities have also discovered hidden real estate assets worth over ₹2,500.00 million, non-disclosure of key transactions in earlier filings, and gross manipulation of project valuations, misleading use of shell entities and that this suggests wilful misrepresentation and deception of regulatory bodies, which is a direct violation of SEBI's disclosure norms and a serious breach of investor trust. <u>Response:</u> The allegations made by the complainant against our Company, Subsidiaries and Promoters were denied in their entirety. In addition, the following response was provided in respect of the allegations: • The search conducted by Income Tax Department at, inter alia, our Company's and certain of its Subsidiaries' premises in 2023 along with the outstanding tax proceedings involving our Company and certain of its Subsidiaries and the aggregate amount involved in these proceedings as on the date of the Previous DRHP have been disclosed in the Previous DRHP under the section "Risk Factors" and "Outstanding Litigation and Other Material Developments-Tax proceedings involving our Company, Subsidiaries, Promoters, and Directors", respectively and also as contingent liabilities in restated consolidated financial information, in compliance with the disclosure requirements under the SEBI ICDR Regulations. • The restated consolidated financial information in the Previous DRHP records "The Group do not have any Benami property, where any proceeding has been initiated or pending against The Group for holding any Benami property". Additionally, our Company stated that it and its Subsidiaries, have not received any notices and no orders have been passed against our Company and subsidiaries under the Benami Transactions (Prohibition) Act, 1988. • Further, it was subsequent to Previous DRHP filing, that our Company and its Subsidiaries received show cause notices from the Income Tax Department for assessment years 2017–18, 2020–21, 2022–23, and 2023–24 and the tax authorities passed assessment orders dated March, 2025 ("**Assessment Orders**") reassessing our taxable income on several grounds including alleged unaccounted and under-reporting of income received in cash by our Company and Subsidiaries. • Our Company has disputed these reassessments and filed appeals in March-April 2025	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			before the Joint Commissioner (Appeals) or the Commissioner of Income-tax (Appeals) against the Assessment Orders ("**Appeals**") on the grounds, inter alia, that the Assessing Officer had based its investigation on material seized from premises which do not belong to our Company or the Subsidiaries, the Assessment Orders considered selective information, disregarded relevant evidence and did not provide our Company and its Subsidiaries adequate opportunity to furnish explanations or respond to the discrepancies raised, and that these matters are currently sub-judice before various judicial forums. • Further, our Company and its Subsidiaries also stated that we have not received notices from any regulatory agencies like the directorate of enforcement, Reserve Bank of India, or any other similar authority in relation to any prospective or threatened regulatory action against our Company or Subsidiaries other than the ongoing direct and indirect tax related matters. The above mentioned matters are currently subjudice before various judicial forums. • It was also clarified that neither our Company nor our Promoters of the Company have ever been identified as a wilful defaulter or a fraudulent borrower and that the Promoters and Company are eligible to undertake the initial public offer. • The claim that investigative authorities have discovered (i) hidden real estate assets worth over ₹ 2,500.00 million, (ii) that our Company has not disclosed key transactions in earlier filings, (iii) that our Company has grossly manipulated project valuations, or (iv) that our Company has misleadingly used shell entities, were denied, and unsubstantiated and no evidence has been provided by the complainant to support these claims. • In relation to NGT proceedings, concerning an allegation that our Company had constructed a road across a marshland located within protected area in Tamil Nadu, it was responded that the Chennai Metropolitan Development Authority ("CMDA") had filed reports before the NGT stating that the planning permission issued to our Company does not come within the marsh land as notified in the CMDA's second master plan and that the subject area is a patta land located in the primary residential use zone of the CMDA's second master plan. Additionally, it was also clarified that the district collector has also submitted a written statement dated September 22, 2023 before the NGT post inspection of fields and verification of documents indicating that the marshland owned by the forest department does not get encroached. It was stated that this matter as on response date was sub-judice before the NGT and has been disclosed in the Previous DRHP under "***Legal and Other Information – Outstanding Litigation and Other Material Developments- Litigation involving our Company - Litigation filed against our Company - Actions by regulatory and statutory authorities***" and it was submitted that our Company has not made	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			any wilful misrepresentations to, omissions or deception of any regulatory bodies. • Following the initial response, SEBI sought additional information and confirmations vide their emails dated April 28, 2025, May 7, 2025 regarding, inter-alia, the names and locations of all entities and premises searched, particulars of documents and cash seized, point-wise confirmations/denials to allegations regarding unaccounted income, detection of illegal cash transactions, details of benami properties or suspicious land dealings, a detailed break-up of reassessed income for our Company and each subsidiary, the proposed utilization of offer proceeds in relation to subsidiaries subject to tax proceedings, and the relationship/designation of individuals whose premises were searched vis-à-vis our Company, its Subsidiaries, Promoters, and Promoter Group. All the requisite information and confirmations were duly furnished to SEBI including names and location of the entities and premises on which the search was conducted by Income Tax Department, details of documents seized which were in the nature of laptops, phones, servers, hard disks, pen drives, emails, cloud data, physical documents, WhatsApp messages and cash. Point wise confirmations/denials to allegations regarding unaccounted income were also provided to SEBI, and that our Company has appealed certain assessment orders. It was also submitted that the assessment orders issued by the Assessing Officers against our Company and certain Subsidiaries did not allege that we owned any benami properties or that they had suspicious land dealings. Further, details of relationship/designation of individuals whose premises were searched vis-à-vis our Company, its Subsidiaries, Promoters, and Promoter Group were provided to SEBI.	
4.	Received by the book running lead managers to the previous offer on May 20, 2025.	May 27, 2025	<u>Allegations:</u> The complaint alleges that our Company, in connection with its proposed real estate project in Dubai, is engaged in illegal movement of funds through hawala channels, laundering proceeds of crime, and misappropriation of monies derived from black money linked to political figures associated with Congress and DMK. According to the complaint, these criminal funds have been routed through illegal hawala channels, laundered abroad, and then reintroduced into India as legitimate business capital, thereby obscuring their illicit origins and evading regulatory detection and scrutiny. The complaint further contends that the Dubai project is not a bona fide commercial undertaking, but rather a fraudulent attempt designed to launder large sums of black money and conceal the source of illicit transfers, including by enabling apartments to be purchased through third-party names by persons connected to political parties. In addition, the complaint asserts that despite being heavily indebted, our Company is proceeding with the Dubai project raising questions about the source of funds, and that the project is being used as a vehicle to securing capital and to escape mounting financial obligations and avoid completing existing projects.	Responded to the complaint.

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			In addition to above, SEBI requested further information, including: (i) whether any action, such as an inspection, investigation, inquiry, or similar proceeding, has been taken or initiated by any regulatory, statutory, enforcement, or judicial authority in India or abroad in relation to the allegations raised; and (ii) comprehensive details of the Dubai project, including its financing structure and whether any portion of the Offer proceeds is proposed to be utilized for the project. <u>Response:</u> The following response was provided in respect of the allegations: • The allegations made against our Company were categorically denied in its entirety. It was stated that the complainant has not furnished any evidence in support of the allegations raised and has made general statements to malign the reputation of our Company. • It was clarified that the financial statements of our Company and its Subsidiaries are regularly audited as per applicable laws by independent statutory auditors, and the audit reports issued by the auditors in the last three Fiscals have not included any remarks in relation to the allegations. • The assertion that the Dubai real estate project is a fraudulent scheme intended to launder black money or obscure the origins of illicit funds was also categorically denied by our Company. There is no evidence to support the claim that political figures are purchasing property through third parties to reintroduce tainted money into India, nor is there any attempt to manipulate financial transactions to evade detection. The restated consolidated financial information as of and for the financial years ended March 31, 2024, March 31, 2023 and March 31, 2022, included in the Previous DRHP, which has been examined by the Statutory Auditors includes a disclosure that the Group has 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. • It was also submitted that that our Company has not commenced construction of the proposed project in Dubai as of the date of the response. Thus, the allegation made by the complainant is baseless without any supporting facts or documentation. • The allegation that our Company is using the Dubai project to secure capital to escape financial obligations or avoid completing existing projects was denied by our Company.	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			Details with respect to the financial indebtedness of our Company (on a consolidated basis), is disclosed in the section titled "Financial Indebtedness" of the Previous DRHP. The said section also sets out details of all the lenders of our Company and its Subsidiaries during the financial years ended March 31, 2024, March 31, 2023 and March 31, 2022 and the three months ended June 30, 2024. Further, it was clarified that our Company and its Subsidiaries have not defaulted in payment of any borrowings in the three Fiscals preceding the Previous DRHP and the said disclosure has also been included in the section titled "Financial Indebtedness" of the Previous DRHP. • Further, it was responded that details with respect to the financial performance of our Company in the financial years ended March 31, 2024, March 31, 2023 and March 31, 2022 is disclosed in the Previous DRHP including the restated consolidated financial information and other sections such as "Summary Financial Information" and "Management's Discussion and Analysis of Financial Condition and Results of Operations", of the Previous DRHP. It was also noted that as set out in the restated consolidated financial information and several other sections in the Previous DRHP, the net worth of our Company is positive as of March 31, 2024 and the interest coverage ratio is 1.76 times in Fiscal 2024. • Lastly, in relation to the Dubai project referred to in the complaint, it was stated that adequate disclosures were already included in the Previous DRHP in several sections highlighting the plans of our Company/its subsidiaries, to set up project(s) in Dubai including risk factor 7, risk factor 9, and the sections "Industry Overview" and "Our Business" of the Previous DRHP. • Further, all additional information sought by SEBI was duly provided. It was confirmed that that no action (inspection, investigation, inquiry, etc.) has been taken or initiated by any authority (regulatory, statutory, enforcement, judicial, etc.) in India or abroad with respect to the allegations made in the complaint. Further, all requisite details of our Company's wholly owned subsidiary in Dubai, namely Casagrand Gallantee Real Estate LLC, was provided, including the arrangement for acquisition of land in Dubai. It was also confirmed that no construction activity has been initiated in relation to Dubai project, no financing arrangement has currently been entered into for the said project. It was also submitted that as already set out in the section "Objects of the Offer" of the Previous DRHP, the net proceeds are proposed to be utilized for prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by our Company and certain of its Subsidiaries from financial institutions, which does not include any borrowings availed by Casagrand Gallantee Real Estate LLC.	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
5.	Received from Kanchana Ranjan. Received by the book running lead managers to the previous offer on July 11, 2025.	July 22, 2025	Allegations: The complainant alleges that our Company is engaged in false and misleading advertising for its project 'Casagrand Majestica' by promoting it as located in Guindy, a prime area of Chennai, when the project is actually in Manapakkam, approximately 9 kilometres away. The complaint states that promotional materials on social media and other media channels repeatedly referenced Guindy. The Tamil Nadu RERA (TNRERA) found that this misrepresentation violated Section 7(1)(A)(iii) and constituted unfair trade practice under the Real Estate (Regulation and Development) Act, 2016, and imposed penalties and our Company was directed to remove misleading content. Further, the complainant requests SEBI to consider withholding approval for the Offer in light of the alleged misconduct. Response: The following response was provided in respect of the complaint: • Our Company denied the allegation that it had made a deliberate attempt to mislead homebuyers, claiming the incorrect location in advertisements was inadvertent. Upon realizing the error, our Company withdrew the incorrect advertisement and subsequently submitted a rectified advertisement before the TN RERA, with respect to Project Casagrand Majestica being situated at Manapakkam. • Our Company acknowledged the TNRERA order dated May 19, 2025, and reiterated that such error in the advertisement was inadvertent and without any deliberate intention to defraud prospective buyers or misrepresent the location of the project to entice customers and mislead the public. • Our Company also confirmed that Previous DRHP correctly stated the project's location as Manapakkam.	Responded to the complaint.
6.	Received from Ravikumar Kannan, Alexander M, Kirubanantham and V. Kamalakannan. Received by the book running lead	August 8, 2025	Allegations: • The complainants had filed writ petitions before the Madras High Court alleging gross misleading marketing practices and false representations by our Company in promoting its housing projects, and the complaint was further to the order dated June 30, 2025 of the Madras High Court. Further Madras High Court directed competent authority to consider the representation of the complaints dated May 10, 2025 in relation to the above-mentioned allegations.	Responded to the complaint.

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
	managers to the previous offer on July 30, 2025.		• The complainants requested SEBI to withhold and suspend further processing of the Offer until the adjudication in the said matter is concluded, take cognizance of the misleading nature of the advertisements, brochures and online campaigns, and to ensure no public funds are mobilized through the Offer. <u>Response:</u> The following response was provided in respect of the allegations: • It was stated that the Madras High Court, vide orders dated June 30, 2025, in relation to the writ petition filed by the complainants directed the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") to consider the complainants' representations dated May 10, 2025 after giving our Company an opportunity to present its case, and the writ petition filed by the complainants were dismissed by the Madras High Court on such terms. • In this regard, TNRERA issued notices to our Company on June 13, 2025; our Company submitted responses on June 30, 2025, addressing the issues of misleading details with respect to travel times from certain of their projects in related advertisements issued by our Company. Since the submission of such replies, our Company has not received any further communication from TNRERA. • Our Company denied all allegations in the complaint and affirmed that no misrepresentation has been made in the Previous DRHP regarding its business or operations, and confirmed that our Company has duly complied with the disclosure requirements prescribed by SEBI including the SEBI ICDR Regulations.	
7.	Complaint 1 received from Gigi George, (Director, Vees Properties Limited) on September 13, 2025 Complaint 2 received from Ashish Vyas, Authorised Representative of DiMax	September 25, 2025 – Response to Complaint 1 (Gigi George) September 29, 2025 – Response to Complaint 2 (Ashish Vyas) September 30, 2025 – Response to Complaint 3 (Ashish Vyas) October 3, 2025 –	Complaint 1 <u>Allegations:</u> • Our Company was alleged to have misrepresented its ownership and development rights over the Padappai lands in the Previous DRHP by projecting control and ongoing development of approximately 3 million square feet, despite having acquired only 20 acres (about 0.8 million square feet) from Vees Properties in 2022, and thereby misleading investors about ownership, and control. • Our Company was also alleged to have suppressed the existence of a mortgage over the 20 acres it purchased thereby creating the false impression in the Previous DRHP that the land was held with clear and unencumbered title. It was also alleged that our Company induced Vees Properties to deposit original title deeds and then wrongfully pledged those deeds to	Responded to the complaint

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
	Restructuring Pvt. Ltd. (Interim Resolution Professional for Vees Properties Limited) on September 10, 2025 Complaint 3 received from Ashish Vyas on September 15, 2025 Received by book running lead managers to the previous offer on September 23, 2025	Response to SEBI	Hero Fincorp, resulting in a fraudulent charge reflected in sub-registrar records. It was also contested that our Company continued representing ownership over lands belonging to Vees Properties in the Previous DRHP despite admission of Vees Properties into CIRP and provisions under Sections 14 and 17 of the Insolvency and Bankruptcy Code, 2016. The complainant also urged SEBI to, among others, investigate our Company for fraud and misrepresentation and withhold approval for the initial public offer until corrective disclosures are made. <u>Responses:</u> The following response was provided in respect of the allegations: Misrepresentation of MoU and ownership: • Our Company denied in entirety the allegations regarding misrepresentation of MoU and ownership of the land parcel in Padappai, Chennai in the Previous DRHP. It was responded that Casagrand Exotia Private Limited ("**Casagrand Exotia**"), a Subsidiary of our Company, entered into an MoU with Vees Properties Limited ("**Vees**") and Kgeyes Residency Private Limited for the purchase and joint development of a larger land parcel ("**Land Parcel**"). Pursuant to this arrangement, Casagrand Exotia has purchased 20 acres 48 cents and executed an agreement of sale (the "**Agreement of Sale**") for an additional 14 acres 9 cents. Further, pursuant to an amendment to such MOU, among others, our Company agreed to purchase 94 acres and 20 cents from Vees. • Further, it was stated that Company has disclosed in the Previous DRHP that, as of May 31, 2024, the Company had only entered into agreements to sell/MoUs to acquire certain land parcels, including at Padappai (Chennai) of land area of 3.07 million sq. ft., and that title had not transferred and/or only part of the consideration had been paid. Such disclosures in the Previous DRHP were based on the then-subsisting MoU and related agreements at the time of filing of the Previous DRHP. Our Company has also specifically disclosed that ₹596.22 million was unpaid for the Land Parcel at Padappai, Chennai as on May 31, 2024. Accordingly, there is no misrepresentation in the Previous DRHP, and disclosures are not misleading as they were based on the factual position as on May 31, 2024. The allegation of wrongful inclusion of the land parcel at Padappai, Chennai in the Previous DRHP to create a false impression of ownership or control was therefore denied. • It was also clarified that after filing the Previous DRHP, Vees failed to satisfy the conditions precedent in relation to the acquisition of the land pursuant to the MOU and the Agreement of Sale (the "**Balance Land Parcels**") and consequently, Casagrand Exotia	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			was unable to conclude the purchase of the Balance Land Parcels and title to Balance Land Parcels has not been transferred to Casagrand Exotia, and thus balance consideration remains unpaid. It was also stated that the Company had paid the advance payment/security deposits as required to be paid in terms of the MoU and its amended agreement and Agreement of Sale and its addendum entered by Vees with Casagrand Exotia. In this regard, it was also responded that Risk Factor 9 titled, "***We have entered into MOUs/ agreement to sale to acquire land or economic interests in land, for which we have made certain advance payments. Non-compliance with such agreements or our inability to pay the balance land acquisition consideration may impair our ability to complete the acquisition of such land parcels***," of the Previous DRHP, discloses the associated risks in relation to acquisition of such parcels of land and that the Company typically makes partial or advance payments to landowners and pays the remainder only upon successful completion of due diligence. • Accordingly, it was confirmed that the Previous DRHP contains disclosures regarding the status of title, consideration paid/pending, and contractual arrangements, including associated risks in relation to the Land Parcel in Padappai, Chennai, as of the date of the Previous DRHP, and the allegation of fraudulent misrepresentation and misleading statements in the Previous DRHP was denied. • Our Company also categorically rejected the allegation that Vees was driven into insolvency due to conduct by Casagrand Exotia. It was responded that such proceedings were not initiated by us, and our Company categorically rejected all assertion of abuse of dominance and conduct in bad faith by the Company in the complaint. Encumbrance suppressed – mortgage of 20 acres: • The allegation that our Company failed to meet its payment obligations for the purchase of 20 acres and 48 cents from Vees was denied. Pursuant to the sale deeds dated May 30, 2022, Casagrand Exotia purchased 20 acres and 48 cents covered under the MoU from Vees through three sale deeds, for valid consideration. Vees acknowledged receipt of the consideration in those sale deeds. No balance consideration is payable with respect to such sale deeds. • The allegation of suppression of encumbrances over 20 acres and 48 cents at Padappai, Chennai in the Previous DRHP was also denied. The Company filed the Previous DRHP on September 19, 2024. On January 29, 2025, after the filing of the Previous DRHP, Casagrand Exotia, who purchased the 20 acres and 48 cents land parcel at Padappai, Chennai from Vees, mortgaged the property to Brios Finvest India Limited, and discharged	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			the mortgage on July 16, 2025.This land parcel was subsequently mortgaged with Catalyst Trusteeship Limited (Trustee of Hero FinCorp Limited) on July 21, 2025, and that mortgage remains in force. Accordingly, there was no suppression of information in the Previous DRHP. Fraudulent misuse of title deeds: • The alleged fraudulent misuse of title deeds by the Company was also denied in its entirety. As indicated above, Casagrand Exotia purchased 20 acres and 48 cents covered under the MoU from Vees through three sale deeds each dated May 30, 2022, for valid consideration and only such parcel of land owned by Casagrand Exotia have been mortgaged. No title deeds relating to land not owned by Casagrand Exotia have been pledged or encumbered with any lender. CIRP status ignored: • The allegation that our Company has failed to mention the CIRP proceedings relating to Vees in the Previous DRHP, or that the Company has attempted to exclude and misrepresent this in the Previous DRHP was rejected. It was stated that neither the Company nor Casagrand Exotia is a party to the CIRP proceedings. Further, as of the Previous DRHP date, Vees was not a subsidiary, a promoter group entity, a group company, or otherwise related to the Casagrand group. NCLT order records the agreement with the Company and consequences of misrepresentation: • Our Company stated that there was no misrepresentation or untrue statement made by the Company in the Previous DRHP in relation to the allegations addressed above and the disclosure was in compliance with SEBI ICDR Regulations, SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations 2003 and applicable law. Complaint 2 <u>Allegations:</u> The Interim Resolution Professional (IRP) for Vees Properties Limited noted that the Previous DRHP references ongoing development of approximately 3.07 million sq. ft. on certain land at Padappai, Chennai which was subject to ongoing CIRP. It was further informed that on September 10, 2025, the IRP directed our Company to: (i) return the original title deeds of the subject land	

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			within seven days; (ii) immediately notify SEBI of the moratorium; (iii) confirm whether the subject land was used as collateral for a Hero Fincorp loan; and (iv) acknowledge that any prior memorandum of understanding related to the subject land is subject to approval, and that no response was provided by our Company. The IRP requested SEBI to take note of the moratorium on subject land and direct our Company to revise the Previous DRHP to remove references to the subject land and clarify the legal position. Responses: The following response was provided in respect of the allegations: • With respect to returning of title deeds, it was stated that Casagrand Exotia has already purchased 20 acres 48 cents of land from Vees and also entered into an Agreement of Sale for an additional 14 acres 9 cents of land. Except the title documents for 14 acres 9 cents which was mutually handed over by Vees to ensure its obligations under the Agreement of Sale, Casagrand Exotia is not in possession of any other title deeds for the property owned by Vees. • Further, it was acknowledged that the MoU and its amended agreement and Agreement of Sale and its addendum entered by Vees with Casagrand Exotia is subject matter of the CIRP and the Company undertakes to comply with the orders of the NCLT in the CIRP. • On intimation to SEBI of the moratorium with respect to Vees, it was confirmed that the disclosure included in the Previous DRHP with respect to land area at Padappai, Chennai is based on the MoU and related agreements at the time of Previous DRHP filing, and any required updates will be made in the red herring prospectus and prospectus; a separate intimation to SEBI from the Company is not warranted in respect of the moratorium. • In response to the confirmation sought as to whether any land belonging to the corporate debtor was used as collateral for the loan availed from Hero Fincorp Limited, it was responded that apart from the 20 acres and 48 cents purchased by Casagrand Exotia from Vees, no other land forming part of the arrangement with Vees has been pledged or mortgaged by the Company. Complaint 3 The allegations in Complaint 3 largely mirrored those of Complaint 2; accordingly, our Company reiterated its response to Complaint 2 and has separately responded to Complaint 3.	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
8.	Received by the book running lead managers to the previous offer on October 23, 2025	October 27, 2025	Allegations: The complaint alleged the below against our Company: • Violation of orders issued by RERA and Supreme Court and suppression of litigations in the Previous DRHP (such CSR number 168/2022 filed in Thalambur Police Station against the Company for cheating 475+ buyers and not providing registration till data due to hiding patta blockade and selling the property resulting into endangering around Rs 1400 million public money given by banks in the form of loans to the buyers) • Non-compliance with certain status quo orders of the Madras High Court dated March 19, 2019 and Supreme Court dated October 1, 2019 and non-disclosure of the same in the offer document. • Selling of property to buyers in violation of certain court orders. • Misutilization of public money in Project Casagrand Elan. • Frequent violations of statutory and environmental norms by the Company, done recently through an MoU, which was stayed by the court. Responses: • Our Company denied the alleged violation of RERA or Supreme Court orders. Further, it was stated that the CSR complaint at Thalambur Police Station was reviewed and not pursued, and that currently there are no outstanding criminal proceedings against the Company in relation to the CSR filed with the police station and accordingly such matter has not been disclosed in the Previous DRHP in accordance with SEBI ICDR Regulations. • Further, it was stated that the order of status quo dated March 19, 2019 was issued by the Madras High Court ("**Status Quo Order**") in a writ petition filed by certain persons ("**Petitioners**") against inter alia our Company and the Government of Tamil Nadu pertaining to patta of certain lands in Thalambur village, Tamil Nadu and the said Status Quo Order was vacated by way of an order dated September 25, 2019 by the Madras High Court pursuant to which the writ petition against our Company and others was disposed-off ("HC Order"). In relation to the HC order, the Petitioners filed a special leave petition before the Supreme Court of India, and on October 21, 2019 an order of status quo to be maintained by the parties was passed by the Supreme Court of India. Relevant disclosures in relation to the matter, including the order dated September 25, 2019 by the Madras High	Responded to the complaint

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			Court and subsequent special leave petition filed by the Petitioners before the Supreme Court of India and order dated October 21, 2019 therein, have been included in the section "***Outstanding Litigation and Other Material Developments – Litigation involving our Company – A. Litigation against our Company – iii. Other pending litigations (sr. no. 1)"*** and "***Outstanding Litigation and Other Material Developments – Litigation involving our Company – B. Litigation filed by our Company – ii. Other pending litigations (sr. no. 1)***" of the Previous DRHP, in accordance with the SEBI ICDR Regulations. Further, no adverse orders have been passed against our Company for violation of the status quo orders in the aforementioned proceedings before the Supreme Court of India and the Madras High Court. • The allegation that our Company has sold properties to innocent buyers in violation of court orders was denied by our Company. There are no adverse orders passed against our Company for selling property to buyers in violation of the status quo orders dated October 21, 2019 and March 19, 2019 passed by the Supreme Court of India and the Madras High Court, respectively. • The allegation that our Company has mis-utilized public money was denied. Further, it was stated that relevant disclosures in relation to ongoing litigations by the buyers and prospective buyers of completed and ongoing projects have been included in the section "***Outstanding Litigation and Other Material Developments- Outstanding litigation initiated by buyers and prospective buyers of units of completed and ongoing projects developed by our Company and our Subsidiaries***" of the Previous DRHP, in terms of the SEBI ICDR Regulations. • In respect of the MoU referred to in the complaint, it was responded that after filing of the Previous DRHP, certain Subsidiaries of the Company, namely, Casa Grande Civil Engineering Private Limited and Grace Gated Community LLP (the "**Developer Subsidiaries**"), entered into a memorandum of understanding dated July 17, 2025 ("**MoU**") with Casagrand Smart Town Buyer & Owners & Association ("**Association**") outlining the terms of maintenance, indemnity, support from Association regarding patta restoration and noting settlement of disputes filed by inter alia the Association against the Developer Subsidiaries. An internal dispute arose within the Association, and a member of the Association ("**Petitioner**") filed a suit against the Association and the Developer Subsidiaries dated July 23, 2025, subsequent to filing of the Previous DRHP, seeking to declare the MoU null and void before the Mahila Court at Chengalpattu. Our Company is not a party to this dispute. The Petitioner also filed an interim application before the Mahila Court at Chengalpattu, wherein an adjournment order dated July 25, 2025 was passed by the court ("**Adjournment Order**"). Accordingly, the Petitioner filed a civil revision	

Sr. No.	Particulars of Complaint	Date of response by Company/book running lead managers to the previous offer	Key allegations and responses	Status of the Complaints
			petition before the Madras High Court against the said Adjournment Order seeking an interim injunction against the Association and the Developer Subsidiaries acting in furtherance of the MoU, and an interim stay order dated July 30, 2025 was passed by the Madras High Court. The matter is currently pending.	

Note: The book running lead manager to the previous offer received a complaint on December 22, 2025 from D Vijay in relation to filing of the Previous DRHP, the Previous DRHP was subsequently withdrawn on December 22, 2025. We are in the process of responding to the complaint.

The Complaints and the corresponding responses by the Company or BRLMs, as applicable, are included in the "***Material Contracts and Documents for Inspection***" on page 1022 of the Draft Red Herring Prospectus, for public inspection. While we have denied allegations levied under such Complaints addressed to us and responded accordingly, we cannot assure you that no further complaints will be raised, on the same subject matters or other matters, or that such complainants will not seek to initiate legal action(s) against us. Any legal action initiated by any of the complainants may have an adverse impact on our reputation, business, would require us to incur expenditure in defending such legal claim and may divert the time, resources and attention of the management of our Company and may also have an impact on the Offer.

9. Our inability to identify and acquire land or development rights or shortage of land or a significant increase in cost of land in the regions in which we operate, may affect our business and growth prospects. Further, we may not be able to identify risks and liabilities associated with the land which we may acquire in the future, which may adversely impact our business prospects and financial performance.

We may experience increased land prices and competition in the regions in which we operate due to increased land demand or shortage of land for residential, warehousing and commercial office properties. We may decide not to acquire parcels of land due to various factors, including the price or other defects in the title of such land. Further, our competitors may have significant land holdings that they can develop over time, and we will have to regularly acquire suitable land at the right price to grow our business and we cannot assure you that we will be able to secure the necessary land at a favourable price. Further, our operations are focused on Chennai (Tamil Nadu) and we are also present in Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). We have also one Ongoing Project 'Casagrand Caladium' in Pune (Maharashtra) with a Saleable Area of 0.56 million square feet and two Forthcoming Projects in Dubai (UAE) and Pune with an estimated Saleable Area of 0.17 and 1.99 million square feet, respectively. We may experience several challenges while acquiring new land in these cities or jurisdiction, such as the acquisition process being highly competitive and costly.

Our ability to identify and acquire suitable land parcels is crucial to growing our business and is dependent on a number of factors, some of which may be beyond our control, such as identifying land with clean title at suitable prices, the willingness of land owners to sell land or assign development rights or interest in the land on terms acceptable to us, our ability to acquire contiguous parcels of land, the availability and cost of financing, encumbrances on targeted land, Government directives on use of land, and consents and approvals for land acquisition and development. For instance, for our project in Kattupakkam, while the land revenue records classify the property as wetland on which no construction can be undertaken, the CMDA has designated the land for industrial use, presenting a conflict between government authorities' directives that could affect our ability to develop the site. We have an internal process for land selection and acquisition, which includes a due diligence to assess the title of the land and its feasibility for development. However, the information and assumptions guiding our decisions may not always be accurate, complete, or current, and therefore may result in certain risks and liabilities associated with the acquisition of such land, which could adversely affect our business and growth prospects.

The land acquisition process involves risks, including identifying land with a clean title and at locations that are preferred by our target customers. While we typically obtain title opinions from local counsel and relevant experts before acquiring any land parcel, these opinions are based on assumptions and subject to limitations including with respect to availability and veracity of documents. These opinions may indicate defects in historical documentation that we may not be able to rectify or absence of certain documentation such as encumbrance certificate or relevant deeds and also include observations with respect to the payment of land tax. The original title of lands may often be fragmented and the land may have multiple owners. There have been instances where while the land has been acquired by us, they are yet to be mutated in our name in the relevant government records. Further, in certain instances, the Company and certain of its subsidiaries, as may be applicable, have not yet paid the land tax amount in respect of certain parcels of land acquired. Further, there is no central title registry for land property in India and the documentation of land records in India has not been fully digitized which further limits the title examination process. Accordingly, we may not be able to identify all the risks and liabilities associated with the land, such as faulty or disputed title, unregistered encumbrances or pending litigation or other conditions such as remittance of land tax, non-issuance of public notices, however, based on our internal risk assessment we may proceed to acquire such land. For instance, we are unable to apply for the requisite approvals for the development of our land parcel located at Thalambur, Chennai, admeasuring 0.64 million square feet, which was acquired vide a sale deed dated May 10, 2019, on account of the land being classified as "anadheenam", meaning its ownership is currently undetermined, by the Additional Chief Secretary/ Commissioner of Land Administration, Chennai. By way of order dated September 16, 2025 passed by the Supreme Court of India, the

matter has been placed before the cabinet for a final decision, and such decision is awaited. For further details, see "***Outstanding Litigation and Material Developments***" on page 928.

Further, the rights or title in respect of such land parcels acquired by us may be adversely affected by unregistered encumbrances in favour of third parties, irregularities in the process followed by the land development authorities and other third parties who acquired the land or conveyed or mutation of the land in favour of our Company or its Subsidiaries, irregularities or mismatches or lacuna in record-keeping, non-issuance of public notice prior to acquisition or when the title report is issued or updated, the absence of conveyance by all right holders, rights of adverse possessors, ownership claims of family members or co-owners or prior owners or other defects that we may not be aware of. For instance, with respect to our Project Casagrand Galileo, K.S. Prema Reddy, Pramila, and Susheela Reddy ("**Plaintiffs**") have filed a plaint against our Subsidiary, CG Garden City and others, alleging that CG Garden City had purchased certain land situated at K.R. Puram Village, Hobli, Bangalore East Taluk, Bangalore (the "**Scheduled Property**") in which the Plaintiffs are entitled to a certain share. Pursuant to registered agreement of sale deed dated March 12, 2021 (the "**Sale Deed**"), a portion of the Scheduled Property was sold to CG Garden City for project Casagrand Galileo and such portion of Scheduled Property was mortgaged by CG Garden City to avail loan of ₹1,930 million in favor of Vistra ITCL (India) Ltd (the "**Mortgage Deed**"). The Plaintiffs have prayed for, among others, to pass a judgement and decree of partition and separate possession of the Scheduled Property by allotting certain share of the Scheduled Property to each of the Plaintiffs, declare the Sale Deed not binding on the share of Plaintiffs, and declare the Mortgage Deed not binding on the share of the Plaintiffs. The amount involved in this matter is ₹ 216.15 million and it is currently pending. For information with respect to pending litigation with respect to certain land parcels, see "***Outstanding Litigation and Material Developments***" on page 928. Accordingly, we cannot assure you that we will be able to identify any title defects prior to acquisition of the lands or that we will be able to rectify any defects in title or that any such defects will not have an adverse impact on our projects, results of operations and reputation.

10. There have been certain observations of our Company and our Subsidiaries' statutory auditors under the Companies (Auditor's Report) Order, 2020, for the years ended March 31, 2023, March 31, 2024 and March 31, 2025.

The statutory auditors of our Company and certain of our Subsidiaries have certain observations in their audit reports under Companies (Auditor's Report) Order, 2020 during Fiscals 2025, 2024 and 2023. Please see below a summary of such observations disclosed in the Restated Consolidated Financial Information:

Period	Name of the entity	Details of Observation	Company's Response to Observation	Impact on the Financial Statements and Financial Position of our Company
Fiscal 2025	Casagrand Magick Rufy Private Limited ("Casagrand Magick")	CARO: Clause (3)(i)(c) - the title deeds of all the immovable properties disclosed in the financial statements of Casagrand Magick Rufy Private Limited ("Casagrand Magick") are held in its name except a land having gross carrying value of ₹ 160.56 million which is held in the name of V. Gurusamy Naidu & Co. Private Limited from 2019-2020.	The Land was held as inventory till the previous year 21-22 for which the Company has General Power of Attorney. On Jan-23, the Company got an approval from CMDA for construction of commercial building. The Company has transferred the land from inventory to investment property for the year ended 2023. As represented by the management, the transfer of title deeds in the company's name, initially expected to be completed during FY 2023-24, was delayed due to technical reasons. While the management of the company	NIL

<table>
<tr><th>Period</th><th>Name of the entity</th><th>Details of Observation</th><th>Company's Response to Observation</th><th>Impact on the Financial Statements and Financial Position of our Company</th></tr>
<tr><td></td><td></td><td></td><td>had indicated that the transfer of title would be completed by the end of FY 2024-25, but as on the reporting date the title deeds still have not been transferred in the company's name</td><td></td></tr>
<tr><td>Fiscal 2025</td><td>Casagrand Premier Builder Limited and its Subsidiaries</td><td>CARO: Clause (vii)(a): Undisputed statutory dues of the group including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, except for the dues mentioned below. The following are the arrears of outstanding undisputed statutory dues on the last day of financial year for a period more than six months from the date they become payable. (vii)(b) There are no dues in respect of the statutory dues which have not been deposited for the group on account of any dispute except the following:
<table><tr><th>Particulars</th><th>Disputed Dues (₹ million)</th><th>Undisputed Dues (₹ million)</th></tr><tr><td>Indirect Tax Exposure</td><td>192.19</td><td>21.11</td></tr><tr><td>Direct Tax Exposure</td><td>1,621.62</td><td>2.77</td></tr><tr><td>Other Matters</td><td>Nil</td><td>46.4</td></tr></table></td><td>The company is having various direct and indirect tax orders, for which appeal / further appeal are filed. Pending the outcome of the appeal, the company has not recognised the tax liability in its accounting books.

The company will pay and close undisputed direct and indirect Tax amount at the earliest.</td><td>NIL</td></tr>
<tr><td>Fiscal 2024</td><td>Casagrand Magick Rufy Private Limited ("Casagrand Magick")</td><td>CARO: Clause (i)(c) - the title deeds of all the immovable properties disclosed in the financial statements of Casagrand Magick Rufy Private Limited("Casagrand Magick") are held in its name except a land having gross carrying value of ₹ 160.56 million which is held in the name of V. Gurusamy Naidu & Co. Private Limited from 2019-2020.</td><td>The land was held as inventory till 2022 for which Casagrand Magick had general power of attorney. On January 2023, it got an approval from CMDA for construction of commercial building. It has transferred the land from inventory to investment property for the year ended March 31, 2023. The title deeds were supposed to be transferred in the name of Casagrand Magick in Fiscal 2024, but due to technical reasons, the transfer of title was delayed, but Casagrand Magick is confident that the same will be transferred in its name in Fiscal 2025.</td><td>NIL</td></tr>
</table>

<table>
<tr><th>Period</th><th>Name of the entity</th><th>Details of Observation</th><th>Company's Response to Observation</th><th>Impact on the Financial Statements and Financial Position of our Company</th></tr>
<tr><td>Fiscal 2024</td><td>Casagrand Premier Builder Limited and its Subsidiaries</td><td>CARO: Clause (vii)(a): Undisputed statutory dues of the group including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, except for the dues mentioned below. The following are the arrears of outstanding undisputed statutory dues on the last day of financial year for a period more than six months from the date they become payable.

(vii)(b)There are no dues in respect of the statutory dues which have not been deposited for the group on account of any dispute except the following:

<table><tr><th>Particulars</th><th>Disputed Dues (₹ million)</th><th>Undisputed Dues (₹ million)</th></tr><tr><td>Indirect Tax Exposure</td><td>160.88</td><td>42.27</td></tr><tr><td>Direct Tax Exposure</td><td>1,102.82</td><td>1.85</td></tr></table></td><td>The company is having various direct and indirect tax orders, for which appeal / further appeal are filed. Pending the outcome of the appeal, the company has not recognised the tax liability in its accounting books.

The company will pay and close undisputed direct and indirect Tax amount at the earliest.</td><td>Nil</td></tr>
<tr><td>Fiscal 2023</td><td>Casagrand Magick Rufy Private Limited</td><td>CARO: Clause 3(i)(c) - the title deeds of all the immovable properties disclosed in the financial statements of CG Magick are held in its name except a land having gross carrying value of ₹ 160.56 million which is held in the name of V. Gurusamy Naidu & Co. Private Limited from 2019-2020.</td><td>The land was held as inventory till year 2021-2022. During Fiscal 2023, it was transferred to investment property. The title deeds will be transferred in Casagrand Magick's name in Fiscal 2024.</td><td>NIL</td></tr>
<tr><td>Fiscal 2023</td><td>Casagrand Premier Builder Limited and its Subsidiaries</td><td>CARO: Clause (vii)(a): Undisputed statutory dues of the group including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, except for the dues mentioned below. The following are the arrears of outstanding undisputed statutory dues on the last day of financial year for a period more than six months from the date they become payable.

(vii)(b)There are no dues in respect of the statutory dues which have not been deposited for the group on account of any dispute except the following:

<table><tr><th>Particulars</th><th>Disputed Dues</th><th>Undisputed Dues (₹ million)</th></tr></table></td><td>The company is having various direct and indirect tax orders, for which appeal / further appeal are filed. Pending the outcome of the appeal, the company has not recognised the tax liability in its accounting books.

The company will pay and close undisputed direct and indirect tax amount at the earliest.</td><td>NIL</td></tr>
</table>

Period	Name of the entity	Details of Observation		Company's Response to Observation	Impact on the Financial Statements and Financial Position of our Company
		(₹ million)			
		Indirect Tax Exposure	22.03	36.88	
		Direct Tax Exposure	924.76	2.05	

Such observations did not require any corrective adjustments in the Restated Consolidated Financial Information See "***Restated Consolidated Financial Information- Note 58. Statement of restatement adjustments and regrouping - Part D: Non adjusting items***" on page 864.

We cannot assure you that our auditors' reports for any future fiscal periods will not contain such observations which could subject us to additional liabilities due to which our reputation and financial condition may be adversely affected.

11. We have entered into joint development arrangements with landowners which contribute the underlying land for the project and such land may be subject to title disputes and such agreements may impose liabilities on us for failing to meet our obligations including for failure to complete the project within the specified timeline, for structural defects and compensation of land owners towards repairs and defects.

We enter into joint development arrangements ("**JDA**") with landowners who contribute the underlying land for the project where we are responsible for the development and execution of the project on such land. The table below sets forth the split between the development of projects on acquired land and developments through JDAs as of June 30, 2025:

Description	Completed Projects	Ongoing Projects	Forthcoming Projects
Developments where land is fully owned by us	55	50	18
Developments through JDAs	48	7	3
Total	**103**	**57**	**21**

The table below sets forth details of the Saleable Area of Completed, Ongoing and Forthcoming Projects developed through JDAs as of June 30, 2025:

Projects	Saleable Area/ Estimated Saleable Area through JDA (Million Square Feet)	Percentage of Total Saleable Area/ Estimated Saleable Area
Completed Projects	6.52	29.92%
Ongoing Projects	2.83	6.42%
Forthcoming Projects	2.06	8.65%

We conduct due diligence before entering into JDAs to verify whether the landowners have necessary legal and regulatory approvals for the land. However, any underlying irregularities with respect to title or use of such land parcels may present us from pursuing such projects, which could have an adverse effect on our brand, business prospects and financial performance.

While we have the right to create mortgages to raise funds for the projects, such arrangements do not convey any ownership interest in the immovable property to us. The counterparty to a JDA is typically a land owner. Under the JDA, the landowner contributes the underlying land, and we either directly through our Company or Subsidiaries, have the exclusive right to plan and develop the project, and are responsible for the cost and

execution of the project on the land contributed by the landowner. The JDAs typically set out the extent of the economic interest of the landowner, which is expressed as a percentage of the sale proceeds from the projects or the defined area. For further details, see *"**Our Business – Description of our Business – Project Development – Development through Joint Development Arrangements ("JDAs")**"* on page 337. The JDAs that we enter, may impose monetary penalties for non-compliance with our obligations such as completion of a project within a specified timeline from the date of JDAs. We may also be required to pay refundable security deposits in case of certain JDAs. The outstanding amount of refundable security deposit paid pursuant to our JDAs was ₹ 2,653.26 million as of June 30, 2025, with certain instances of high ageing up to 2,287 days.

Further, while we have not paid any monetary penalties in the three months ended June 30, 2025 and the last three Fiscals in connection with such arrangements resulting in adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that we will not incur any such liability in the future.

Further, we need the cooperation and consent of our joint development partners in connection with the operations of such projects, which may not always be forthcoming in a timely manner or at all. There are certain risks associated in operating with joint development partners, including the risk that our joint development partners may have economic or business interests or goals that are inconsistent with our interests and goals; exercise veto rights in relation to our proposals in respect of joint venture operations and future financing requirements; be unable or unwilling to fulfil their obligations under the relevant joint development or other agreement and have disputes with us or terminate such agreements; take actions contrary to our instructions or requests; take actions that are not acceptable to regulatory authorities; or experience financial or other difficulties.

Under the terms of the JDAs, we are generally obligated to carry out repairs at our own expense or compensate landowners for any structural defects in the projects we develop. The defects liability period, during which we are responsible for addressing such issues in the project, typically ranges from six months to five years from the date of handover to the owners and the association. While we have not incurred any liability in the three months ended June 30, 2025 and the last three Fiscals towards structural defects under our JDA projects, we cannot assure you that such instances will not arise in the future. We do not accrue any provisions for liabilities related to structural defects. If we experience structural issues within the defects liability period, it could have an adverse impact on our business, results of operations, cash flows, and reputation.

Further, any dispute between us and our joint development partners may cause delays in completion, suspension or complete abandonment of a project, which may adversely affect our business, financial condition and results of operations. While no dispute has arisen with any joint development partner in the three months ended June 30, 2025 and the last three Fiscals that had an adverse impact on our business, results of operations, financial condition and cash flows, in the event any dispute arises, we may be required to make additional investments or become liable or responsible for the obligations with respect to the projects, which could restrict the completion of such projects and result in reduced profits or losses and a diversion of our management's attention.

12. We have entered into MOUs/ agreement to sale/partial sale deed to acquire land or economic interests in land, for which we have made certain advance payments. Non-compliance with such agreements or our inability to pay the balance land acquisition consideration may impair our ability to complete the acquisition of such land parcels.

We have entered into agreement to sale with land owners to acquire lands or economic interest in land parcels. We typically make partial or advance payments to such landowners and we pay the remaining amount upon the successful completion of due diligence. As of June 30, 2025, we have entered into an agreement to sale or memorandum of understanding to acquire 9 land parcels admeasuring 7.13 million square feet. With respect to these land parcels, as of June 30, 2025, we have paid a total amount of ₹ 1,614.29 million and the balance amount of ₹ 7,253.01 million is yet to be paid. The table below sets forth details of the aforesaid land parcels:

S. No.	Location	Land Area (in million square feet)	Total Land Cost (in ₹ million)	Amount paid as of June 30, 2025 (in ₹ million)	Amount unpaid as of June 30, 2025 (in ₹ million)	Whether it is a related party transaction
1.	Kundrathur, Chennai	0.14	344.27	313.50	30.77	No
2.	Tambaram, Chennai	1.34	1,405.97	330.94	1,075.03	No
3.	Anakaputhur	0.09	147.49	147.49	Nil	No
4.	Thaiyur B Village	0.27	174.63	166.80	3.24	No
5.	Uthandi	0.02	50.47	50.47	Nil	No

S. No.	Location	Land Area (in million square feet)	Total Land Cost (in ₹ million)	Amount paid as of June 30, 2025 (in ₹ million)	Amount unpaid as of June 30, 2025 (in ₹ million)	Whether it is a related party transaction
6.	Nallambakkam	3.58	5,344.95	5.00	5,339.95	No
7.	Kundrathur	1.21	1,732.06	317.37	13.91	No
8.	Pisoli, Pune	0.29	772.81	252.61	518.00	No
9.	Tambaram (Pulikoradu)	0.19	302.69	30.11	272.11	No
	Total	**7.13**	**10,275.34**	**1,614.29**	**7,253.01**	

Note: The sellers of the land parcels are not connected in any manner with our Company, Promoters, members of the Promoter Group, Subsidiaries, Group Companies, Directors, Key Managerial Personnel and their relatives.

These agreements typically stipulate that all or a part of the advance monies paid to these third parties may be forfeited in the event that the acquisition process is not completed due to non-satisfaction of conditions. If we fail to successfully complete such transactions where we have paid an advance, we may lose a portion of, or the entirety of, the advance. Moreover, ageing of these advances under the agreements could have an adverse impact on our business and cash flows. For instance, we were unable to conclude acquisition of certain land parcel in Padappai, Chennai in the past after payment of part consideration as the seller failed to satisfy the conditions precedent related to the acquisition of the land in terms of the memorandum of understanding and agreement of sale executed.

Further, we cannot guarantee that we will be able to close the above transaction successfully. There are a variety of factors that can affect our ability to close, some of which may not be in our control. For example, we may have insufficient funds to complete the purchase or we may decide not to purchase the land whether because of changes in economic conditions, political conditions or social infrastructures or the third parties may have created charge on the land in favour of lender. We could also find ourselves liable to the sellers of the land for losses suffered by them. While we have not encountered a situation in the three months ended June 30, 2025 and the last three Fiscals where we were unable to close transactions or were liable to the sellers for losses suffered by them which had an adverse impact our business, results of operations, financial condition and cash flows, we cannot assure you as to how much of the advance would be refunded to us or how much we would need to compensate the seller in excess of the advance, should such land acquisition transactions not close.

13. The income tax department conducted searches at various locations associated with our Company, certain of our Subsidiaries and residence of our Individual Promoter, Arun MN, and assessment orders have been issued. Any adverse outcome in this proceeding may adversely impact our business, reputation, financial condition and results of operations.

The Income Tax Department conducted searches in 2023 at various locations associated with our Company and certain of its Subsidiaries, namely CG Civil Engineering, CG Grace, CG Shelter, CG Vallam, Dawning Developers, CG Garden City, CG Realtors, CG Magick, CG Millenia, Grace Gated Community, CG Axiom, CG Coimbatore, CG Enterprises, CG Homes, CG Milestone, CG Smart Value Homes, CG Zest, CG Fresh, CG Horizons, CG Hyderwise, CG Stage7, CG Vivacity, CG Zingo, Danub Homes. In addition, the ITD also conducted searches of the residence of our Individual Promoter, Arun MN, as well as the residences of Sumanth Krishna Raghunathan, Whole Time Director and current and past employees of our Company. Pursuant to such search, documents in the nature of laptops, phones, servers, hard disks, cloud data, and physical documents and cash amounting to ₹ 53.01 million were seized by the ITD from the premises of our Company, certain Subsidiaries as well as certain of the current and former employees of the Company. Following such searches, the tax authorities issued reassessment orders against our Company and certain of our Subsidiaries in March 2025 for assessment years 2017, 2018, 2020-2021, 2022-2023 and 2023-2024 alleging unaccounted or under-reported cash income.

A summary of the income as per our Company and certain Subsidiaries as against the reassessed income specified in the assessment orders are as follows:

(Amount in ₹ million)

Assessment Year	Income/ loss as per the Company and relevant Subsidiaries as specified in the Assessment Order (A)	Reassessed income as per the Assessment Orders passed against the Company and the relevant Subsidiaries (B)	Difference between (B) and (A)
2017-18	768.69	1,393.40	624.71
2020-21[#]	(5.11)	355.93	361.05

Assessment Year	Income/ loss as per the Company and relevant Subsidiaries as specified in the Assessment Order (A)	Reassessed income as per the Assessment Orders passed against the Company and the relevant Subsidiaries (B)	Difference between (B) and (A)
2022-23	(38.85)	611.08	649.93
2023-24*	1,805.77	3,335.14	1,529.38

#Includes the reassessed income of Casagrand Millenia Private Limited, which became a subsidiary of our Company in FY 2023.
**Includes the reassessed income of Casa Grande Coimbatore LLP. Our Company ceased to have partnership interest and control over Casa Grande Coimbatore LLP with effect from March 30, 2024.*

Our Company and relevant Subsidiaries have filed appeals with the tax appellate authorities challenging the reassessments on grounds that the authorities relied on selective information, disregarded relevant evidence and did not afford adequate opportunity to respond. The matter is currently pending. For further details, see "***Outstanding Litigation and Other Material Developments – Description of certain tax matters exceeding the materiality threshold in terms of the Materiality Policy***" on page 948.

Any adverse order passed by the Income Tax Department or any other authority in connection with these proceedings could have a material adverse effect on the reputation, business operations and prospects of our Company and our Promoter. Additionally, any negative publicity or perception arising from these proceedings or any adverse order may impact our Company.

14. We have assigned and transferred the trademark of our Company to one of our members of Promoter Group, Solace Gated Community LLP by way of a deed of assignment of trademark agreement dated December 24, 2025 without the goodwill associated with such trademark. Our continued ability to use, protect and grow our brand is dependent on arrangements with Solace Gated Community LLP.

We have entered into a deed of assignment of trademark agreement dated December 24, 2025 ("**Assignment Deed**"), through which we have assigned and transferred the registered trademark of our Company CASAGRAND ("**CG Trademark**"), on a world-wide basis, without the goodwill associated with CG Trademark, to Solace Gated Community LLP ("**Solace LLP**"), which is a limited liability partnership and a member of our Promoter Group. In terms of the Assignment Deed, Solace LLP is entitled to use, appropriate and exploit the CG Trademark exclusively in connection with businesses other than the real estate business being residential projects, commercial projects, mall development projects and warehousing projects undertaken by our Company, Subsidiaries, LLPs to which our Company is a partner and associate companies of our Company in India ("**Company's Business**"), including, without limitation, (i) any other businesses, not being in the nature of the Company's Business, and (ii) any real estate business outside India ("**Permitted Business**"). Our Individual Promoter, Arun MN, holds 90% of the capital contribution of Solace LLP. Further to the deed of assignment as described above, our Company and Solace LLP have entered into the trademark license agreement dated December 24, 2025, pursuant to which, our Company has granted Solace LLP a perpetual, non-exclusive, sub-licensable, assignable, royalty-free licence to use the CG Trademark for real estate projects listed out in the Trademark License Agreement and carried out by AAK Realty Services LLP, IRIS Development LLP and Casagrand Coimbatore LLP ("**Permitted RE Business**") for a one-time licence fee of ₹0.10 million. For further details, please see "***History and Certain Other Corporate Matters –Shareholders' agreements and other agreements - Other Agreements – Deed of assignment of trademark agreement dated December 24, 2025"*** on page 366.

The CG Trademark is necessary for our business and operations. Our ability to continue using, protecting and deriving value from the CG Trademark for our business is dependent on the terms of, and our ongoing relationship with, Solace LLP. Any actual or perceived conflict of interest with Solace LLP, any change in control or strategy at Solace LLP, or any dispute over the scope, enforcement, renewal, prosecution, licensing, or permitted uses of the CG Trademark could impair our ability to use or defend the CG Trademark, increase our costs, or disrupt our branding and marketing activities.

Further, the Assignment Deed permits Solace LLP to use and exploit the CG Trademark exclusively for the Permitted RE Business. As a result, Solace LLP may deploy the CG Trademark in sectors and geographies that are distinct from the Company's Business. We cannot assure you that Solace LLP's use of the CG Trademark will be aligned with our brand positioning, quality standards, or reputational interests, or that it will not result in brand dilution, consumer confusion, negative publicity, or regulatory or litigation exposure that adversely affects our brand and our business. We also cannot assure you that third parties, customers, or lenders will clearly distinguish between our use of the CG Trademark for the Company's Business and Solace LLP's use for Permitted Business.

Any brand association arising from Solace LLP's activities may be attributed to us, which could harm our reputation, pricing power, customer relationships and market acceptance.

Further, since Solace LLP's rights include real estate businesses outside India, our ability to expand the Company's Business into new geographies or adjacent lines may be restricted by, or conditioned on, Solace LLP's rights in the CG Trademark. Our Subsidiary CG Gallantee has obtained a no objection certificate dated December 24, 2025 from Solace LLP which grants it no objection and explicit consent to use the CG Trademark in connection with development, marketing and operation of the residential project "Casagrand Hermina" in Dubai, United Arab Emirates ("**NOC**"), the NOC is valid from December 24, 2025 till the duration of the Casagrand Hermina project or until revoked in writing by Solace LLP. We cannot assure you such an NOC will be granted in the future.

15. The registered trademark 'Casagrand' may be infringed by third parties and we may be subject to intellectual property disputes.

The 'Casagrand' brand is a well-known residential brand in Chennai (Tamil Nadu) (*Source: CBRE Report*) and we leverage our brand recognition to strengthen our position in the real estate sector. We develop our residential projects under luxury, mid-end and affordable categories, all under our '*Casagrand*' brand.

As of the date of this Draft Red Herring Prospectus, we have entered into a deed of assignment of trademark agreement dated December 24, 2025, through which assigned and transferred the registered trademark of our Company CASAGRAND ("**CG Trademark**"), on a world-wide basis, without the goodwill associated with CG Trademark, to Solace Gated Community LLP ("**Solace LLP**"), which is a limited liability partnership and a member of our Promoter Group. The goodwill, business, trade or commercial undertaking of our Company was not transferred pursuant to the assignment. Our Individual Promoter, Arun MN, holds 90% of the capital contribution of Solace LLP. Further to the deed of assignment as described above, our Company and Solace LLP have entered into the trademark license agreement dated December 24, 2025, pursuant to which, our Company has granted Solace LLP a perpetual, non-exclusive, sub-licensable, assignable, royalty-free licence to use the CG Trademark for real estate projects listed out in the Trademark License Agreement and carried out by AAK Realty Services LLP, IRIS Development LLP and Casagrand Coimbatore LLP ("**Permitted RE Business**") for a one-time licence fee of ₹0.10 million. For further details, please see "***History and Certain Other Corporate Matters –Shareholders' agreements and other agreements - Other Agreements"*** on page 366. Pursuant to such arrangement, should Solace LLP use the brand for other businesses (other than as permitted in the Trademark License Agreement) that may not be successful or receive negative publicity, it could have an impact on our brand and its perception, and consequently on our Company and subsidiaries and our reputation.

Certain Promoter Group entities have developed and are in the process of developing residential projects under the brand "Casagrand". These projects include "Casagrand Luxeria" by AAK Realty Services LLP, "Casagrand Clovis Phase-II" by Iris Development LLP, and "Casagrand Alpine", "Casagrand Orchard Phase I", "Casagrand Colosseum", "Casagrand Orchard Phase II" and "Casagrand Highline" by Casa Grande Coimbatore LLP. Further, Casa Grande Coimbatore LLP is in the process of developing a commercial project named Casagrand Colosseum at Avarampalayam, Sowripalayam. The table below sets forth details of the aforesaid projects as of June 30, 2025:

Sl. No.	Name of the project	Status	Location of the project	Saleable Area (in million square feet)	Launch date@	Completion date / Estimated completion date^	Percentage completion of the project*	Executed through (name of the entity)	Whether the entity is part of the promoter / promoter group
Residential Projects									
1.	*Casagrand Luxeria*	Completed	Thazhambur, Chennai	0.24	January 1, 2022	May 31, 2024	100.00%	AAK Realty Services LLP	Promoter Group
2.	*Casagrand Clovis Phase II*	Completed	Thaiyur, Chennai	0.04	December 3, 2021	June 30, 2022	100.00%	IRIS Development LLP	Promoter Group
3.	*Casagrand Alpine*	Ongoing	Saravanampatti, Coimbatore	0.15	April 28, 2024	April 30, 2029	90.00%	Casagrand Coimbatore LLP	Promoter Group
4.	*Casagrand Orchard*	Ongoing	Sulur, Kannampalayam	0.27	October 9, 2024	August 28, 2029	80.00%	Casagrand Coimbatore	Promoter Group

Sl. No.	Name of the project	Status	Location of the project	Saleable Area (in million square feet)	Launch date@	Completion date / Estimated completion date^	Percentage completion of the project*	Executed through (name of the entity)	Whether the entity is part of the promoter / promoter group
Residential Projects									
	Phase I							LLP	
5.	*Casagrand Colosseum*	Ongoing	Avarampalayam, Sowripalayam	0.15	September 30, 2024	June 15, 2029	60.00%	Casagrand Coimbatore LLP	Promoter Group
6.	*Casagrand Orchard Phase II***	Ongoing	Sulur, Kannampalayam	0.27	January 27, 2025	December 30, 2029	50.00%	Casagrand Coimbatore LLP	Promoter Group
7.	*Casagrand Highline** *	Ongoing	Tiruppur	0.49	January 07, 2025	November 16, 2029	43.00%	Casagrand Coimbatore LLP	Promoter Group
Commercial Project									
1.	*Casagrand Colosseum*	Ongoing	Avarampalayam, Sowripalayam	0.04	September 30, 2024	June 15, 2029	10.00%	Casagrand Coimbatore LLP	Promoter Group

@ For residential projects, the launch date refers to the date of registration of a project with the relevant Real Estate Regulatory Authority. The commercial project Casagrand Colosseum is located within a residential project named Casagrand Colosseum. The launch date of the commercial project refers to the date of registration of the residential project named Casagrand Colosseum with the relevant Real Estate Regulatory Authority.

^ The completion date/Estimated completion date is as provided in the completion certificates in case of completed projects and as per registrations obtained under the Real Estate (Regulation and Development) Act, 2016 in case of ongoing projects. The expected completion date of the forthcoming projects has not been provided as it cannot be determined, given that these forthcoming projects are yet to be registered with the relevant Real Estate Regulatory Authority.

**Percentage of completion is calculated as actual expenditure divided by total budget.*

*** The names of these projects may change as these are forthcoming and future projects and are yet to be registered with the relevant RERA.*

We also cannot assure you that the Casagrand brand name will not be adversely affected in the future by actions that are beyond our control, including customer complaints, delay in completion of projects or adverse publicity from any other source. Any damage to our Casagrand brand name, if not immediately and sufficiently remedied, could have an adverse effect on our business and competitive position.

Further, any third party may infringe or copy such trademark or may be operating or may commence operations under similar brand names which may lead to erosion of our business value and our reputation, which could in turn adversely affect our operations. Negative publicity in relation to persons operating under similar brand names as us may have a negative impact on our brand or reputation.

Further, we and Solace may also be vulnerable to claims from third parties alleging infringement and other related claims. While we ensure that we comply with the intellectual property rights of others, we cannot determine with certainty whether we are infringing any existing third-party intellectual property rights. For instance, Shree Mahalaxmi Enterprises, an entity involved in the construction business, with Doshi Towers, has filed a plaint before the High Court of Judicature at Madras against our Company, alleging (a) imitation of their trademark 'OMG' and the artistic work including the word 'OMG' leading to passing off; (b) infringement of copyright in the OMG device; and (c) issuing a false disparaging advertisement stating that our Company's projects are attractive. While such instances of infringement have not resulted in any litigation for our Company, we cannot assure that similar litigations or instances of alleged infringement will not have a material adverse impact on our business prospects and results of operations.

16. We have availed short-term borrowings from certain non-financial institutional companies, partnership firms, HUF and individuals which may cause us to incur higher finance costs and impact our cash flows.

A portion of our working capital requirements are met by short-term borrowings availed by our Company and Subsidiaries from certain non-financial institutional companies, partnership firms, HUF and individuals. Such

borrowings are availed to meet financing needs in relation to the land acquisition, construction and development of our projects. The following table sets forth details of outstanding borrowings from non-financial institutional companies, partnership firms, HUF and individuals, as of September 30, 2025:

Particulars	Number of Lenders	Borrowings outstanding as of Sep 30, 2025 (₹ million)	Percentage of total outstanding borrowings as of Sep 30, 2025	Interest Rate	Repayment Schedule	Whether it is a related party transaction (Yes/ No)
Non-Financial Institutional Companies or Bank	33	467.07	0.95%	Ranging from 15% to 24%	Repayable within 12 months from Date of Disbursement	No
Partnership firms	49	1,259.61	2.56%	Ranging from 18% to 24%	Repayable within 12 months from the date of disbursement. Few instances repayable on demand	Out of 49 partnership firms, five are related parties. See, "-***Certain unsecured loans have been availed by us which may be recalled by lenders."*** on page 110.
Individuals	84	954.99	1.94%	Ranging from 15% to 24%	Repayable within 12 months from the date of disbursement. Few instances repayable on demand	Out of 84, two are related parties. See, "-***Certain unsecured loans have been availed by us which may be recalled by lenders."*** on page 110.
HUFs	5	57.75	0.12%	Ranging from 18% to 24%	Repayable within 12 months from the date of disbursement	No
Total	**171**	**2,739.42**	5.58%	**-**	**-**	**-**

Given the capital requirements of our business, we may continue to avail such borrowings to meet any shortfalls in financing from external sources. The interest rates for the various short-term borrowings availed from non-financial institutional companies, partnership firms, individuals and HUFs ranges from 15.00% to 24.00% per annum as compared to interest rates for the borrowings availed from banks ranging from 7.00% to 16.00% per annum. Such high interest rates, as set out above, have resulted in us having to repay our borrowings at a high effective cost of repayment. For instance, with respect to certain of the short-term loans availed by certain of our Subsidiaries, while the interest rate charged was 34.00%, we were required to repay the borrowing at an effective cost of 54.75%, which included the interest amount as well as certain prepayment and other penalties charged to us under the terms of the loan agreements entered into in this regard. The aforesaid loans have been repaid as of September 30, 2025. Further, the repayment of such borrowings may constrain our cash flows and increase our vulnerability to a downturn in business. Further, in the past, we had availed short-term borrowings at high interest rates from certain individuals/entities for which there were no documents/ agreements entered into with such parties. While these borrowings are not outstanding as of June 30, 2025, we cannot assure you that we will not face any claims for such past transactions. Further, the Net Proceeds from the Fresh Issue will not be utilised by our Company or its Subsidiaries for repayment to any non-financial companies, either directly or indirectly.

17. We have experienced negative cash flows from operating activities in the past and we may continue to have negative cash flows in the future which could have an adverse effect on our business, results of operations and cash flows.

We have had negative cash flows from operating activities in each of the three months ended June 30, 2025 and Fiscals 2024 and 2023, details of which are set out below on a consolidated basis:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million)			
Net cash flows from/ (used in) operating activities	(2,206.86)	7,495.87	(1,201.30)	(6,742.43)

We experienced negative cash flows on account of increase in inventory, advances paid for the acquisition of land parcels and advances paid to JDA partners. For further details, see "***Management's Discussion and Analysis of Financial Condition and Results of Operations – Cash Flows – Operating Activities***" on page 920. Further, the Net Proceeds are proposed to be utilised for prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries, namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, CG Anchor and Danub Homes. Of these, certain Subsidiaries have experienced negative cash flows, the details of which are set out below:

Name of the Subsidiary	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	Net cash flows from/ (used in) operating activities (₹ million)			
Casagrand Bizpark Private Limited	(25.63)	54.21	41.34	(30.16)
Casagrand Anchor Private Limited	190.43	2,251.35	625.73	(22.75)
Casagrand Zingo Private Limited	173.08	447.71	(358.88)	(1,614.41)
Casagrand Everta Private Limited	(8.29)	24.14	(120.44)	(4.68)
Casagrand Hyderwise Private Limited	(401.11)	(3,081.72)	(25.16)	(1,128.18)
Casagrand Lotus Private Limited	(1,056.38)	1,829.78	(2,357.02)	(0.01)
Casa Grande Shelter Private Limited	(26.92)	(300.27)	16.54	-
Casagrand Magick Rufy Private Limited	(26.45)	(715.09)	(65.19)	1,639.35
Casagrand Fresh Private Limited	(300.23)	1,000.47	(3,203.33)	(871.88)

We cannot assure you that our Company on a consolidated basis or the aforesaid Subsidiaries will be able to generate positive cash flow from operating activities in the future.

18. Our Company has incurred a loss of ₹ 325.12 million (on a consolidated basis) in the three months ended June 30, 2025 and certain of our Subsidiaries have incurred losses in the past. If our subsidiaries continue to incur losses, we may be required to continue providing financial support to them and it may also have an adverse effect on our reputation and business.

Our Company has incurred a loss of ₹ 325.12 million (on a consolidated basis) in the three months ended June 30, 2025 and some of our Subsidiaries have incurred losses in the past due to factors such as our accounting policy on revenue recognition. We use Ind AS 115 with effect from April 1, 2021, under which the revenue from real estate projects is recognized only at a point in time upon we satisfying our performance obligation, as compared to earlier percentage of completion method as per the Guidance Note on Accounting for Real Estate Transactions. Accordingly, 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. Further, the Net Proceeds are proposed to be utilised for prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by certain of our wholly owned Subsidiaries, namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, some of which are also loss making. The table below sets forth the losses after taxes for the past three Fiscals incurred by certain of our wholly owned Subsidiaries, whose all or a portion of certain outstanding borrowings are proposed to be prepaid or repaid, in full or part, from the Net Proceeds:

Name of the Subsidiary	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	Losses after tax (₹ million)			
Casa Grande Civil Engineering Private Limited	(13.05)	-	(7.81)	-
Casa Grande Shelter Private Limited	(7.36)	-	-	-

Name of the Subsidiary	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	Losses after tax (₹ million)			
Casagrand Anchor Private Limited	(62.73)	-	(0.68)	(0.12)
Casagrand Bizpark Private Limited	(16.88)	-	(9.34)	(39.77)
Casagrand Everta Private Limited	(1.73)	(2.41)	-	(0.04)
Casagrand Fresh Private Limited	(10.04)	(1.02)	(2.74)	(0.06)
Casagrand Hyderwise Private Limited	(15.46)	(28.81)	(9.32)	(7.58)
Casagrand Lotus Private Limited*	(4.61)	-	(0.14)	(0.03)
Casagrand Magick Rufy Private Limited	-	-	-	-
Casagrand Zingo Private Limited	(15.99)	(4.44)	-	(0.01)
Danub Homes Private Limited	(5.79)	-	-	(1.58)

The table above only includes the losses made by the Subsidiaries in the relevant periods. In the event, any Subsidiary has made profits in the relevant periods, such numbers are not included in the table above.
** Incorporated during Fiscal 2023.*
Note: The above financial information is based on the respective audited financial statements of the respective subsidiaries.

The table below sets forth the losses after taxes incurred by other subsidiaries for the three months ended June 30, 2025 and the last three Fiscals:

Name of the Subsidiary	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	Losses after tax (₹ million)			
Beacon Ace Induspark Private Limited**	(0.12)	(0.33)	NA	NA
Beacon Logistix Induspark Private Limited**	(0.11)	(0.17)	NA	NA
Beacon Premier Induspark Private Limited****	(0.25)	(0.99)	(0.10)	NA
Casa Grande Axiom Private Limited	-	-	(46.44)	-
Casa Grande Enterprises LLP	Nil	(0.61)	-	-
Casa Grande Homes Private Limited	(47.97)	(21.31)	(146.00)	-
Casa Grande Realtors LLP*	NA	NA	(0.67)	-
Casa Grande Vallam LLP*	NA	NA	-	(20.30)
Casa Grande Vallam Private Limited	(13.53)	(2.31)	-	NA
Casa Grande Zest Private Limited	-	(24.48)	-	-
Casagrand Aesthetic Private Limited	(4.14)	(7.43)	-	-
Casagrand Alphine Private Limited	(0.28)	(0.36)	(0.13)	(0.03)
Casagrand Avalon Private Limited****	(0.64)	(4.35)	(3.52)	NA
Casagrand Beacon Private Limited	(0.02)	(0.08)	(2.63)	(0.05)
Casagrand Blue Horizon Private Limited	(0.15)	(0.66)	(0.26)	(0.03)
Casagrand Contracts Private Limited****	(0.92)	(5.70)	(0.98)	NA
Casagrand Covaan Private Limited****	(7.79)	(7.50)	(0.23)	NA
Casagrand Exotia Private Limited	(1.13)	-	(0.21)	(0.15)
Casagrand Fittedhomes Private Limited	(9.76)	(45.48)	(30.13)	(2.53)
Casagrand Gallantee Real Estate LLC****	(65.30)	(110.10)	(13.60)	NA
Casa Grande Garden City Builders Private Limited	-	-	(4.77)	(172.07)
Casagrand Magnum Private Limited	NA	NA	NA	(0.26)
Casagrand Millenia Private Limited	(73.32)	(170.93)	-	-
Casagrand Perch Builder Private Limited	(1.75)	(32.77)	(45.97)	(10.95)
Casagrand Regale Private Limited	(1.23)	-	(1.47)	(0.03)
Casa Grande Smart Value Homes Private Limited	(44.31)	-	-	-
Casagrand Spaceintell Private Limited	(6.95)	(16.30)	(1.21)	(1.89)
Casagrand Stage7 Private Limited	-	(0.11)	(0.21)	(0.03)
Casagrand Urbano Private Limited****	(0.05)	(0.13)	(0.11)	NA
Casagrand Vistaaz Private Limited	-	-	(4.29)	-
Casagrand Vivaace Private Limited	-	-	(0.21)	(0.09)
Casagrand Vivacity Private Limited	(1.33)	(2.65)	(0.29)	(0.03)
CGD Industrial Parks Private Limited	-	-	(0.19)	NA

Name of the Subsidiary	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	Losses after tax (₹ million)			
CGD Spaceone Private Limited**	(0.10)	(0.46)	NA	NA
Dawning Developers LLP	-	-	(138.32)	(48.38)
Exotia Builder Private Limited	(1.20)	(0.06)	(0.20)	(0.03)
Flock Builder Private Limited	(0.02)	(0.09)	(0.19)	(0.03)
Gazy Mag Private Limited	(41.97)	(88.36)	-	(27.48)
Grace Gated Community LLP	(19.15)	(90.83)	-	-
Headway Ace Induspark Private Limited****	-	(21.95)	(0.23)	NA
Headway Logistix Induspark Private Limited**	(0.12)	-	NA	NA
Headway Premier Induspark Private Limited****	(1.22)	(6.43)	(0.63)	NA
Irris Whiteboard Private Limited	(0.50)	(1.84)	NA	NA
Upstay Builder Private Limited	(0.50)	(2.56)	(2.70)	-
Vision Ace Induspark Private Limited[$]	(0.59)	NA	NA	NA
Vision Logistix Induspark Private Limited	(0.07)	(0.63)	NA	NA
Vision Premier Induspark Private Limited****	(0.28)	(1.23)	(0.10)	NA

The table above only includes the losses made by the Subsidiaries in the relevant periods. In the event, any Subsidiary has made profits in the relevant periods, such numbers are not included in the table above.

** Converted in a Private Company.*

***Incorporated during Fiscal 2025.*

****Incorporated during Fiscal 2023.*

*****Incorporated during Fiscal 2024.*

[$] Since Vision Ace Induspark Private Limited was incorporated on February 7, 2025, the financial information has been provided only for the period from February 7, 2025 to June 30, 2025.

Note: The above financial information is based on the respective audited financial statements of the respective subsidiaries.

In the event our Company or Subsidiaries continue to incur losses, we may need to provide financial support to such entities and our consolidated results of operations and financial condition will be adversely affected. Further, we may not be able to recover our investment in such entities. We have, over time, also provided corporate guarantees on behalf of our Subsidiaries. The details of outstanding balance of loans of our Subsidiaries for which corporate guarantees has been provided by our Company is set forth below:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million)			
Outstanding balance of loans of our Subsidiaries for which corporate guarantees have been provided	19,775.62	20,326.73	19,589.25	14,923.52

While we have not had such instances in the past three years, in the event that our Subsidiaries are unable to repay their debt in a timely manner, our Company may be required to repay their lenders as the corporate guarantor under the relevant financing agreements or we may not be able to recover the loans given by us to such entities. Such additional financial obligations may adversely affect our financial condition and results of operation.

Further, we have not, in the past, made provisions for any additional costs to be incurred to complete the project post issuance of completion certificate at the time of revenue recognition. These costs are instead expensed in the income statement as and when they are incurred in subsequent financial years. As a result of shortfall in cost estimation, some of our projects may actually witness lower margins than initially anticipated.

19. There have been certain instances of delays in payment of statutory dues by our Company and our Subsidiaries in the three months ended June 2025 and Fiscals 2025, 2024 and 2023. Any delay in payment of statutory dues by us in future, may result in the imposition of penalties and in turn may have an adverse effect on our business, financial condition, results of operation and cash flows.

The table below set forth details of provident fund, employee state insurance corporation ("**ESIC**") contributions, tax deducted at source ("**TDS**"), professional tax, GST, Income Tax and gratuity paid by us on a consolidated basis during three months ended June 30, 2025 and 2024 and Fiscals 2025, 2024 and 2023:

Particulars		Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Provident Fund	Statutory dues paid (₹ million)	62.95	217.73	161.44	94.84
	Statutory dues unpaid (₹ million)	0.20*	0.14*	0.54*	0.23[(1)]
	Average Number of employees covered	5,575	4,870	3,648	2,149
ESIC	Statutory dues paid (₹ million)	0.90	5.12	5.25	3.41
	Statutory dues unpaid (₹ million)	Nil	Nil	0.13*	Nil
	Average Number of employees covered	394	550	587	389
TDS on salary	Statutory dues paid (₹ million)	40.10	283.16	203.54	155.33
	Statutory dues unpaid (₹ million)	Nil	Nil	Nil	Nil
	Average Number of employees covered	390	857	544	409
TDS on other than salary	Statutory dues paid (₹ million)	233.66	960.91	552.20	494.84
	Statutory dues unpaid (₹ million)	Nil	Nil	Nil	Nil
Professional Tax	Statutory dues paid (₹ million)	0.59	12.27	9.06	5.62
	Statutory dues unpaid (₹ million)	Nil	Nil	Nil	Nil
	Average Number of employees covered	5,446	4,046	3,812	2,356
Labour Welfare Fund	Statutory dues paid (₹ million)	Nil	0.30	0.25	0.14
	Statutory dues unpaid (₹ million)	Nil	Nil	Nil	Nil
	Average Number of employees covered	Nil	454	398	190
Gratuity	Statutory dues paid (₹ million)	0.70	2.33	2.54	4.69
	Statutory dues unpaid (₹ million)	Nil	Nil	Nil	Nil
	Number of employees covered	9	58	3,783	2,501
GST	Statutory dues paid (₹ million)	497.00	2,850.23	1,576.25	1,341.22
Income Tax	Statutory dues paid (₹ million)	Nil	486.51	175.03	712.12

[(1)]*Fully paid as of the date of this Draft Red Herring Prospectus.*

** The outstanding amount is attributed to the non-reconciliation of Aadhaar details of the employees.*

There have been delays in payment of statutory dues, including employee state insurance corporation, provident fund, GST, GST returns and TDS remittance amongst others towards regulatory authorities by our Company and our Subsidiaries as highlighted below:

Nature of Statutory Dues	As at the end of June 30, 2025			Fiscal 2025			Fiscal 2024			Fiscal 2023		
	Due Amount	Number of Days	Penalty/Interest paid	Due Amount	Number of Days	Penalty/ Interest paid	Due Amount	Number of Days	Penalty/Interest paid	Due Amount	Number of Days	Penalty/Interest paid
	(in ₹ million, except otherwise states)											
GST[(1)]	Nil	Nil	Nil	583.01	1 to 26	1.47	808.5	1 to 110	12.92	768.2	1 to 63	9.03

Nature of Statutory Dues	As at the end of June 30, 2025			Fiscal 2025			Fiscal 2024			Fiscal 2023		
	Due Amount	Number of Days	Penalty/Interest paid	Due Amount	Number of Days	Penalty/ Interest paid	Due Amount	Number of Days	Penalty/Interest paid	Due Amount	Number of Days	Penalty/Interest paid
	(in ₹ million, except otherwise states)											
TDS[2]	0.33	2 to 78	0.01	1.79	2 to 245	0.10	49.73	7 to 237	1.8	62.87	3 to 184	2.77
Provident Fund[3]	0.32	24 to 85	Nil	7.95	1 to 61	Nil	0.57	1 to 5	Negligible	0.34	1 to 31	Negligible
Professional Tax[3]	Nil	Nil	Nil	0.37	23 to 183	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Labour Welfare Fund[3]	Nil	Nil	Nil	0.01	0 to 26	Nil	Nil	Nil	Nil	Nil	Nil	Nil
ESI[3]	Nil	Nil	Nil	0.22	1 to 4	Nil	0.01	4 to 70	Negligible	0.01	1 to 27	Negligible

(1) Delays primarily due to issues relating to various reasons such as GST input reconciliation and employee absence on due dates.

(2) Delays primarily due to issues relating to inadvertent errors in capturing TDS while processing payment.

(3) Delays primarily due to issues relating to technical problems with the government portals and mismatch of employee documents.

While we have enhanced our internal processes to avoid delays in the payment of statutory dues by deploying a software to automate the reconciliation of GST and TDS as well as providing training to employees responsible for processing such payments, we cannot assure you that there will not be such delays in the future or that we will not be subject to such penalties and fines in the future for such delays, which may have an adverse impact on our financial condition and cash flows. Further, for details with respect to our employees, see *"**Our Business – Human Resource**"* on page 343.

20. We have certain contingent liabilities, which if they materialize, may adversely affect our business, financial condition and results of operations.

As of June 30, 2025, our contingent liabilities that have been disclosed in the Restated Consolidated Financial Information were as follows:

S. No.	Particulars	June 2025
		Amount (₹ million)
1.	Income tax	2,200.18
2.	Service tax and GST	177.14
3.	Other matters	1,120.34
Total		**3,497.66**

It is not practicable for us to estimate the timing of cash outflows, if any, in respect of above matters pending resolution of the respective proceedings. We have ongoing disputes with direct tax authorities relating to tax treatment of certain items in the Company and some of our Subsidiaries. These mainly include timing difference of expenses claimed, tax treatment of certain items of income/expense, etc. in their tax computation.

If a significant portion of these liabilities materialise, it could have an adverse effect on our business, financial condition and results of operations. For further information, see "***Restated Consolidated Financial Information – Note 40: Commitments and Contingencies***" on page 554.

21. Certain of our existing lenders received a letter from a purported employee of our Company, alleging significant financial irregularities and instances of fraudulent activities within our Company.

In April 2024, certain of our lenders received a letter (the "**Letter**"), from a purported employee of our Company (the "**Complainant**"), alleging significant financial irregularities and instances of fraudulent activities within our Company. It has been alleged that approximately 30% of the loans availed by us from NBFCs/AIFs had been fraudulently claimed by our affiliate entity, which operates under false pretences and submits counterfeit invoices to substantiate its claims, and these gains were diverted to personal accounts of our Directors. It has been further alleged that based on the Complainant's analysis, we lack the financial capability to honour our repayment obligations. The Letter was copied to the Joint Director, Enforcement Directorate, Director of Enforcement, New Delhi and the Director, Central Bureau of Investigation.

Our Company has responded to the lenders denying the allegations made under the Letter owing to the lack of evidentiary support and vague nature of the allegation and also submitted to the lenders that we did not have any

employee by the name of the Complainant on our Company's payroll. As of the date of this Draft Red Herring Prospectus, we have not received any further correspondence from our lenders indicating adverse actions taken against us in relation to our borrowings. We have also not received any communications from the Joint Director, Enforcement Directorate, Director of Enforcement in New Delhi, or the Director of the Central Bureau of Investigation or any other regulatory or statutory authority in relation to the abovesaid Letter or any matters stated therein. Further, as part of the measures undertaken by our Board of Directors to determine the veracity of the allegations, our Statutory Auditors were required to examine whether the loans and non-convertible debentures availed in the last three Fiscals by us have been utilized towards the purpose for which they were availed. Our Statutory Auditors have, pursuant to their comfort letter dated December 24, 2025 opined that the borrowings of the Company and the relevant Subsidiaries during the three months ended June 30, 2025 and the Fiscals 2025, 2024 and 2023 have been utilized for the purpose for which they were availed in terms of the relevant borrowing documents and stated that they have not observed any instance of diversion/siphoning off/misappropriation of borrowings during such period. Further, our Statutory Auditors have opined that our Company and its Subsidiaries have sufficient financial resources for meeting their payment/ repayment obligations (including with respect to the borrowings).

As of the date of this Draft Red Herring Prospectus, we neither aware of any further correspondence from the aforesaid Complainant nor have we received any other complaint. Any such complaints in the future may adversely affect our business prospects, and reputation.

22. We have entered into a framework agreement that contains covenants and investor remedies, and any adverse actions under this agreement could adversely affect our business, results of operations, and financial condition

Our business plan for the warehousing and industrial parks is materially dependent on the staged investment, governance and remedial rights structure contained in the framework agreement dated November 19, 2025 entered into among BREP Asia III India Holding Co II Pte Ltd (the "**Investor**"), our Subsidiary, CG Spaceintell (the "**Developer**"), and certain of our step-down Subsidiaries, CG Blue Horizon, Headway Logistix, CGD Spaceone, and Orbitex (CG Blue Horizon, Headway Logistix and CGD Spaceone are collectively referred to as the "**Project Companies**" and the Project Companies and Orbitex are collectively, the "**Portfolio Companies**"), read together with other transaction documents (collectively, the "**Transaction Documents**"). For further details, see "***History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years***" on page 357. If the Developer breaches its obligations under the Transaction Documents, or commits any other specified event of default, the Investor may *inter-alia* exercise a put option vis-à-vis the Developer at an agreed price, exercise a takeover option right including by way of an accelerated conversion of convertible securities, mandate a redemption of debentures held by them or exercise a default call option permitting the Investor (or its nominee) to acquire securities held by the Developer in the Portfolio Companies at the lowest price permissible under law.

The Transaction Documents also constrain financing flexibility through aggregate debt caps, loan to value covenants, and ring fence the application of proceeds by way of waterfall provisions that prioritize repayment or redemption of specified liabilities, before deployment to growth initiatives. They further contain right of first offer obligations in favor of the Investor over certain identified projects, non-compete restrictions within defined radius of the assets to be developed by the Project Companies till completion of the final closing date of the investments contemplated in the Transaction Documents or until the warehousing projects are fully leased, and detailed obligations to create mortgages, pledges and other security interests in favor of a security trustee. The structure also requires the Investor's satisfaction with multiple conditions precedent at each tranche and empowers the Investor to conduct final closing due diligence and require remedial actions or additional indemnities. Any delays, or inability to satisfy these conditions could defer or prevent subsequent closings, thereby adversely affecting our business plan for the warehousing and industrial parks.

There can be no assurance that we will meet all milestones, comply with all covenants, or avoid triggering the Investor's remedies, or that any required consents, valuations or regulatory approvals will be obtained on a timely basis or on acceptable terms. Any of the foregoing could materially and adversely affect our business, financial condition, cash flows and results of operations, and could also lead to loss of control over our Subsidiaries or assets.

23. Certain of our corporate records and filings with the RoC are not traceable or have discrepancies. We cannot assure you that regulatory proceedings or actions will not be initiated against us in the future and we will not be subject to any penalty imposed by the competent regulatory authority in this regard.

Certain of our Company's corporate regulatory filings and records are not traceable such as the relevant information was not available in the records maintained by our Company or in the physical records available at the relevant registrars of companies. The following documents in relation to certain corporate actions undertaken by our Company as mentioned hereunder are untraceable:

Forms filed

(a) Form 32 filed, corresponding challan and board and shareholders' resolutions for the initial appointment of Arun MN in our Company on November 19, 2003;

(b) Form 18 filed and the corresponding challan in relation to the address of the registered office of our Company on incorporation and the change thereto;

Challans for forms filed

(c) Challan for return of allotment (Form 2) for (i) the allotment of 800 equity shares in relation to a bonus issue undertaken by our Company on December 29, 2011; (ii) the allotment of 1,000 Class B equity shares in relation to a further issue of undertaken by our Company on December 29, 2011; (iii) the allotment of 1,980,000 equity shares in relation to a bonus issue undertaken by our Company on August 2, 2012; (iv) the allotment of 3,494,020 equity shares in relation to a bonus issue undertaken by our Company on June 10, 2013; and (v) the allotment of 3,630 equity shares in relation to a further issue undertaken by our Company on June 10, 2013;

(d) Challan in relation to the Form 32 filed for redesignation of Arun MN as Managing Director of our Company;

(e) Challan for Form SH-7 and Form MGT-14 for (i) amendment to the memorandum of association of our Company on October 16, 2014 and (ii) amendment to the memorandum of association of our Company on March 9, 2015;

(f) Challan for Form MGT-14 for (i) amendment to the memorandum of association of our Company on May 30, 2017 and (ii) amendment to the memorandum of association of our Company on April 1, 2019; and

(g) Challan for Form INC-24 for amendment to the memorandum of association of our Company on June 30, 2017

Our Practising Company Secretary conducted a physical search of our records at the relevant registrars of companies and has prepared a report on such search (the "**RoC Search Report**") and we have accordingly relied on other supporting documents available in our records. We have included these details in the Red Herring Prospectus basis the other documents available or maintained by our Company. We have also relied on the search report dated June 24, 2024 prepared by M/s. P Muthukumaran and Associates (Membership number: F-11218), as well as their certificate dated August 8, 2024. The aforesaid RoC Search Report and the certificate have been included in "***Material Contracts and Documents for Inspection – Material Documents***" on page 1022. Further, our Company has sent a letter dated August 16, 2024 to the Registrar of Companies, Tamil Nadu at Chennai to inform them about our inability to trace the corporate records as set out above.

While as on the date of this Draft Red Herring Prospectus, no legal proceedings or regulatory action has been initiated against our Company in relation to the untraceable secretarial and other corporate records and documents mentioned above, we cannot assure you that the above-mentioned corporate records will be available in the future, and that we will not be subject to any proceedings initiated by any regulatory or statutory authority (including the

RoC) in this respect. Any actions, including legal proceedings if initiated by regulatory or statutory authorities, may have an adverse effect on our financial condition or reputation.

24. Our success depends in large part upon our Directors, Key Managerial Personnel, Senior Management and other key employees, and the loss of or our inability to attract or retain such persons could adversely affect our business, results of operations and financial condition.

Our operations are dependent on our ability to attract and retain qualified personnel. While we believe that we currently have adequate qualified personnel, we may not be able to continuously attract or retain such personnel, or retain them on acceptable terms, given the demand for such personnel. The loss of the services of our qualified personnel may adversely affect our business, results of operations and financial condition.

As of June 30, 2025, we had 5,538 employees. The following table sets forth the attrition rate for our permanent employees and Key Managerial Personnel and members of Senior Management of our Company for the years/period indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Number of Employees	5,538	5,283	4,170	2,540
Number of Employees Resigned	390	1,617	1,121	456
Attrition Rate*	NA**	34.21%	33.41%	21.14%
Total number of Key Managerial Personnel	4	5	4	2
Attrition rate of Key Managerial Personnel (%)*	NA**	Nil	Nil	Nil
Total number of members of the Senior Management (other than Key Managerial Personnel)	6	6	7	7
Attrition rate of members of the Senior Management (other than Key Managerial Personnel) (%)*	NA**	15.38%	Nil	Nil

** Attrition rate is calculated as exits in the relevant category divided by average number of employees in the relevant Fiscal/period in the relevant category.*

*** The attrition rate for the three months ended June 30, 2025 has not been disclosed, as the average number of employees could not be calculated due to the non-disclosure of employee figures as of June 30, 2024.*

Further, we are significantly dependent on our sales team for sales of units of our projects. If we are unable to retain attract or retain such persons, our business, results of operations and financial condition could be adversely impacted. The table sets forth details of the units sold by our sales team in the years/period indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Pre-Sales (number of units)	2,525	6,234	4,872	3,966
Pre-sales (number of units sold by our sales team)	2,400	5,888	4,412	3,533
Percentage of total pre-sales	95.05%	94.45%	90.56%	89.08%
Total number of employees in our sales team as at year end	964	853	769	391
Number of employees in our sales team who resigned during the relevant Fiscal	88	443	255	94
Attrition rate of members of the sales team (%)	NA**	54.62%	43.97%	26.04%

** Attrition rate is calculated as exits in the sales team divided by average number of employees in the relevant Fiscal in the sales team.*

** ** The attrition rate for the three months ended June 30, 2025 has not been disclosed, as the average number of employees could not be calculated due to the non-disclosure of employee figures as of June 30, 2024.*

We may require a significant amount of time to hire and train replacement personnel when qualified personnel terminate their employment with our Company. We may also be required to increase our levels of employee compensation to remain competitive in attracting the qualified employees that our business requires.

Any loss of our Directors, Key Managerial Personnel, Senior Management or key employees or our inability to recruit further senior management or key managerial personnel could impede our growth by impairing our day-to-day operations. For information regarding changes in Directors, Key Managerial Personnel and Senior Management, see, "***Our Management - Changes in our Board during the last three years***" and "***Our Management - Changes in Key Managerial Personnel and Senior Management during the last three years***" on pages 436 and 447, respectively. Further, on April 14, 2024, our erstwhile chief financial officer, Rajneesh Jain, exited our Company on account of personal reasons. We cannot assure you that attrition rate of employees, KMPs and Senior Management will not increase in future, or there will not be any changes in KMPs and Senior Management in the future. Additionally, any leadership transition that results from the departure of any members of our senior management team and the integration of new personnel may be difficult to manage and may cause operational and administrative inefficiencies, decreased productivity amongst our employees and loss of personnel with deep institutional knowledge, which could result in significant disruptions to our operations. We will be required to successfully integrate new personnel with our existing teams in order to achieve our operating objectives and changes in our senior management team may affect our results of operations as new personnel become familiar with our business. For further information in relation to the experience of our Individual Promoter, Key Management Personnel and Senior Management, see "***Our Promoters and Promoter Group***" and "***Our Management***" on pages 448 and 430, respectively.

25. If we are not able to sell our project units in a timely manner, it may adversely affect our working capital requirements, cash flows and business, results of operations and financial condition.

As of June 30, 2025, we had unsold residential project units of an aggregate Saleable Area of 0.21 million square feet in our Completed Projects, representing 0.96% of the total Saleable Area in our Completed Projects and an aggregate Saleable Area of 16.13 million square feet in our Ongoing Projects, representing 36.58% of the total Saleable Area in our Ongoing Projects. If we are unable to sell such inventory at acceptable prices and in a timely manner, our business, cash flows, results of operations and financial condition could be adversely affected. Further, we focus on selling a portion of units in our projects within six months from the date of the launch of such projects. The table below sets forth details of the residential projects launched and the units sold within six months from the launch in the years/period indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Number of projects launched	8	17	18	14
Aggregate number of units in such projects	3,604	8,178	7,406	5,901
Number of units sold within six months of the launch of such projects	890	2,240	2,924	1,898
Percentage of units which were sold within six months from the launch of projects of the total number of units in such projects	24.69%	28.71%	39.48%	32.16%

We cannot assure you that we may be able to effectively market and sell our projects in a timely manner and in entirety in the future, which could also have an impact on our business, results of operations and financial condition. Further, if our construction cost increases during construction, we may not be able to pass such cost to our customers and we may need to absorb the increased costs, which could adversely affect our results of operations and financial condition.

26. Our business operations may be adversely affected by delays in the collection of receivables from our customers.

Our arrangements with our customers typically include payment schedules that stipulate timeframes for receipt of payments from our customers. There may be delays in the collection of payments from our customers. As we often need working capital for construction of our projects, delayed collection of payments could impact the levels

of working capital maintained by us and may lead to delays in completion of the construction of projects and therefore adversely affect our business, cash flows, financial condition and results of operations. The table below sets forth details of amount outstanding from customers for a period exceeding three months from their respective due dates, the average debtor cycle as of and in the periods indicated:

Particulars	As of/ for Three months ended June 30, 2025	As of/ for year ended March 31, 2025	As of/ for year ended March 31, 2024	As of/ for year ended March 31, 2023
Trade Receivables* (₹ million)	13,224.46	9,829.99	4,542.61	3,172.86
Amount outstanding from customers for a period exceeding six months from their respective due dates (₹ million)	1,999.38	1,567.48	783.61	465.12
Percentage of trade receivables (%)	15.12%	15.95%	17.25%	14.66%
Average debtor cycle** (in days)	663	124	63	45

Out of the total trade receivables of ₹ 4,542.61 million as of March 31, 2024, ₹ 182.41 million had been outstanding between one to two years and ₹ 92.19 million had been outstanding for more than two years due to customers' inability to take possession of their units due to their unavailability in India and delayed loan disbursement. For further information, see "Restated Consolidated Financial Information – Note 15 – Trade receivables ageing schedule**" on page 501.*

***Average debtor cycle is calculated as trade receivables divided by total revenue from operations multiplied by number of days in a year/period. Our average debtor cycle increased in Fiscal 2024 as we launched seven residential projects in the last quarter of Fiscal 2024. Further, the average debtor cycle increased to 124 days in Fiscal 2025 due to launch of new projects in the last quarter of Fiscal 2025.*

Further, some of the projects that we are currently undertaking, and propose to undertake in the future, are projects with relatively longer gestation periods, which have inherent risks flowing from uncertainty in the business environment. Changes in the business environment and external economic factors can affect their paying capacities which can result in delayed payments made to us. Delays in our collections can adversely affect our working capital requirements, the cash flow position as well as the revenues or profits of our Company, consequently affecting its business and operations.

Further, under the agreements with customers, payment terms are typically linked to specific project milestones or stages of completion. If a project experiences significant delays, our customers may postpone or delay payment until the respective milestones are achieved. This delay in payment may have adverse effects on our cash flow, business and results of operations.

27. Any variation in the utilization of the Net Proceeds would be subject to certain compliance requirements, including prior shareholders' approval.

We propose to utilize the Net Proceeds towards repayment/prepayment, in full or part, of certain indebtedness availed by our Company and certain of our Subsidiaries and general corporate purposes, in the manner specified in "***Objects of the Offer - Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries***" on page 183. At this stage, we cannot determine with any certainty if we would require the Net Proceeds to meet any other expenditure or fund any exigencies arising out of competitive environment, business conditions, economic conditions or other factors beyond our control. In accordance with Sections 13(8) and 27 of the Companies Act, 2013, we cannot undertake any variation in the utilization of the Net Proceeds without obtaining the shareholders' approval through a special resolution. In the event of any such circumstances that require us to undertake variation in the disclosed utilization of the Net Proceeds, we may not be able to obtain the shareholders' approval in a timely manner, or at all. Any delay or inability in obtaining such shareholders' approval may adversely affect our business or operations.

Further, our Promoters would be required to provide an exit opportunity to Shareholders who do not agree with our proposal to change the objects of the Offer or vary the terms of such contracts, at a price and manner as prescribed by SEBI. Additionally, the requirement on our Promoters to provide an exit opportunity to such dissenting Shareholders may deter the Promoters from agreeing to the variation of the proposed utilization of the Net Proceeds, even if such variation is in the interest of our Company. Further, we cannot assure you that our Promoters or the controlling Shareholders of our Company will have adequate resources at their disposal at all times to enable them to provide an exit opportunity at the price prescribed by SEBI.

In light of these factors, we may not be able to undertake variation of objects of the Offer to use any unutilized proceeds of the Offer, if any, or vary the terms of any contract referred to in the Red Herring Prospectus, even if such variation is in the interest of our Company. This may restrict our ability to respond to any change in our business or financial condition by re-deploying the unutilized portion of Net Proceeds, if any, or varying the terms of contract, which may adversely affect our business and results of operations.

28. Our ability to access capital at attractive costs depends on our credit ratings. Downgrade of credit ratings or a poor rating may restrict our access to capital and thereby adversely affect our business and results of operations.

The cost and availability of capital depends on our credit ratings. The following table sets forth the credit rating received by our Company during last three Fiscals, the three months ended June 30, 2025 and from July 1, 2025 till the date of this Draft Red Herring Prospectus:

Rating Agency	Instruments	Credit Rating/Outlook	Date
ICRA	Long-term fund based – term loan	BBB+/Stable	February 28, 2025
ICRA	Long-term fund based – cash credit	BBB+/Stable	February 28, 2025
CRISIL	Long term bank loans	A-/Stable	July 8, 2025
ICRA	Long Term Loans	BBB+/Stable	November 29, 2023
ICRA	Long Term Loans	BBB+/ Stable	August 3, 2022
CRISIL	Long Term Loans	BBB/ Positive*	June 7, 2022

** CRISIL provided "B/ Stable (Issuer Not Cooperating)" rating due to receipt of inadequate information. However, after sharing the requisite information with them, the rating was changed "BBB/ Positive".*

***The aforesaid table does not include credit ratings received from certain agencies during the three months ended June 30, 2025 and the last three Fiscals which have been withdrawn on account of repayment of loan facilities for which the relevant credit ratings were provided.*

Credit ratings reflects the opinion of the rating agency on our management, track record, diversified clientele, increase in scale and operations and margins, medium term revenue visibility and operating cycle.

The table below sets forth the details of certain of the borrowings, which are proposed to be pre-paid/ repaid out of the Net Proceeds as disclosed in the sections titled "***Objects of the Offer – Details of the Objects – Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our Company***" **and "*Objects of the Offer – Details of the Objects – Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries***" beginning on pages 179 and 183, respectively, for which such credit rating has been received pursuant to a credit rating letter dated November 29, 2023 issued by ICRA Limited (to the extent of the amount outstanding in relation to each of such borrowings as of the date on which the credit rating was received, i.e., November 29, 2023):

Bank/ NBFC	Name of the Entity	Nature of the Borrowing	Credit Rating/Outlook
DCB Bank Limited	Casagrand Premier Builder Limited	Term loan facility	BBB+/Stable
Hero Fincorp Limited	Casagrand Premier Builder Limited	Term loan facility	BBB+/Stable
State Bank of India	Casagrand Premier Builder Limited	Term loan facility	BBB+/Stable
ICICI Bank Limited	Casagrand Premier Builder Limited	Term loan facility	BBB+/Stable
ICICI Bank Limited	Casa Grande Civil Engineering Private Limited	Term loan facility	BBB+/Stable
ICICI Bank Limited	Casagrand Magick Rufy Private Limited	Term loan facility	BBB+/Stable
ICICI Bank Limited	Casagrand Bizpark Private Limited	Term loan facility	BBB+/Stable
LIC Housing Finance Limited	Danub Homes Private Limited	Term loan facility	BBB+/Stable
Standard Chartered Capital Limited	Casa Grande Garden City Builders Private Limited	Term loan facility	BBB+/Stable

In addition, the table below sets forth the details of certain of the borrowings, which are proposed to be pre-paid/ repaid out of the Net Proceeds as disclosed in the sections titled "***Objects of the Offer – Details of the Objects – Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our Company***" and "***Objects of the Offer – Details of the Objects – Prepayment or repayment, in full or part, of all***

or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries" beginning on pages 179 and 183, respectively, for which such credit ratings by CRISIL has been received:

Bank/ NBFC	Name of the Entity	Nature of the Borrowing	Credit Rating/Outlook	Date of rating
LIC Housing Finance Limited	Danub Homes Private Limited	Long Term Loan	Crisil A-/Stable	June 30, 2025
Aditya Birla Housing Finance Limited	Danub Homes Private Limited	Long Term Loan	Crisil A-/Stable	June 30, 2025
Motilal Oswal Home Finance Limited	Danub Homes Private Limited	Long Term Loan	Crisil A-/Stable	June 30, 2025
Standard Chartered Bank	Casagrand Anchor Private Limited	Long Term Loan	Crisil A-/Stable	June 30, 2025
Aditya Birla Capital Limited	Casagrand Fresh Private Limited	Long Term Loan	Crisil A-/Stable	November 19, 2025
Bajaj Housing Finance Limited	Casagrand Fresh Private Limited	Long Term Loan	Crisil A-/Stable	November 19, 2025
State Bank of India	Casagrand Fresh Private Limited	Long Term Loan	Crisil A-/Stable	November 19, 2025

Further, no credit rating has been availed for the remaining borrowings which are proposed to be repaid/prepaid out of the Net Proceeds. While we have not experienced a downgrade in the credit rating received in relation to the borrowings of our Company and its Subsidiaries in the three months ended June 30, 2025 and last three Fiscals, any downgrade in our credit ratings or our inability to obtain such credit rating in a timely manner or any non-availability of credit ratings, or poor ratings, could increase borrowing costs, will give the right to our lenders to review the facilities availed by us under our financing arrangements and adversely affect our access to capital and debt markets, which could in turn adversely affect our interest margins, our business, results of operations, financial condition and cash flows.

29. A majority of our Directors are or were not directors of listed companies and hence lack of such adequate experience to address complexities associated with listed companies, could have an adverse impact on our business and operations.

Except Rohini Manian, an Independent Director of our Company, who is also an independent director on Go Fashion (India) Limited which is listed on stock exchanges in India and Raju Venkatraman who was a director of Firstsource Solutions Limited which is also listed on stock exchanges in India, none of our other Directors are currently, or have been in the past directors on the board of any listed companies. For further details, see "***Our Management – Our Board***" on page 430. We cannot assure you if the lack of adequate experience of being on the Board of listed companies will affect their ability to effectively address the specific complexities associated with being a listed company, which may not have any adverse impact on our operations as a listed company.

30. An inability to maintain adequate insurance cover in connection with our business may adversely affect our operations and profitability.

We have obtained a number of insurance policies in connection with our operations. Our insurance policies cover risks which we envisage for each project, which may include physical loss or damage, including natural perils. In addition to the insurance for physical risks, we also procure adequate liability policies to cover for identified risks, which may affect our Company such as insurance policies which cover our projects include the contractors' and sub-contractors' scope of work. We have a group health insurance for our employees. The table below sets forth details relating to aggregate coverage of the insurance policies as a percentage of the total insurable assets in the periods indicated on a consolidated basis:

Particular	As of Three months ended June 30, 2025		As of March 31, 2025		As of March 31, 2024		As of March 31, 2023	
	Amount (₹ million)	Percentage of the total Insurable Assets*	Amount (₹ million)	Percentage of the total Insurable Assets*	Amount (₹ Million)	Percentage of the total Insurable Assets*	Amount (₹ million)	Percentage of the total Insurable Assets*
Coverage of	1,682.29	20.69%	1,453.37	19.93%	1,849.66	49.62%	174.73	11.59%

Particular	As of Three months ended June 30, 2025		As of March 31, 2025		As of March 31, 2024		As of March 31, 2023	
	Amount (₹ million)	Percentage of the total Insurable Assets*	Amount (₹ million)	Percentage of the total Insurable Assets*	Amount (₹ Million)	Percentage of the total Insurable Assets*	Amount (₹ million)	Percentage of the total Insurable Assets*
Insurance Policies								

**Net book value of property, plant and equipment (excluding right of use assets and freehold land), capital work-in-progress and investment property (excluding land) of our Company and Subsidiaries as at the end of the relevant period*.

The table below sets forth details relating to the coverage of the insurance policies as a percentage of the total insurable assets of certain of our wholly owned Subsidiaries, whose all or a portion of certain outstanding borrowings are proposed to be prepaid or repaid, in full or part, from the Net Proceeds for the periods indicated:

Particular	As of Three months ended June 30, 2025			As of March 31, 2025			As of March 31, 2024			As of March 31, 2023		
	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*
Casagrand Magick Rufy Private Limited												
Coverage of Insurance Policies	441.69	445.45	99.16%	394.91	398.04	99.21%	149.94	153.94	97.40%	Nil**	28.51	NA
Casa Grande Civil Engineering Private Limited												
Coverage of Insurance Policies	4.24	207.02	2.05%	4.60	217.20	2.12%	6.27	238.26	2.63%	Nil**	74.32	NA
Casagrand Fresh Private Limited												
Coverage of Insurance Policies	Nil**	13.87	NA	Nil**	13.98	NA	Nil**	Nil***	NA	Nil**	Nil***	NA
Casa Grande Shelter Private Limited												
Coverage of Insurance Policies	Nil**	Nil***	NA	Nil**	Nil***	NA	Nil**	Nil***	NA	Nil**	Nil***	NA
Casagrand Bizpark Private Limited												
Coverage of Insurance Policies	0.52	2386.44	0.02%	0.57	2043.57	0.03%	818.97	879.47	93.12%	Nil**	12.21	NA
Casagrand Everta Private Limited												
Coverage of Insurance Policies	661.10	663.03	99.71%	605.94	606.08	99.98%	341.29	341.29	100.00%	Nil**	123.88	NA
Casagrand Hyderwise Private Limited												
Coverage of Insurance	2.24	59.94	3.73%	2.38	58.78	4.06%	3.20	9.09	35.24%	1.01	4.17	24.30%

Particular	As of Three months ended June 30, 2025			As of March 31, 2025			As of March 31, 2024			As of March 31, 2023		
	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*	Insurance coverage (₹ million)	Insurable Assets of the relevant Subsidiary* (₹ million)	Percentage of the total Insurable Assets of the relevant Subsidiary*
Policies												
Casagrand Lotus Private Limited												
Coverage of Insurance Policies	Nil**	40.01	NA	Nil**	41.96	NA	Nil**	0.08	NA	Nil**	Nil***	NA
Casagrand Zingo Private Limited												
Coverage of Insurance Policies	Nil**	34.49	NA	Nil**	36.20	NA	Nil**	0.36	NA	Nil**	Nil***	NA
Casagrand Anchor Private Limited												
Coverage of Insurance Policies	Nil**	425.62	NA	Nil**	376.90	NA	3.74	37.72	9.91%	Nil**	Nil***	NA
Danub Homes Private Limited												
Coverage of Insurance Policies	Nil**	18.80	NA	Nil**	19.49	NA	17.26	20.78	83.07%	Nil**	2.57	NA

**Net book value of property, plant and equipment (excluding right of use assets and freehold land), capital work-in-progress and investment property (excluding land) of the relevant Subsidiaries as at the end of the relevant period.*

*** Nil in the "insurance coverage" column indicates that no insurance coverage has been obtained.*

**** Nil in the "insurable assets for the relevant subsidiary" indicates that there were no insurable assets as at the end of relevant period.*

For further information, see "***Our Business – Insurance***" on page 341.

We cannot assure you that any claim under the insurance policies maintained by us will be honoured fully, in part, or on time, or that we have taken out sufficient insurance to cover all our losses. The table below sets forth details of the insurance amount claimed and insurance amount received for the period/years indicated:

Particulars		Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
		(₹ Million)			
Insurance claimed	amount	Nil	Nil	29.05	Nil
Insurance received	amount	Nil	Nil	5.75	Nil

We cannot assure that our insurance policies may provide adequate coverage in certain circumstances and are not subject to certain deductibles, exclusions and limits on coverage. In addition, our insurance coverage expires from time to time. We apply for the renewal of our insurance coverage in the normal course of our business, but we cannot assure you that such renewals will be granted in a timely manner, at an acceptable cost or at all. To the extent that we suffer loss or damage for which we did not obtain or maintain insurance, and which is not covered by insurance or exceeds our insurance coverage or where our insurance claims are rejected, the loss would have to be borne by us and our results of operations, cash flows and financial condition may be adversely affected.

Further, we may also be subject to claims resulting from defects in our projects and in certain cases, insurance claims may be charged to lenders for specific projects. The proceeds of any insurance claim with respect to insurance that we have taken may be insufficient to cover any expenses faced by us including higher rebuilding costs as a result of inflation, changes in building regulations, environmental issues as well as other factors. Should an uninsured loss or a loss in excess of insured limits occur, we may lose the capital invested in and the anticipated revenue from the affected project. We cannot assure you that losses in excess of insurance proceeds will not occur in the future. In addition, any payment we make to cover any uninsured losses, damages or liabilities could have an adverse effect on our business, financial condition and results of operations.

31. We are subject to interest clauses under the agreements entered into with our customers for any delay in the completion of the projects and are required to rectify any structural defects with respect to the apartments.

The agreements that we enter into with our customers require us to complete development and construction on time and provides for interest clauses wherein we are liable to pay interest to the customers for any delay in the completion of project (i.e., non-receipt of a completion certificates within the stipulated timelines). We cannot assure you that we will always finish the construction or development of our projects in accordance with the timelines specified in such agreements. The construction of projects may be delayed due to various factors including issues pertaining to the title of the land, disputes with joint development partners, scrutiny from relevant governmental authorities as well as factors beyond our control including prevailing geographical, social and climatic conditions.

Our inability to complete construction in a timely manner or at all, could result in cancellation by customers of any commitment to purchase in our projects or refund of any advance deposited with us by any customer as a guarantee for purchase in our projects, and all these factors could adversely affect our business, financial condition and results of operations. Further, any delays in completing our projects as scheduled could result in dissatisfaction among our customers, resulting in negative publicity, consumer litigation and lack of confidence among future buyers for our projects. Additionally, we may not achieve the economic benefits expected of such projects. In the event there are any delays in the completion of such projects, our relevant approvals may expire or be terminated. We may also be subject to claims resulting from defects in our developments, including claims brought under the RERA. For further information, see "***Key Regulations and Policies***" on page 345. For consolidated details concerning litigation involving claims initiated by customers, see "***Outstanding Litigation and Material Developments***" and "***Restated Consolidated Financial Information –Note 40: Commitments and Contingencies***" on pages 928 and 554.

We have in the past experienced delays in handing over the units to the customers. The following table sets forth the amount paid to our customers in the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023 for delays in handing over the units:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Total amount paid due to delay in handing over the units (₹ million)	Nil	17.87	1.32	0.27
Revenue from operations (₹ million)	1,721.44	26,958.87	26,139.90	24,919.53
Amount paid as a percentage of revenue from operations	NA	0.07%	Negligible	Negligible

Moreover, customers may object to any change that we may propose in the project layout, specifications and amenities. Non-fulfilment of any such conditions or other conditions as stipulated in the agreements may expose us to the risk of liquidated damages or termination of the agreement by the landowners with whom we enter into such agreements.

32. We have in the past entered into related party transactions and may continue to do so in the future, which may potentially involve conflicts of interest with the equity shareholders.

We enter into various transactions with related parties in the ordinary course of business. These transactions principally include rental income, advertising income, directors remuneration, loans given, loans repaid, loans availed, revenue on construction, project management and consultancy income, reimbursement of expenses recovery and facility management services. The table below provides details of our related party transactions in the relevant years/period:

Particulars	As at/ for the Three months ended June 30, 2025	As at/ for the year ended March 31, 2025	As at/ for the year ended March 31, 2024	As at/ for the year ended March 31, 2023
		(₹ million, except percentages)		
Aggregate Amount of related party transactions	748.20	2,447.68	2,580.02	1,454.01
Revenue from operations	1,721.44	26,958.87	26,139.90	24,919.53
Aggregate amount of related party transactions as a percentage of revenue from operations	43.46%	9.08%	9.87%	5.83%
Loans given to related parties (outstanding as of date) (unsecured)	708.54	808.16	611.95	833.77
Loans taken from related parties (outstanding as of date) (unsecured) (repayable on demand)*	177.98	40.58	69.48	16.63
Trade Receivables from related parties	683.52	701.16	22.12	76.07
Trade Payables to related parties	48.76	35.17	62.52	45.72

** Other than loans taken from directors.*

For further information relating to our related party transactions, see "***Summary of the Offer Document – Summary of Related Party Transactions***" and "***Restated Consolidated Financial Information – Note 44: Related Party Disclosure***" on pages 28 and 559, respectively. Further, for information relating to transactions with related parties after elimination and prior to elimination, see "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" and "***Restated Consolidated Financial Information – Note 44(f): Related party transactions prior to elimination"*** on pages 562 and 678 respectively.

We cannot assure you that our existing agreements and any such future transactions, will be in the interest of our Company and minority shareholders or will perform as expected. We derive rental income from various members of our Promoter Group, such as AAK Realty Services LLP, Casagrand Arun MN Academy Foundation, Iris Development LLP and our Corporate Promoter, CG Luxor. The table below sets forth the rental income from the aforesaid members of our Promoter Group:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
		(₹ million)		
Rental income from AAK Realty Services LLP	Nil	Nil	0.14	Nil

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million)			
Rental income from Casagrand Arun MN Academy Foundation	0.27	1.97	1.26	0.17
Rental income from IRIS Development LLP	Nil	Nil	0.12	59.24
Rental income from Casagrand Luxor Private Limited	Nil	Nil	0.14	Nil

Further, we had certain significant related party transactions in relation to the reimbursement of expenses (i.e., certain administrative related expenses were incurred by us) with a member of our Promoter Group, namely, AAK Realty Services LLP which are as follows:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million)			
Reimbursement expenses with AAK Realty Services LLP	Nil	Nil	44.89	118.94
Percentage of total expenses	Nil	Nil	0.19%	0.54%

We have also entered into a service provider agreement ("**Service Provider Agreement**") with one of the members of our Promoter Group, Casa Grande Propcare Private Limited for certain technical and facility management services on a non-exclusive basis for a fixed fee payable by our Company to Casa Grande Propcare Private Limited, in the manner and as set out under the Service Provider Agreement. The table below sets forth details of amount paid to a member of our Promoter Group, namely, Casa Grande Propcare Private Limited in relation to the facility management services in the periods indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million)			
Amount paid to Casa Grande Propcare Private Limited in relation to the facility management services	76.87	362.37	184.68	152.52

For further details, see "***Group Companies – Related Business Transactions***" on page 454 and also see "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" on page 562. In relation to the loans extended to our related parties, we cannot assure you that such loans will be repaid, as these related parties may face financial constraints that could necessitate writing off these loans. For instance, in Fiscal 2024, we had to write off ₹ 386.95 million which was owed by one of our related parties due to their financial constraints.

The transactions with our related party customers have been conducted in the ordinary course of business, in accordance with the provisions of applicable laws and on an arm's length basis and have not been prejudicial to the interests of our Company. It is likely that we will continue to enter into such related party transactions in the future. Some of these transactions may require significant capital outlay and there can be no assurance that we will be able to make a return on these investments. Although all related-party transactions that we may enter into will be subject to our audit committee, board of directors or shareholder approval, as may be required under the Companies Act, 2013 and the SEBI Listing Regulations, we cannot assure you that such transactions, individually or in the aggregate, will perform as expected/ result in the benefit envisaged therein, or that we could not have undertaken such transactions on more favourable terms with any unrelated parties.

33. Our Company has pledged some of the equity shares of certain of our Subsidiaries. Further our Promoters have executed non-disposal undertakings in relation to certain portion of their shareholding in our Company, in favour of lenders. Such lenders may take control of our Subsidiaries or our Company upon the occurrence and continuance of a default under the relevant financing documents.

Our Company has pledged some of the equity shares which it holds in its Subsidiaries as described below:

Name of the Subsidiary	Pledgee(s)	Shareholding of our Company in the Subsidiary	Shareholding of our Subsidiary pledged by our Company	Amount Secured by the Pledged Shares@ (₹ million)	Amount Secured by the Pledged Shares as a percentage of total outstanding borrowings of the Subsidiary as of September 30, 2025 (%)	Reasons for the pledge	Date of the pledge
Gazy Mag Private Limited	In favour of Vistra ITCL India Limited (Debenture trustee to India Realty Excellence Fund – VI (Debenture Holders))	100.00%*	100.00%	700.00	1.42%	Security for financing the facility availed by the Subsidiary	January 13,2025
Casagrand Beacon Private Limited	In favour of Vistra ITCL India Limited (Debenture trustee to Credit Solutions India Trust (Debenture Holders))	100.00%*	100.00%	2280.00	4.64%	Security for financing the facility availed by the Subsidiary	Jul 1,2025
Beacon Ace Induspark Private Limited	In favour of SBICAP Trustee Company Limited (Debenture trustee to Vivriti Asset Management Pvt Ltd (Debenture Holders))	71.65%#	100.00%	900.00	1.83%	Security for financing the facility availed by the Subsidiary	August 22,2025
Beacon Logistix Induspark Private Limited	In favour of SBICAP Trustee Company Limited (Debenture trustee to Vivriti Asset Management Pvt Ltd (Debenture Holders))	71.65%#	100.00%	900.00	1.83%	Security for financing the facility availed by the Subsidiary	August 22,2025
Headway Ace Induspark Private Limited	In favour of IDBI Trusteeship Services Limited (Debenture trustee to Kotak Realty Excellence Fund X (Debenture Holders))	71.65%#	100.00%	5000.00	10.18%	Security for financing the facility availed by the Subsidiary	December 28,2023
Casagrand Blue Horizon Private Limited	In favour of IDBI Trusteeship Services Limited (Debenture trustee to LICHFL Trusteeship Company Private Limited (Debenture Holders)	71.65%#	100.00%	838.00	1.71%	Security for financing the facility availed by the Subsidiary	November 30,2023

Name of the Subsidiary	Pledgee(s)	Shareholding of our Company in the Subsidiary	Shareholding of our Subsidiary pledged by our Company	Amount Secured by the Pledged Shares[@] (₹ million)	Amount Secured by the Pledged Shares as a percentage of total outstanding borrowings of the Subsidiary as of September 30, 2025 (%)	Reasons for the pledge	Date of the pledge
Vision Premier Induspark Private Limited	In favour of IDBI Trusteeship Services Limited (Debenture trustee to Acendas IT Park Chennai Limited (Debenture Holders)	71.65%#	100.00%	387.00	0.79%	Security for financing the facility availed by the Subsidiary	February 16,2024
Beacon Premier Induspark Private Limited	In favour of IDBI Trusteeship Services Limited (Debenture trustee to Acendas IT Park Chennai Limited (Debenture Holders)	71.65%#	100.00%	384.00	0.78%	Security for financing the facility availed by the Subsidiary	February 16,2024
Headway Premier Induspark Private Limited	IDBI Trusteeship Services Limited (Debenture trustee to Acendas IT Park Chennai Limited (Debenture Holders))	71.65%#	100.00%	1087.00	2.21%	Security for financing the facility availed by the Subsidiary	February 16,2024
Vision Logistix Induspark Private Limited	In favour of IDBI Trusteeship Services Limited (Debenture trustee to Kotak Realty Excellence Fund X (Debenture Holders))	71.65%#	100.00%	5000.00	10.18%	Security for financing the facility availed by the Subsidiary	August 1,2024

[*]*Including one equity share held by the Company's nominee shareholder, Arun MN.*

[@]*Represents the sanctioned limit from the lender.*

[#]*Our Subsidiary CG Spaceintell holds 100.00% of the equity shares of the subsidiary including one equity share held by the CG Spaceintell's nominee shareholder, Arun MN. Our Company holds 71.65% of CG Spaceintell's equity shares including one equity share held by the Company's nominee shareholder, Arun MN, which has been pledged by our Company in favour of the respective pledgees.*

Further, Our Promoters, Arun MN and CG Luxor have executed non-disposal undertakings each dated May 23, 2024, May 27, 2025 and June 30, 2025 in relation to their entire shareholding in our Company (the "**NDUs**") in favour of Vistra ITCL (India) Limited (in its capacity as the debenture trustee) ("**NDU Shares**") for certain NCDs issued by our Company and one of our Subsidiaries, CG Beacon, details of which are set out below:

Name of the Lender	Date of NDU	Name of the entity	Sanctioned amount (in ₹ million)	Amount outstanding as of September 30, 2025 (in ₹ million)	Shareholding pledged (%)	Coupon rate per annum
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	May 23, 2024	Our Company	2,000.00	2,000.00	99.99	21.75%
Credit Solutions India Trust (through Vistra	May 27, 2025	Our Company	2,000.00	2,000.00	72.99	21.75%

Name of the Lender	Date of NDU	Name of the entity	Sanctioned amount (in ₹ million)	Amount outstanding as of September 30, 2025 (in ₹ million)	Shareholding pledged (%)	Coupon rate per annum
ITCL (India) Limited)						
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	June 30, 2025	CG Beacon*	2,280.00	2,280.00	99.99*	20.50%

CG Beacon and our Promoters have entered into a non-disposal undertaking dated June 30, 2025 ("CG Beacon NDU**"), which shall be enforceable only in the event of an event of default as set out in the documents executed in relation to the NCDs issued by CG Beacon. Accordingly, as on the date of this Draft Red Herring Prospectus, the shareholding of our Promoters is not subject to a non-disposal undertaking under the CG Beacon NDU.*

Our Promoters, Arun MN and Casagrand Luxor, each propose to offer Equity Shares aggregating up to ₹ 100.00 million in the Offer for Sale ("**OFS Shares**"). As on the date of this Draft Red Herring Prospectus, Vistra ITCL (India) Limited has, through its letter dated August 23, 2024 read with the consent letters dated December 4, 2025 and December 23, 2025 ("**Vistra Consent Letters**"), subject to certain conditions mentioned therein, including:

(a) our Company, our Promoters and the nominee Shareholders on behalf of our Corporate Promoter continuing to comply with their obligations under the debenture documents; and

(b) the Offer, not, in any manner whatsoever, adversely affecting (i) the security obligations under the debenture documents created in favour of Vistra ITCL (India) Limited and/ or the debenture holders; or (ii) any other rights and entitlements of the debenture holders and, or Vistra ITCL (India) Limited under any of the debenture documents,

consented to: (i) waive the applicability of the non-disposal undertaking and waive any rights that the debenture holders may have to enforce the non-disposal undertaking dated June 30, 2025 executed in relation to the NCDs issued by CG Beacon on the (a) OFS Shares; and (b) the Equity Shares forming part of the minimum promoters' contribution (the "**MPC Shares**") prior to the filing of this Draft Red Herring Prospectus in the manner set out in the Vistra Consent Letters (which has since been completed); (ii) waive the obligation of our Company to cause and, or, procure that the nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal execute a non-disposal undertaking in favour of Vistra ITCL (India) Limited; and (iii) waive the non-disposal undertaking dated May 23, 2024 and May 27, 2025 or the right to enforce the non-disposal undertaking dated June 30, 2025 on the remaining NDU Shares prior to the filing of an updated draft red herring prospectus with the SEBI. Accordingly, as of the date of this Draft Red Herring Prospectus, 72.99% of the equity share capital of our Company (held by our Promoters) is subject to the NDU. For further details, see "***Capital Structure***" on page 161.

If our Subsidiaries default on their obligations under the relevant financing documents, the lenders may, upon the expiry of the applicable cure periods, exercise the rights available to them under the documents entered into with respect to the shares pledged, including, (a) to receive all amounts payable under the pledge; (b) to sell/ dispose of or otherwise transfer or encumber the pledged shares; (c) have the shares transferred to their names and take management control over the pledged companies; or (d) any other right available to the debenture holders under the debenture documents entered into. If this happens, we will lose the assets residing in our Subsidiaries, value of any such pledged shares and we will no longer be able to recognize any revenue attributable to them.

34. Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the Book Running Lead Managers ("BRLMs") and we cannot assure you that this will not be perceived as a current or potential conflict of interest.

Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the BRLMs. For example, Motilal Oswal Finvest Limited, Motilal Oswal Home Finance Limited and Motilal Oswal Real Estate Investment Advisors II Private Limited are affiliates of Motilal Oswal Investment Advisors Limited. The table below sets forth details of the nature of borrowings and outstanding balances with respect to the aforesaid borrowings:

Entity	Nature of Borrowings	Outstanding Amount as on September 30, 2025 (₹ in Million)	Percentage of Total Outstanding Borrowings as on September 30, 2025 (%)
India Realty Excellence Fund VI, Managed by Motilal Oswal Investment Advisors Private Limited	NCD	2,690.00	5.47%
India Realty Excellence Fund IV, Managed by Motilal Oswal Investment Advisors Private Limited	NCD	1,020.64	2.08%
Motilal Oswal Finvest Limited	NCD	1,630.00	3.32%
Motilal Oswal Finvest Limited	Tern Loan – Financial Institutions	246.40	0.50%
Motilal Oswal Home Finance Limited	Tern Loan – Financial Institutions	361.76	0.74%
Total		**5,948.80**	**12.11%**

The aforementioned borrowings were obtained from the respective lenders, who are affiliates of the BRLMs to the Offer, in the ordinary course of their lending activities. Further, such facilities are not proposed to be repaid or pre-paid from the Net Proceeds. Accordingly, there was no conflict of interest while due diligence was Cash credit facility undertaken by the BRLMs. While the Net Proceeds are not proposed to be utilised for repayment or prepayment of borrowings availed by us from any of the lenders who are affiliates/ subsidiaries of the BRLMs to the Offer, we cannot assure you that the aforesaid will not be perceived as a current or potential conflict of interest. For further information with respect to the aforesaid loans, see "***Financial Indebtedness***" on page 870.

35. Certain unsecured loans have been availed by us which may be recalled by lenders.

As on September 30, 2025 we had unsecured loans of ₹ 2,739.42 million which constituted to 5.58% of our total borrowings, of which ₹ 2,739.42 million was for general corporate purposes which could be repayable on demand by lenders (including financial institutions, entities and individuals). Further, we have availed unsecured loans from our certain of the directors of our Company and Subsidiaries, and certain members of the Promoter Group. In the event that any lender seeks a repayment of any such loan, we would need to repay from our internal accruals which may affect our ability to undertake new projects or complete our ongoing projects or find alternative sources of financing, which may not be available on commercially reasonable terms, or at all. For further information, see "***Financial Indebtedness***" on page 870.

36. Several of our financing agreements provide for borrowings at floating or variable rates. An increase in interest rates could increase our borrowing costs under such facilities and adversely affect our business, results of operations and financial condition.

We have incurred borrowings which bear interest at floating or variable rates linked to the prime lending rates and marginal cost of fund-based lending rate ("**MCLR**") of our lenders, as determined from time to time. As of June 30, 2025, out of our total outstanding borrowings (including NCDs), ₹ 24,290.12 million had floating or variable interest rates, which constitutes 54.31% of our total outstanding borrowings. Set forth below is our exposure to variable rate borrowings for the period/ fiscal years indicated and the sensitivity to a reasonably possible change in interest rates:

Particulars	As of three months ended June 30, 2025	As of March 31,		
		2025	2024	2023
Variable rate borrowings (₹ million)	24,290.12	23,067.46	18,218.99	11,019.41
Percentage of total outstanding borrowings	54.31%	54.54%	50.14%	44.97%

Interest Rate Sensitivity

Particulars	Change in interest rate	Increase/ (Decrease) in profit (₹ million)
Three months ended June 30, 2025	+1%	(237.34)
	-1%	237.34
March 31, 2025	+1%	(209.41)
	-1%	209.41

Particulars	Change in interest rate	Increase/ (Decrease) in profit (₹ million)
March 31, 2024	+1%	(144.61)
	-1%	144.61
March 31, 2023	+1%	(69.93)
	-1%	69.93

Upward fluctuations in interest rates could increase the cost of both existing and new debt (for floating or variable interest rate borrowings), which may have an adverse effect on our business, results of operations and financial condition.

37. Our Ongoing Projects and Forthcoming Projects require us to obtain approvals or permits. Any failure to obtain the necessary approvals may result in material delays in our Ongoing Projects and Forthcoming Projects, which could have an adverse impact on our reputations, cash flows, results of operation and prospects.

As of June 30 2025, we had 57 Ongoing Projects and 21 Forthcoming Projects. To successfully execute each of these projects, we are required to obtain statutory and regulatory approvals, and permits and applications need to be made at appropriate stages of the projects with various government authorities. For example, each project is required to be registered with the RERA under the RERA Act. We are also required to obtain no objection certificates from relevant fire departments, planning permits from relevant state municipal corporations, building permits from relevant state municipal corporations, no objection certificates for height clearance in relation to the construction of highrise projects from the Airports Authority of India, consents to establish by the Tamil Nadu Pollution Control Board, Telangana Pollution Control Board and Karnataka Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, environment clearances issued by the Ministry of Environment and Forests or State Environment Impact Assessment Authority, as applicable, licenses to employ inter-state migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979, registrations permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 and certificates of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970. Further, our ability to launch some of our projects are dependent on us obtaining the completion/occupancy certificate in a timely manner or at all.

For further details regarding the material pending approvals and approvals that are yet to be applied for our Ongoing Projects and Forthcoming Projects, see "***Government and Other Approvals***" on page 951. Any failure to obtain the necessary approvals in time or at all may result in material delays in our Ongoing Projects and Forthcoming Projects, which may prejudice our growth strategy and could have an adverse impact on our reputations, cash flows, results of operation and prospects. Further, such approvals are also subject to continuing compliances with the applicable laws and conditions under which such approvals are granted and are liable to be revoked. For instance, pursuant to a private complaint made by a prospective buyer with the Bruhat Bengaluru Mahagara Palike ("**BBMP**") citing certain deviations identified by such prospective buyer between the plan approval and the occupancy certificate issued by BBMP for Project Lorenza, a project undertaken by our Subsidiary, CG Garden City, a notice dated January 27, 2023 was issued by BBMP to CG Garden City. CG Garden City responded to the notice on March 6, 2023 denying the violations, illustrating the project's compliance with applicable laws. Pursuant to an order dated July 1, 2023, BBMP cancelled the occupancy certificate which had been issued to CG Garden City for Project Lorenza. Subsequently, CG Garden City filed a writ petition dated July 5, 2023 before the High Court of Karnataka praying for a direction quashing the cancellation order issued by BBMP. The High Court of Karnataka issued an order dated July 6, 2023 granting an interim stay on the cancellation order issued by BBMP. Subsequently, having rectified the deviations identified by way of execution of cancellation deeds, return of money and rectification deeds, as necessary, CG Garden City has requested BBMP for a revocation of the cancellation order pursuant to its letter dated September 5, 2023. Separately, pursuant to the private complaint, Lokayukta directed engineers of BBMP to submit their detailed report on the alleged violations. A report dated July 24, 2024 was submitted by the Joint Director Urban Planning for BBMP to Lokayukta clearly indicating that further to the site inspection at Project Lorenza, it was determined that there are no violations of rules and all required approvals had been obtained by CG Garden City for Project Lorenza. Such report also highlights that none of the allegations made in the complaint by the prospective buyer are true. Based on such report, CG Garden City has also filed an interlocutory application before the High Court of Karnataka praying for a direction to cancel the order issued by BBMP. On August 5, 2025, BBMP filed an affidavit before the High Court of Karnataka stating that there is no deviation identified presently. By way of order dated August 23, 2025, the High Court of Karnataka disposed of the writ petition filed by CG Garden City and set aside the

BBMP order dated July 1, 2023, which had cancelled the occupancy certificate issued to CG Garden City for Project Lorenza. It is also submitted that this matter did not have an adverse impact on our financials.

38. Our Subsidiary, CG Regale acquired 100% shares of Ambojini Property Developers Private Limited ("Ambojini") through corporate insolvency resolution process ("CIRP") under the Insolvency and Bankruptcy Code, 2016, as amended ("IBC"). In the event we are unable to successfully integrate Ambojini with our existing business or should the acquisition not deliver the intended results, our financial performance and results of operations could be adversely affected.

Pursuant to an application filed by M/s Nuvoco Vistas Corporation Limited before the Hon'ble National Company Law Tribunal, New Delhi Bench to initiate the corporate insolvency resolution process against Ambojini, our Subsidiary, CG Regale submitted a resolution plan dated December 1, 2020 read with the addendum dated December 3, 2020 for a proposed takeover/ revival of Ambojini ("**Resolution Plan**"). Under the Resolution Plan, CG Regale (or our Company) would infuse (a) ₹815.00 million into Ambojini by way of equity infusion, debt, ICDs or any other quasi debt/quasi equity instrument (including non-convertible debentures and compulsorily convertible debentures); and (b) ₹700.00 million by way of fresh equity, debt raised from ARC/AIF/ private equity funds as deemed fit with the purpose of seamless implementation of the resolution plan. Under the Resolution Plan, CG Regale proposed a re-organisation of the capital structure of Ambojini by cancellation of 100% of its equity shares and simultaneous subscription of fresh equity by infusion of funds by CG Regale or our Company. The RP was approved by the NCLT pursuant to an order dated April 16, 2024 ("**NCLT Order**").

With effect from November 1, 2024, CG Regale acquired Ambojini through an infusion of ₹ 1,415.00 million (comprising a debt infusion of ₹ 1,395.00 million and subscription to equity shares of Ambojini for ₹ 20.00 million). Accordingly, Ambojini is a Subsidiary of CG Regale and a step-down Subsidiary of our Company as on the date of the Red Herring Prospectus.

Certain reliefs sought by us under the Resolution Plan, including grant/renewal of approvals required for the business acquired and waiver of claims by governmental authorities and of non-compliance by Ambojini of certain laws, have not been granted *vide* the NCLT Order and are for the relevant authorities to consider. We cannot assure you that such approvals/waivers will be granted in a timely manner or at all. Further, our ability to realize the anticipated benefits of the acquisition of Ambojini will depend, to a large extent, on our ability to integrate its business. The combination of two independent businesses is a complex, costly and time consuming process. The overall integration of the businesses may result in material unanticipated problems, expenses and liabilities. As a result, we will be required to devote significant management attention and resources to integrate our business practices and operations with Ambojini.

For further details, please see "***History and Other Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Acquisition of Ambojini***" on page 362.

If we are unable to successfully overcome the potential difficulties associated with the integration process and achieve our objectives following the acquisition, the anticipated benefits and synergies of the acquisitions may not be realized fully, or at all, or may take longer to realize than expected and we may be unable to recover our investment in such initiatives. Any failure to realize these anticipated benefits in a timely manner could have an adverse effect on our growth, business, financial condition, results of operations, cash flows and prospects. Upon acquisition of Ambojini, all the liabilities including dues to financial creditors, operational creditors, unpaid CIRP costs, liabilities of related parties and litigations involving Ambojini may have to be assumed as our liabilities, could also have an adverse effect on our business and results of operations.

39. We have provided guarantees to lenders on behalf of certain members of our Promoter Group, and any failure to repay such loans by such members of our Promoter Group, may affect our business, results of operations and financial condition.

We have provided guarantees on behalf of certain members of our Promoter Group to lenders for financing provided to such entities, and any failure to repay such loans by such members of our Promoter Group, may require us to repay the loans availed, which may affect our business, results of operations and financial condition. The table below provides details of guarantees provided by us to members of our Promoter Group as of the periods indicated:

Name of the member	Relationship	As of June 30, 2025	As of March 31,			Nature of the loan against which guarantee has been provided
			2025	2024	2023	
		Total Guarantee (₹ Million)				
AAK Realty Services LLP	Promoter Group	-	-	-	350.00	Cash credit facility
Casa Grande Propcare Private Limited	Promoter Group	-	-	350.00	250.00	Cash credit facility
Domyhome Interior Designs & Solutions Private Limited (formerly known as Casa Interior Studio Private Limited)	Promoter Group	50.00	50.00	50.00	50.00	Cash credit & Dropline facility
Total		**50.00**	**50.00**	**400.00**	**650.00**	**-**

While we have not experienced any instances in the three months ended June 30, 2025 and the last three Fiscals wherein the guarantees provided by us to lenders on behalf of third parties were invoked, we cannot assure you that such instances will not arise in the future.

40. Certain of our previous statutory auditors have tendered their resignation prior to the completion of their respective terms.

There have been instances in the past where the statutory auditors appointed by our Company have not completed their term and have tendered their resignation prior to the completion of their term. Our erstwhile statutory auditors Brahmayya & Co., appointed on September 28, 2018 for a term of three years until the conclusion of the next AGM resigned with effect from October 8, 2020 citing inordinate delay in finalisation of financials as a reason. Walker Chandiok & Co. LLP, appointed on October 8, 2020 for a term of one year until the conclusion of the next AGM, also tendered their resignation with effect from March 1, 2021, citing inability to complete the audit for Fiscal 2020 within stipulated timelines based on flow of information requested for the audit. Subsequently, our Company appointed Vaithisvaran & Co. LLP, Chartered Accountants, who have served as our current statutory auditors with effect from March 4, 2021. We cannot assure you that our current statutory auditors or any future statutory auditors will not resign prior to the completion of their terms and such resignation may affect our reputation and business.

41. Failure to successfully implement our business strategies and our expansion plans may adversely affect our business prospects, financial conditions and results of operations.

While Chennai (Tamil Nadu) remains our primary focus, we operate in other regions within South India such as Bengaluru (Karnataka), Coimbatore (Tamil Nadu) and Hyderabad (Telangana) and we intend to deepen our presence in such regions. We have also one Ongoing Project 'Casagrand Caladium' in Pune (Maharashtra) with a Saleable Area of 0.56 million square feet and two Forthcoming Projects in Dubai (UAE) and Pune with an estimated Saleable Area of 0.17 and 1.99 million square feet, respectively. Operations in such cities or jurisdiction outside Chennai, Tamil Nadu are subject to different competitive environments and regulatory regimes in respect of which we have limited knowledge and expertise. For instance, we had entered into an agreement to purchase a land parcel in Dubai (UAE), admeasuring approximately 0.52 million square feet, intended for real estate development. However, we were unable to execute the sale deed as the requisite regulatory approvals did not materialize. Consequently, we acquired an alternative land parcel, on which we have a forthcoming project in Dubai with an estimated saleable area of approximately 0.17 million square feet. This instance demonstrates that certain business strategies may not always be implemented as originally envisaged. In addition, the customer base in new cities or new jurisdictions may be more limited than in Chennai (Tamil Nadu). We may not be able to leverage our brand and reputation to grow our business outside Chennai (Tamil Nadu) at a similar rate as we grew our business in Chennai (Tamil Nadu).

Further, as we expand our operations and attempt to execute more projects, we may be unable to manage our business efficiently, which could result in delays, increased costs and affect the quality of our projects, and may adversely affect our reputation. Such expansion also increases the challenges involved in developing and improving our internal administrative infrastructure, particularly our financial, operational, communications, internal control and other internal systems, recruiting, training and retaining management, technical and marketing

personnel in the relevant geographies, our failure to manage our growth could have an adverse effect on our prospects, business and financial condition.

New project initiatives carry risks including low acceptance by customers, ineffective marketing strategies, and failure to reach the targeted consumer base or generate desired consumption. Further, we may incur costs exceeding our estimates as a result of the continued development and launch of the new projects; and we may experience a decrease in sales of certain of our existing projects as a result of the introduction of new projects nearby; and any delays or other difficulties impacting our ability to develop and construct projects in a timely manner in connection with launch of new project initiatives. In the event we fail to successfully implement our business strategies and our development plans for any of the foregoing reasons, our business and financial condition could be adversely affected. While our pre-sales has increased in last three Fiscals, we cannot assure you that new project initiatives will not face the aforesaid challenges. For details regarding our pre-sales, see "***Our Business – Overview***" on page 285.

We intend to enhance our capabilities as a developer of warehousing and commercial office projects. As of June 30, 2025, we have four warehousing projects located at Chennai and Coimbatore (Tamil Nadu) which are under construction with a total Leasable Area of 2.83 million square feet. Further, as of June 30, 2025, we had seven commercial office projects of Estimated Leasable Area of 3.07 million square feet which are under construction and one commercial office projects of Estimated Leasable Area of 0.71 million square feet which is forthcoming. The successful development of these projects involves several risks, such as delays in construction, changes in regulations or zoning laws, difficulties in securing necessary permits or approvals, challenges in finding suitable tenants or buyers, competition from other developers, and potential economic downturns. We cannot assure you that we will be able to successfully complete these projects or that we will be able to recover the value of our investment. Any delay or failure in the development of these projects, or increase in its costs of development, may adversely affect our business, financial condition and results of operations.

42. Our financing agreements impose certain restrictions on our operations, and our failure to comply with operational and financial covenants may adversely affect our reputation, business and financial condition.

As of September 30, 2025, our total outstanding borrowings was ₹ 49,135.96 million. For further information, see "***Financial Indebtedness***" on page 870. Our financing agreements contain certain restrictive covenants and events of default that limit our ability to undertake certain types of transactions, which may adversely affect our business and financial condition. These financing agreements also require us to maintain certain financial ratios such as debt and equity ratio, current ratio and security cover. While we have not breached any covenants (including requirement to maintain certain financial ratios) in the three months ended June 30, 2025 and the last three Fiscals, we cannot assure you that such instance will not arise in the future. Further, in the past, certain of the terms of the non-convertible debentures issued to one of our Subsidiaries, CG Grace, were subject to rescheduling by the lender. For further details, see "***History and Certain Corporate Matters - Defaults or re-scheduling/restructuring of borrowings with financial institutions/banks***" on page 358.

Certain restrictive covenants under our financing agreements require seeking a prior consent from the respective lenders of our Company or Subsidiaries including restrictions on amending or modifying the constitutional documents of our Company; issue of any employee stock options by our Company; undertaking any merger, de-merger, consolidation, reorganisation, dissolution, scheme of arrangement or compromise with our Company's creditors or Shareholders; declaring or paying any dividend for any year; effecting any change to our Company's or Subsidiaries' capital structure; changing the management of our Company and certain of Subsidiaries; changing the accounting method or policies; and paying, repaying or prepaying certain borrowings of the Company or the Subsidiaries or entering into agreements for sale of units of Projects completed by us. Further our financing agreements for our projects also require us to take consents from such lenders if any additional borrowings are being availed and utilised towards such projects.

Failure to meet the conditions listed above or obtain consents from lenders, as may be required, could invoke certain penalty clauses or any other consequence of events of default set out in the respective financing arrangement, which could have significant consequences for our business including levy of penal interest rate, appropriation of amounts in designated escrow accounts under the terms of the facility documents, appointment of a third party developer to develop, construct, operate and maintain the relevant project, conversion of outstanding amounts under the borrowings into Equity Shares of our Company and our Subsidiaries, requiring our Individual Promoter to purchase outstanding debentures, and appointment of a nominee director in the Company or change in the composition of board of directors and management or change in the key managerial personnel or change in control. We have had an instance in the past wherein a credit facility sourced from a bank

was utilised towards certain projects without obtaining prior approval from the relevant project lender for utilizing the facility for such project-specific needs and thus we may be subject to action or recall of borrowings from such project lender. However, as of the date of this Draft Red Herring Prospectus, we have received all consents required from our lenders in connection with the Offer. Certain of our consents may be contingent upon continuing satisfaction of the conditions set out in the financing arrangements. Should any such conditions not be met, the waiver and/or consent, as provided by the lenders, may be revoked.

Compliance with the various terms of such financing arrangements, however, is subject to interpretation and it may be possible for a lender to assert that we have not complied with all applicable terms under our existing financing documents in a timely manner or at all. Any failure to comply with the requirement to obtain a consent, or other condition or covenant under our financing agreements that is not waived by our lenders or is not otherwise cured by us, may lead to a termination of our credit facilities, acceleration of all amounts due under such facilities and trigger cross default provisions under certain of our other financing agreements, and may adversely affect our ability to conduct our business and operations or implement our business plans.

43. We intend to utilize 54.17% of our Gross Proceeds towards repayment/prepayment/redemption, in full or in part, of certain outstanding borrowings, interest accrued and prepayment penalties, as applicable, availed by certain of our wholly-owned Subsidiaries and step down subsidiaries.

We intend to utilize 54.17% of our Gross Proceeds towards prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries. We intend to utilize an estimated ₹ 6,500 million, representing 54.17% of our Gross Proceeds, towards such repayment/prepayment redemption of facilities availed by certain of our wholly-owned Subsidiaries and step-down subsidiaries. For details, see *"**Objects of the Offer – Proposed schedule of implementation and deployment of Net Proceeds**"* on page 178.

Our Subsidiaries contribute to a significant portion of our total revenue from operations, and thus our Company is dependent on the continued operations of such Subsidiaries. Any adverse effect on the operations of our Subsidiaries will negatively impact our financial condition and results of operations. For further details of the key financial indicators of and projects undertaken by such Subsidiaries, see "***Objects of the Offer – Details of the Objects***" beginning on page 179. For details of the business undertaken by such Subsidiaries, see *"**History and Certain Corporate Matters – Our Subsidiaries**"* on page 367.

44. It is difficult to compare our performance between periods, as our revenues and expenses may vary significantly between fiscal periods.

Our income may fluctuate significantly due to a variety of factors including size and stage of our developments, completion of new projects and general market conditions. The following table sets forth certain financial performance indicators:

Particulars	As of and for three months ended June 30, 2025	As of and for the year ended March 31,		
		2025	2024	2023
	(₹ million, except percentages and as otherwise specified)			
Revenue from operations	1,721.44	26,958.87	26,139.90	24,919.53
EBITDA[(1)]	740.02	8,183.24	8,137.14	6,418.03
EBITDA Margin[(2)]	42.99%	30.35%	31.13%	25.76%
Total Profit/ (loss) for the year	(325.12)	2,345.15	2,569.47	2,261.24
PAT Margin[(3)]	(16.85)%	8.45%	9.62%	9.00%
Return on Equity[(4)]	(3.37)%	23.61%	36.72%	50.89%
Return on Capital Employed[(5)]	0.53%	6.97%	15.80%	19.17%
Net Debt to Equity Ratio[(6)]	4.29	3.70	4.68	4.73

1. *EBITDA is calculated as total profit/(loss) for the year/period plus tax expense, interest on borrowings, interest on lease liabilities, other borrowings costs and depreciation and amortization expense.*
2. *EBITDA Margin is calculated as EBITDA divided by total revenue from operations for the relevant Fiscal/period.*
3. *Profit after tax margin is calculated as total profit/(loss) for the year/period divided by total income for the relevant Fiscal/period.*
4. *Return on Equity is calculated as total profit/(loss) for the year/period divided by total equity.*

5. *Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the year/period plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs.*
6. *Net Debt to Equity Ratio is calculated as net debt divided by total equity for the relevant year/period. Net Debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and bank balances other than cash and cash equivalents.*

The following table sets forth certain operational indicators:

Particulars	As of and for the three months ended June 30, 2025	As of and for the year ended March 31,		
		2025	2024	2023
Pre-Sales[(1)] (₹ million)	31,960.72	62,177.82	47,835.56	35,468.12
Pre-Sales[(2)] (Saleable Area) (million square feet)	4.37	9.72	7.24	5.60
Collection[(3)] (₹ million)	11,909.86	51,294.88	33,590.00	27,340.63

(1) Pre-Sales for any year refers to the value of all units sold (net of any cancellations) during such year, for which the booking amount has been received.

(2) Saleable Area refers to the total carpet area and built-up area along with certain common areas such as amenities provided that are usable by the occupants.

(3) Collection refers to gross collection from sale of units including indirect taxes and facility management charges.

Until March 31, 2018, the Guidance Note on "*Accounting for Real Estate Transactions*" (for entities to whom Ind AS is applicable) issued by the ICAI in May 2016 was applicable. On March 28, 2018, the Ministry of Corporate Affairs, Government of India ("**MCA**") notified Ind AS 115, Revenue from Contracts with Customers, applicable from April 1, 2018, *i.e.*, Fiscal 2019. We apply principles under Ind AS 115 'Revenue from contract with customer' to recognize revenue in the Restated Consolidated Financial Information. In accordance with the above, we recognize revenue, when possession and title of the unit is transferred to the customer, at an amount that reflects the consideration, i.e., the transaction price.

Consequently, our revenue from contract with customers may vary significantly between Fiscals, depending on the size of projects under development and construction, and the stage of development. Variation of project timelines due to project delays and estimates may also have an adverse effect on our ability to recognize revenue in a particular fiscal period. Our revenues from sale of constructed projects are also potentially subject to adjustments in subsequent fiscal periods based on finalisation of estimated costs of project completion. In addition, our revenues and costs may vary significantly between Fiscals due to a combination of various factors beyond our control, including registration of sales deeds in a particular period.

In addition, our results of operations, financial condition and cash flows reflected in our Restated Consolidated Financial Information included in this Draft Red Herring Prospectus may not be comparable to those in future Fiscal.

45. We have undertaken certain transactions in the past without subjecting these to an independent valuation by a registered valuer, and therefore such transactions may not be at market value. The absence of an independent valuation for any future transactions particularly those involving the transfer of shares, could result in overpaying for such transactions, thereby adversely affecting our business, results of operations, financial condition and cash flows.

We have undertaken the following transactions without obtaining a valuation report:

- one of our Subsidiaries, Casagrand Anchor Private Limited acquired the entire shareholding of SHV LPG India Private Limited for a cash consideration of ₹1,560.60 million. Pursuant to the acquisition, the name of SHV LPG was changed to Casagrand Magnum Private Limited and as on the date of this Draft Red Herring Prospectus, CG Magnum has been amalgamated into CG Anchor.

- 100.00% of the equity share capital of CG Millenia held by the existing shareholders of Casagrand Millenia Private Limited (including our Individual Promoter, Arun MN) was transferred to our Company for a consideration of ₹0.10 million, consequent to which, Casagrand Millenia Private Limited has become a Subsidiary of our Company.

- our Company transferred (a) its entire shareholding in Casa Grande Propcare Private Limited to Casagrand Millenia Private Limited for an aggregate consideration of ₹49.50 million, and (b) its entire shareholding in Casa Interior Studio Private Limited (presently known as Domyhome Interior Designs & Solutions Private Limited) to Casagrand Millenia Private Limited for an aggregate consideration of

₹49.99 million. Pursuant to such divestment, the property care and interior designing businesses of our Company were transferred to Casagrand Millenia Private Limited. There was no valuation report issued for the purpose of such divestment. Subsequently, the entire shareholding of (a) Casa Grande Propcare Private Limited and Casa Interior Studio Private Limited which were transferred to Casagrand Millenia Private Limited in the manner as set out above, were transferred to our Corporate Promoter, Casagrand Luxor Private Limited, our Promoter, pursuant to a scheme of arrangement.

- our Company transferred its entire holding in Casa Grande Coimbatore LLP, an erstwhile subsidiary of our Company, comprising 90.00% of the capital contribution of Casa Grande Coimbatore LLP, for a consideration of ₹135.18 million, to certain members of our Promoter Group, T J Manivannan and Lalitha, and the Company subsequently ceased to have control over CG Coimbatore.

- one of our step-down Subsidiaries, CGD Industrial Parks, has been acquired by our direct Subsidiary, CG Spaceintell, pursuant to a transfer of 100.00% of the shareholding of CGD Industrial Parks from (a) Motiram Kotpati Prasad; and (b) K. V. Narasima Prasad to CG Spaceintell (including through the transfer of one share to our Individual Promoter, Arun MN, as a nominee shareholder of CG Spaceintell) with effect from October 3, 2023.

- Acquisition of 99% profit share of Sea View Homes Search LLP and Blue Sea Homes LLP by our Company.

For further details, see *"**History and Certain Corporate Matter - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years**"* on page 360.

As these transactions were conducted without any valuation reports, there is a risk that they may not have been executed at market value. The absence of an independent valuation for any future transactions, particularly in relation to the transfer of shares, could result in overpaying for such transactions, thereby affecting our business, results of operations, financial condition and cash flows.

46. Our Registered and Corporate Office and other offices are located on leased premises. If the lease for such premises is terminated or not renewed on terms acceptable to us, it could adversely affect our business, financial condition, results of operations, and cash flows.

Our Registered and Corporate office is situated at 5th Floor, NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai – 600 041, Tamil Nadu and is held by us on a leased basis, with a term commencing on November 1, 2025 to March 31, 2026. The following table provides information about our other offices as of the date of this Draft Red Herring Prospectus:

Particulars	Address	Nature of Right/ Title	Lease Period	Whether it is a related party transaction
Bengaluru Office	Salma Bizhouse, 34/1, 1st and 3rd Floor, Meanee Avenue Road, Opposite Lakeside Hospital, Bengaluru – 560 042, Karnataka	Leasehold	December 1, 2025 to November 1, 2026	No
Hyderabad Office	AR Square, near Jayabheri Enclave, D. NO. 4-50/P-1/13, beside 01 play school, Gachibowli village, Serilingampally Mandal, Ranga Reddy district,Hyderabad - 500 032, Telangana	Leasehold	December 23, 2023 to December 22, 2026	No
Mumbai Office	Unit no. 1141, 11th Floor, Tower B, Peninsula Business Park Tower, 1102, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Maharashtra	Leasehold	January 2, 2024 to January 1, 2029	No
Dubai Office	Plot No 346-249, Unit No: 2501, 2502, 2503, 2504, 2505 and 2506, 25th Floor, Single Business Tower, Sheikh Zayed Road, Dubai, UAE	Leasehold	September 1, 2024 to August 31, 2029	No
	2nd, Floor, Baid Hi Tech Park, No 129B, East Coast Road,	Leasehold	July 1, 2023 to June 30, 2026	No

Particulars	Address	Nature of Right/ Title	Lease Period	Whether it is a related party transaction
Chennai (Baid) Office	Thiruvanmiyur, Chennai 600 041, Tamil Nadu			
	5th Floor, Baid Hi Tech Park, No 129B, East Coast Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	December 1, 2022 – November 30, 2027	No
	6th Floor, Baid Hi Tech Park, No 129B, East Coast Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	September 1, 2025 – July 31, 2026	No
Chennai Office	No. 60/3, LB Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	September 1, 2024 to August 31, 2026	No
Pune Office	Suit No. S26, Level-5, C Wing, Tech Park – 1, Airport Road, Yerwada, Pune - 411006	Leasehold	July 12, 2024 to January 11, 2026	No
Delhi Office	Tower No. 6, M3M Heights, Gurgaon, Haryana - 122102	Leasehold	June 10, 2025 to May 9, 2026	No

We have entered into lease agreements with third parties for periods ranging from 11 months to 5 years. Typically, they are subject to cost escalation ranging from 5.00% to 10.00% and require us to submit a security deposit. We may not be able to renew or extend the agreement for the lease of our Registered and Corporate Office and other offices at commercially acceptable terms, or at all. Further, we may be required to re-negotiate rent or other terms and conditions of such agreement and may also be required to vacate the premises at short notice as prescribed in the lease agreement, and we may not be able to identify and obtain possession of an alternate location, in a short period of time. Occurrence of any of the above events may have an adverse effect on our business, results of operations, financial condition, and cash flows. We may also face the risk of being evicted in the event that our landlords allege a breach on our part of any terms under these lease agreements. While we have not experienced any instances in the three months ended June 30, 2025 and the last three Fiscals wherein we breached any terms of the lease agreements and the same had an adverse impact on our business, results of operations, financial conditions and cash flows, we cannot assure you that such instances will not arise and that we will be able to identify suitable locations to re-locate our operations.

47. We have not incurred certain required portions of our profits towards corporate social responsibility ("CSR") requirements under the Companies Act 2013.

The Companies Act 2013 stipulates the requirement of formulation of a corporate social responsibility policy and mandates our Board of Directors to ensure that our Company spends, in each Fiscal, at least two percent of the average net profits of our Company during the three immediately preceding Fiscals, in accordance with its CSR policy. In three months ended June 30, 2025 and Fiscal 2025, 2024, and 2023, while our Company has made profits and accordingly allocated certain portion of such profits towards CSR activities formulated under our CSR policy, our Company has not incurred the requisite portion of the expenditure towards such activities in the last three Fiscals. The following table sets forth the details with respect to the amount required to be spent, amount incurred and amount transferred to unspent CSR account in the years/period indicated:

Particulars	Three months ended June 30, 2025*	Fiscal 2025	Fiscal 2024	Fiscal 2023
Amount required to be spent by our Company during the year (₹ million)	52.85	30.46	37.53	1.85
Amount of expenditure incurred (₹ million)	-	30.46	0.60	-
Amount transferred to unspent CSR account (₹ million)	-	-	36.93	1.85

** For Fiscal 2026, the expenditure will be incurred before March 2026. The amount required to be spent in Fiscal 2026 is evaluated on an annual basis.*

While we are able to comply with this requirement for Fiscal 2025, during Fiscal 2023 and 2024, we could not spend the total amount required to be spent towards the CSR activities and as a result, an amount of ₹ 1.85 million and ₹ 36.93 million was deposited in an unspent account, respectively. We cannot assure you that we will be able utilise the aforesaid amount towards any CSR activities. We may be subject to imposition of notices or penalties

under the Companies Act, 2013 from the Ministry of Corporates Affairs, Government of India for non-compliance in relation to our CSR expenditure, which could adversely affect our reputation and business.

48. One of our Directors has been a designated partner of an entity which was compulsorily struck off.

Our Managing Director and Chairman, Arun MN, who is also our Individual Promoter, was a designated partner of Vishwavihar LLP which had been compulsorily struck off by the Registrar of Companies by way of a notice dated August 10, 2018 for not carrying on any business.

Our Managing Director and Chairman, who is also our Individual Promoter, being associated with an entity that was compulsorily struck off by the Registrar of Companies could raise concerns among stakeholders and could lead to scrutiny from regulatory authorities from time to time over entities our Individual Promoter may be associated with, including our Company. Any scrutiny or adverse action by any such regulatory authority could have an impact on our reputation and in turn affect our business, results of operations and financial condition.

49. Our Promoter and certain Directors have interests in entities which are in businesses similar to ours. In addition, certain of our Promoter Group entities and Group Companies are in businesses similar to ours. This may result in potential conflict of interest with us.

As on the date of this Draft Red Herring Prospectus, certain of our Promoter, and Directors have interests in entities that are engaged in businesses similar to ours. For instance, Rohini Manian, our Independent Director, is also a director in Propcierge Homes Private Limited, Propcierge Private Limited, and Global Adjustments Services Private Limited which are also engaged in similar line of business as ours.

As on the date of this Draft Red Herring Prospectus, certain of our Promoter Group entities and Group Companies are engaged in businesses similar to ours. For instance, our Promoter Group entities AAK Realty Services LLP, Casagrand Coimbatore LLP and IRIS Development LLP and our Group Companies, Chengalpattu Logistics Parks Private Limited and Chengalpattu Warehousing Parks Private Limited, are engaged in a business similar to that of our Company. While, our Company will adopt the necessary procedures and practices as permitted by law and regulatory guidelines to address any conflict of interest situations as and when they arise, such factors may have an adverse effect on the results of our operations and financial condition. For further information, see "- ***The registered trademark 'Casagrand' may be infringed by third parties and we may be subject to intellectual property disputes***" and ***"-We have assigned and transferred the trademark of our Company to one of our members of Promoter Group, Solace Gated Community LLP by way of a deed of assignment of trademark agreement dated December 24, 2025 without the goodwill associated with such trademark. Our continued ability to use, protect and grow our brand is dependent on arrangements with Solace Gated Community LLP***" on pages 86 and 85.

In this regard, our Company and Solace LLP have entered into the trademark license agreement dated December 24, 2025 ("**Trademark License Agreement**"), pursuant to which, our Company has granted Solace a perpetual, non-exclusive, sub-licensable, assignable, royalty-free licence to use the CG Trademark for real estate projects listed in Schedule 2 of the Trademark License Agreement and carried out by AAK Realty Services LLP, IRIS Development LLP and Casagrand Coimbatore LLP ("**Permitted RE Business**") for a one-time licence fee of ₹0.10 million. Our Individual Promoter, Arun MN, holds 90% of the capital contribution of Solace LLP.

We cannot assure you that our Promoter and Directors will not provide competitive services or otherwise compete in business lines in which we are already present or will enter into in future. Such factors may have an adverse effect on the results of our operations and financial condition.

50. Occupancy or completion certificates with respect to certain of our projects are not traceable. Any liability with respect to these projects or penalty arising from our inability to furnish records in the future may adversely affect our business and financial condition.

We require completion or occupancy certificates to be delivered to us upon completion of a project or a phase thereof. Apart from the 103 Completed Projects, we have undertaken 11 other residential projects in the past with a Saleable Area of 1.48 million square feet for which we are not able to trace occupancy certificates or completion certificates. Despite having conducted a search of our records, we have not been able to retrieve the aforementioned documents. Accordingly, these projects are not included in the list of Completed Projects. We cannot assure you that these records will be available in the future or that we will not be subject to any liability under these projects or that we will not incur additional expenses/penalty arising from our inability to furnish records.

51. We face competition from various national and regional real estate developers and our inability to compete with the existing players in the industry may affect our business prospects and financial condition.

We compete for land, customers, manpower and skilled personnel with other real estate developers. We face competition from various national and regional real estate developers. Other players in the markets we operate in, such as Chennai (Tamil Nadu), Bengaluru (Karnataka), Coimbatore (Tamil Nadu), and Hyderabad (Telangana), include Shriram Properties, Brigade, Appaswamy Real Estate, Prestige Group, Baashyam, and Urbanrise Projects, among others. (*Source: CBRE Report*) As we seek to diversify into new cities, we face competition from competitors with a pan-India presence as well as with competitors that have a strong regional presence. For more information, see "***Our Business – Competition***" on page 338.

Our success in the future will depend significantly on our ability to maintain and increase market share in the face of such competition. Our inability to compete successfully with the existing players in the industry, may affect our business prospects and financial condition.

52. The average cost of acquisition of Equity Shares by our Promoters, Arun MN and Casagrand Luxor Private Limited may be lower than the Offer Price.

The average cost of acquisition of Equity Shares by the Promoters, Arun MN and Casagrand Luxor Private Limited may be less than the Offer Price. The details of the average cost of acquisition of Equity Shares held by the Promoters are set out below:

S. No.	Name of Promoters	Number of Equity Shares of face value of ₹ 2 each held on a fully diluted basis	Average Cost of Acquisition per Equity Share of face value of ₹ 2 each (in ₹)*
(1)	Arun MN#	87,324,000	0.07
(2)	Casagrand Luxor Private Limited^	87,325,000	12.94**

** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*
 # Also the Individual Promoter Selling Shareholder.
^ Also the Corporate Promoter Selling Shareholder.
***2,495,000 equity shares of ₹ 10 each have been acquired by Casagrand Luxor Private Limited pursuant to the Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited, which were initially acquired by Casagrand Millenia Private Limited for an aggregate consideration of ₹1,130,275,000, at an acquisition price of ₹453.02 per equity share of face value of ₹ 10 each from one of the erstwhile shareholders of the Company, K.R. Anerudan in three tranches in Fiscal 2021 and Fiscal 2022. The cost of such acquisition by Casagrand Luxor Private Limited has been calculated based on the cost of acquisition of Casagrand Millenia Private Limited without adjustment for subsequent sub-division and bonus issuance of equity shares. For further details, see "**Capital Structure – Notes to Capital Structure – Build-up of Promoters' shareholding in our Company**" and "**History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited**" on pages 166 and 361, respectively.*

53. Certain of our key performance indicators may lag those of our industry peers. In the event, we are unable to perform better than our peers on such key performance indicators, our reputation, market price and results of operation may be adversely impacted.

Our key performance indicators ("**KPIs**") may not be as favourable as those of our listed peers. A list of our KPIs as of and for the three months ended June 30, 2025 and Financial Years ended March 31, 2025, March 31, 2024 and March 31, 2023 is set out below:

KPI	Unit	As at and for Fiscal/ period ended			
		June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Revenue from operations	in ₹ million	1,721.44	26,958.87	26,139.90	24,919.53
Total income(1)	in ₹ million	1,929.41	27,756.03	26,697.50	25,136.86
Revenue Growth (%)(2)*	%	NA	3.13%	4.90%	NA
EBITDA(3)	in ₹ million	740.02	8,183.24	8,137.14	6,418.03
EBITDA Margin (%)(4)	%	42.99%	30.35%	31.13%	25.76%
Profit after tax for the Period/Year	in ₹ million	(325.12)	2,345.15	2,569.47	2,261.24

KPI	Unit	As at and for Fiscal/ period ended			
		June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Profit after tax margin (%)[5]	%	(16.85%)	8.45%	9.62%	9.00%
Debt[6]	in ₹ million	44,721.67	42,297.30	36,336.54	24,502.05
Cost of debt [7]	%	2.41%	11.05%	12.32%	12.75%
Net Debt[8]	in ₹ million	41,434.21	36,705.61	32,750.91	21,034.04
Net Debt/total Equity[9]	Number	4.29	3.70	4.68	4.73
Debt/ total equity[10]	Number	4.63	4.26	5.19	5.51
Cash inflow/(outflow) from Operating Activities[11]	in ₹ million	(2,148.50)	8,061.07	(568.97)	(5,821.94)
Operating Cash Flows Growth (%)[12]*	%	NA	NA	NA	NA
Working Capital[13]	in ₹ million	95,682.14	91,775.04	36,620.37	26,139.16
Working Capital to Revenue from Operations	Number	55.58	3.40	1.40	1.05
Operating Cash Flow to Net Debt	Number	(0.05)	0.22	(0.02)	(0.28)
Return on Equity [14]	%	(3.37)%	23.61%	36.72%	50.89%
Return on Capital Employed [15] #	%	0.53%	6.97%	15.80%	19.17%
Launches – Projects[16]	Number	8	17	18	14
Launches – Saleable Area	in mn sq. ft	6.36	13.49	12.64	7.39
Pre-Sales – Saleable Area	in mn sq. ft	4.37	9.72	7.24	5.60
Pre-Sales – Value	in ₹ million	31,960.72	62,177.82	47,835.56	35,468.12
Collections[17]	in ₹ million	11,909.86	51,294.88	33,590.00	27,340.63
Ongoing Projects – Saleable Area[18]	in mn sq. ft	44.10	37.74	25.58	14.13

**Revenue and operating cash flow growth percentages for the three months ended June 30, 2025 and the fiscal 2023 are not calculated as profit/loss and cash flow figures for the three months ended June 30, 2024 and the Fiscal 2022 are not provided in the table above.*
#Return on capital employed is not annualised for the period ended June 30, 2025.

Notes:

(1) Total Income is calculated as the sum of revenue from operations and other income.
(2) Growth in Revenue from operations (%) is calculated as a percentage of revenue from operations of the relevant year minus revenue from operations of the preceding year, divided by revenue from operations of the preceding year.
(3) EBITDA is calculated as profit/(loss) for the period/ year plus Finance Costs plus tax expense plus depreciation and amortization expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.
(4) EBITDA Margin is calculated as EBITDA divided by revenue from operations.
(5) Profit after tax margin is calculated as total profit/(loss) for the period/ year divided by total income for the relevant Fiscal.
(6) Debt is calculated is non-current borrowings plus current borrowings.
(7) Includes interest on borrowings, interest on lease liabilities, other borrowings costs before deducting the borrowing cost transferred to construction activity expenses.
(8) Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and other bank balances (other than cash and cash equivalents).
(9) Total Equity is calculated as an equity share capital plus other equity including non-controlling interest.
(10) Debt/ Total equity ratio is calculated as non-current borrowings plus current borrowings divided by total equity.
(11) Cash inflow/(outflow) from Operating Activities is gross of Income tax (paid)/ refund.
(12) Growth in operating cashflow (%) is calculated as a percentage of operating cashflow of the relevant year minus operating cashflow of the preceding year, divided by operating cashflow of the preceding year.
(13) Working capital is calculated as current assets minus current liabilities for the period/ year.
(14) Return on Equity is calculated as total profit/(loss) for the period/ year divided by total equity.
(15) Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the period/ year plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs.
(16) No. of projects launched in the respective period/ fiscal year and includes new phase of the existing project.
(17) Collections are inclusive of taxes
(18) The area for ongoing projects is the Saleable area

Set forth below is a comparison of our KPIs with our peer group companies listed in India and operating in the same industry as our Company, whose business profile is comparable to our business in terms of our size, scale and our business model as at and for the year ended June 30, 2025:

As at and for the period ended June 30, 2025									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Revenue from operations	in ₹ million	1,721.44	23,073.00	8,519.34	5,244.00	2,423.00	2,731.20	12,811.40	319.70
Total income[(1)]	in ₹ million	1,929.41	24,687.00	9,014.06	5,386.40	2,615.00	2,886.40	13,328.60	406.10
Revenue Growth (%)[(2)]	%	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*
EBITDA[(3)]	in ₹ million	740.02	10,552.00	733.00	NA	465.00	293.00	3,750.00	NA
EBITDA Margin (%)[(4)]	%	42.99%	45.73%	8.60%	15.00%	19.19%	10.73%	29.27%	NA
Profit after tax for the period/year	in ₹ million	(325.12)	3,115.00	136.18	(685.50)	206.00	163.30	1,579.50	512.60
Profit after tax margin (%)[(5)]	%	(16.85%)	12.62%	1.51%	(12.73%)	7.88%	5.66%	11.85%	126.23%
Debt[(6)]	in ₹ million	44,721.67	NA	10,190.00	35,430.00	5,670.00	3,035.00	47,450.00	NA
Cost of Debt [(7)]	%	2.41%	NA	NA	11.35%	11.30%	NA	8.25%	8.10%
Net Debt[(8)]	in ₹ million	41,434.21	68,306.00	(6,870.00)	28,250.00	3,800.00	(4,104.00)	22,690.00	NA
Net Debt/total Equity[(9)]	Number	4.29	NA	(0.15)	1.68	0.28	-	0.34	(0.23)
Debt/total equity[(10)]	Number	4.63	0.42	NA	NA	NA	0.11	NA	NA
Cash inflow/(outflow) from Operating Activities[(11)]	in ₹ million	(2,148.50)	18,163.00	NA	1,540.00	240.00	1,178.00	3,220.00	NA
Operating Cash Flows Growth (%)[(12)]	%	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*
Working Capital[(13)]	in ₹ million	95,682.14	NA	NA	NA	NA	NA	NA	NA
Working Capital to Revenue from Operations	Number	55.58	NA	NA	NA	NA	NA	NA	NA
Operating Cash Flow to Net Debt	Number	(0.05)	NA	NA	NA	NA	NA	NA	NA
Return on Equity [(14)]	%	(3.37)%	NA	NA	NA	NA	NA	NA	NA
Return on Capital Employed [(15)] #	%	0.53%	NA	NA	NA	NA	NA	NA	NA
Launches – Projects[(16)]	Number	8	4	2	NA	1	3	3	NA
Launches - Saleable Area	in mn sq. ft	6.36	14.94	1.62	NA	0.90	0.90	1.63	0.82
Pre-Sales – Saleable Area	in mn sq. ft	4.37	9.55	1.44	1.25	0.82	0.63	0.95	0.58
Pre-Sales - Value	in ₹ million	31,960.72	121,264.00	20,788.00	11,240.00	4,410.00	10,680.00	11,180.00	4,490.00
Collections[(17)]	in ₹ million	11,909.86	45,227.00	15,990.00	8,570.00	3,380.00	5,750.00	17,280.00	5,180.00
Ongoing Projects-Saleable Area[(18)]	in mn sq. ft	44.10	NA	28.81	NA	NA	8.61	26.00	NA

**Revenue and operating cash flow growth percentages for the three months ended June 30, 2025 and the fiscal 2023 are not calculated as profit/loss and cash flow figures for the three months ended June 30, 2024 and the fiscal 2022 are not provided in this DRHP.*

[#]Return on capital employed is not annualized for the period ended June 30, 2025.

Source: All the financial information for the industry peers mentioned above is on a consolidated basis and is sourced from the published financial result, Annual Report and Investors' Presentation as available of the respective company for the relevant period in public domain,

except for PAT Margin, EBITDA Margin and Operational Cashflow growth, which are derived from the financial information available in the annexure above.

NA - Not Available on public platforms/ regulatory filings/ the website of such peer company.

$ The financial and operational data for peers includes contribution from residential, commercial, retail and hospitality business where-ever applicable.

(1) Total Income is calculated as the sum of revenue from operations and other income.

(2) Growth in Revenue from operations (%) is calculated as a percentage of revenue from operations of the relevant year minus revenue from operations of the preceding year, divided by revenue from operations of the preceding year.

(3) EBITDA is calculated as profit/(loss) for the period/ year plus Finance Costs plus tax expense plus depreciation and amortization expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.

(4) EBITDA Margin is calculated as EBITDA divided by revenue from operations.

(5) Profit after tax margin is calculated as total profit/(loss) for the period/ year divided by total income for the relevant Fiscal.

(6) Debt is calculated is non-current borrowings plus current borrowings.

(7) Includes interest on borrowings, interest on lease liabilities, other borrowings costs before deducting the borrowing cost transferred to construction activity expenses.

(8) Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and other bank balances (other than cash and cash equivalents).

(9) Total Equity is calculated as an equity share capital plus other equity including non-controlling interest.

(10) Debt/ Total equity ratio is calculated as non-current borrowings plus current borrowings divided by total equity.

(11) Cash inflow/(outflow) from Operating Activities is gross of Income tax (paid)/ refund.

(12) Growth in operating cashflow (%) is calculated as a percentage of operating cashflow of the relevant year minus operating cashflow of the preceding year, divided by operating cashflow of the preceding year.

(13) Working capital is calculated as current assets minus current liabilities for the period/ year.

(14) Return on Equity is calculated as total profit/(loss) for the period/ year divided by total equity.

(15) Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the period/ year plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs.

(16) No. of projects launched in the respective period/ fiscal year and includes new phase of the existing project.

(17) Collections are inclusive of taxes

(18) The area for ongoing projects is the Saleable area..

Despite efforts to optimize operations and enhance financial performance, our metrics such as revenue from operations, earnings per share (EPS), return on net worth (RoNW), and other financial ratios may fall short when compared to competitors. For further information, see *"**Basis for Offer Price – Comparison with Listed Industry Peers**"* on page 201. This disparity could impact investor perception and market valuation, potentially leading to reduced investor confidence and lower market capitalization.

54. We have in this Draft Red Herring Prospectus included certain of our key financial and operational metrics ("Key Performance Indicators"/"KPIs") along with comparisons with our listed peers in India. The computation of the KPIs may vary from any standard methodology that is applicable across the real estate industry. We rely on certain assumptions and estimates to calculate such KPIs, therefore such KPIs may not be comparable with KPIs of similar nomenclature computed and presented by other similar companies including our listed peers in India.

We have included certain key financial and operational metrics in this Draft Red Herring Prospectus, which we believe to be KPIs, along with comparisons with our listed peers in India in accordance with the SEBI ICDR Regulations. For details regarding the KPIs, see *"**Basis for Offer Price – Key Performance Indicators**"* on page 201. We use these KPIs to evaluate our financial and operating performance. Some of these KPIs are not defined under Ind AS and are not presented in accordance with Ind AS. These KPIs have limitations as analytical tools. For further details of the risks in relation to measures that are not computed in accordance with applicable accounting standards, see *"- **We have in this Draft Red Herring Prospectus included certain non-GAAP financial and operational measures and certain other industry measures related to our operations and financial performance that may vary from any standard methodology that is applicable across the real estate industry. We rely on certain assumptions and estimates to calculate such measures, therefore such measures may not be comparable with financial, operational or industry-related statistical information of similar nomenclature computed and presented by other similar companies**"* on page 125. These KPIs may not be computed on the basis of any standard methodology that is applicable across the industry and therefore may not be comparable to financial and operational measures, and industry-related statistical information of similar nomenclature that may be computed and presented by other companies pursuing similar business including our listed peers in India. Additionally, our listed peers may dispute the computation of the KPIs disclosed by our Company in this Draft Red Herring Prospectus, including by way of complaints to SEBI, which may divert the time and attention of our management. Further, while after listing of the Equity Shares, we will continue to disclose the KPIs in accordance with the applicable laws, however, as our business and the industry in which we operate continues to evolve, the measures by which we evaluate our business may change. Our internal systems and tools have a number of limitations, and our methodologies or assumptions that we rely on for tracking these KPIs may also change over time, which could result in unexpected changes to our metrics, including the metrics we publicly disclose, or our estimates of our category position. In addition, if the internal tools we use to track these KPIs under-count or over-

count performance or contain algorithmic or other technical errors, the data and/or reports we generate may not be accurate. Any real or perceived inaccuracies in such KPIs may harm our reputation and adversely affect our stock price, business, results of operations, and financial condition.

55. Certain information contained in this Draft Red Herring Prospectus including that in relation to our Completed Projects, Ongoing Projects, Forthcoming Projects and the area expressed to be covered by our projects are based on management estimates and may be subject to change.

Some of the information contained in this Draft Red Herring Prospectus with respect to our Completed Projects, Ongoing Projects and Forthcoming Projects such as the amount of land or development rights owned by us, location and type of development, the Saleable Area, estimated construction commencement and completion dates, capital investment, description of amenities, are based on certain assumptions and estimates and have not been independently appraised or verified by any bank or financial institution. Further, certain information in relation to our Completed Projects, Ongoing Projects and Forthcoming Projects have been certified by architect, Srishti Designers pursuant to a certificate dated December 24, 2025.

Saleable Area of our Completed Projects, Ongoing Projects, and Forthcoming Projects have been calculated based on the current rules and regulations which govern the construction area of the respective projects. The total area of a project that is ultimately developed and the actual Saleable Area may differ from the descriptions of the project presented herein and a particular project may not be completely booked, sold, leased or developed until a date subsequent to the expected completion date. We may also have to revise our assumptions, estimates, development plans (including the type of proposed development) and the estimated construction commencement and completion dates of our projects depending on future contingencies and events, including, among others, changes in our business plans due to prevailing economic and market conditions, and changes in laws and regulations. Further, the information we have provided in relation to our Completed Projects, Ongoing Projects and Forthcoming Projects are not representative of our future results.

We may also change our management plans and timelines for strategic, marketing, internal planning and other reasons. Therefore, management's estimates and plans with respect to our projects are subject to uncertainty.

56. Industry information included in this Draft Red Herring Prospectus has been derived from industry reports prepared by CBRE and Colliers exclusively commissioned and paid for by us for such purpose.

We have used (i) the report titled "*Industry Report – Residential, Commercial Office and Warehousing*" dated December 23, 2025 prepared by CBRE; and (ii) the report titled "*Dubai Real Estate Market*" dated November 12, 2025 prepared by Colliers. Both the reports were exclusively commissioned and paid for by us to enable the investors to understand the industry in which we operate in connection with the Offer. We engaged CBRE in connection with the preparation of the CBRE Report pursuant to the letter of engagement dated January 20, 2023 read with an addendum dated October 9, 2025. Further, we appointed Colliers in connection with the preparation of the Colliers Report pursuant to the consultancy services agreement dated November 10, 2025.

Other than specific services such as land advisory, technical and valuation of projects, capital markets assignments and any other real estate advisory services availed from CBRE in the ordinary course of our business in the past and the report issued by CBRE in connection with the Offer, it does not have any other business relationship with our Company, Promoters, Subsidiaries, Directors, Key Managerial Personnel or Senior Management. Further, CBRE does not have any direct/ indirect interest in our Company or our Promoters, Directors or the management of our Company and its engagement does not create any material or direct/ indirect interest for CBRE in the projects of our Company. Further, Colliers does not have any direct/ indirect interest in our Company or our Promoters, Directors or the management of our Company and its engagement does not create any material or direct/ indirect interest for Colliers in the projects of our Company. There are no parts, data or information (which may be relevant for the proposed Offer), that have been left out or changed in any manner. Both reports are paid reports and are subject to certain limitations and based upon certain assumptions that may be subjective in nature. Also see, "***Certain Conventions, Presentation of Financial, Industry and Market Data – Industry and Market Data***" on page 19.

57. Our Individual Promoter, certain Directors, KMPs and Senior Management hold Equity Shares in our Company and/ or options under ESOP 2023 and are therefore interested in the Company's performance in addition to their normal remuneration and reimbursement of expenses.

Our Individual Promoter, Chairman and Managing Director, Arun MN, is interested in our Company, in addition to normal remuneration or benefits and reimbursement of expenses, to the extent of his shareholding and the

dividends received/receivable, if any, pursuant to such shareholding. Our Directors, Sumanth Krishna Raghunathan and CG Sathish, and our KMP, N Sivasankar Reddy and certain of our Senior Management, Gautam Agarwaal, and Jagmohan T also hold Equity Shares as nominee of our Corporate Promoter, Casagrand Luxor. Further our KMPs and Senior Management also hold options under ESOP 2023, and are accordingly interested in the Company's performance in addition to their normal remuneration and reimbursement of expenses.

For further information on the interest of our Directors, KMPs and Senior Management other than reimbursement of expenses incurred or normal remuneration or benefits, see "***Our Promoter and Promoter Group - Interests of our Promoters***" and "***Our Management – Interest of Directors***" on pages 449 and 435, respectively. For further details on ESOP 2023, see "***Capital Structure***" on page 161.

58. Significant differences exist between Ind AS and other accounting principles, such as U.S. GAAP and IFRS, which investors may be more familiar with and may consider material to their assessment of our financial condition.

Our Restated Consolidated Financial Information for three months ended June 30, 2025 and Fiscals 2025, 2024, and 2023, have been prepared and presented in conformity with Ind AS. Ind AS differs in certain significant respects from IFRS, U.S. GAAP and other accounting principles with which prospective investors may be familiar in other countries. If our financial statements were to be prepared in accordance with such other accounting principles, our results of operations, cash flows and financial position may be substantially different. Prospective investors should review the accounting policies applied in the preparation of our financial statements and consult their own professional advisers for an understanding of the differences between these accounting principles and those with which they may be more familiar. Any reliance by persons not familiar with Indian accounting practices on the financial disclosures presented in this Draft Red Herring Prospectus should be limited accordingly.

59. Grants of stock options under our employee stock option plan may result in a charge to our profit and loss account and, to that extent, reduce our profitability and financial condition.

As of the date of this Draft Red Herring Prospectus, our Company has granted 17,073,972 stock options under the ESOP Plan 2023, which may result in the issuance of a total of 17,073,972 Equity Shares. Grants of stock options result in a charge to our statement of profit and loss and reduce, to that extent, our reported profits in future periods. Any issuance of the equity or equity-linked securities by us, including through exercise of employee stock options pursuant to the ESOP 2023 or any other employee stock option scheme we may implement in the future, may dilute your shareholding in the Company, adversely affecting the trading price of the Equity Shares and our ability to raise capital through an issuance of new securities. For further details in relation to the ESOP 2023, see "***Capital Structure – Employee stock option scheme***" on page 172.

60. We have in this Draft Red Herring Prospectus included certain non-GAAP financial and operational measures and certain other industry measures related to our operations and financial performance that may vary from any standard methodology that is applicable across the real estate industry. We rely on certain assumptions and estimates to calculate such measures, therefore such measures may not be comparable with financial, operational or industry-related statistical information of similar nomenclature computed and presented by other similar companies.

Certain non-GAAP financial measures and certain other industry measures relating to our operations and financial performance have been included in this Draft Red Herring Prospectus. We compute and disclose such non-GAAP financial and operational measures, and such other industry-related statistical and operational information relating to our operations and financial performance as we consider such information to be useful measures of our business and financial performance, and because such measures are frequently used by securities analysts, investors and others to evaluate the operational performance of real estate business, many of which provide such non-GAAP financial and operational measures, and other industry-related statistical and operational information.

These non-GAAP financial and operational measures, and such other industry-related statistical and operational information relating to our operations and financial performance may not be computed on the basis of any standard methodology that is applicable across the industry and therefore may not be comparable to financial and operational measures, and industry-related statistical information of similar nomenclature that may be computed and presented by other companies pursuing similar business. We have derived certain industry information in this Draft Red Herring Prospectus from the CBRE Report, and the CBRE Report highlights certain industry and market data relating to us, which may not be based on any standard methodology and are subject to various assumptions.

Further, as the industry in which we operate continues to evolve, the measures by which we evaluate our business may change over time. Our internal systems and tools have a number of limitations, and our methodologies or

assumptions that we rely on for tracking these metrics may change over time, which could result in unexpected changes to our metrics, including the metrics we publicly disclose, or our estimates of our category position. In addition, if the internal tools we use to track these measures under-count or over-count performance or contain algorithmic or other technical errors, the data and/or reports we generate may not be accurate. We calculate measures using internal tools, which are not independently verified by a third party. Any real or perceived inaccuracies in such metrics may harm our reputation and materially adversely affect our stock price, business, results of operations, and financial condition.

Such supplemental financial and operational information is therefore of limited utility as an analytical tool, and investors are cautioned against considering such information either in isolation or as a substitute for an analysis of our Restated Consolidated Financial Information disclosed elsewhere in this Draft Red Herring Prospectus.

61. Certain of our land parcels on which projects are being developed are mortgaged with our lenders for securing the loans availed by us.

Under the terms of certain of our financing agreements, a charge has been created by way of mortgaged, in favour of the lenders, over the land parcels being developed by us, in respect of the projects for which financing has been availed along with a charge on the receivables from the respective projects, details of which are set out below:

Name of the Borrower	Name of the lender	Nature of the facility	Project being developed on the land parcel	Sanction Amount (₹ million)	Outstanding Amount as per books of accounts as at September 30,2025 (₹ million)
Casagrand Premier Builder Limited	Aditya Birla Real Estate Credit Opportunities Fund	NCD	Casagrand Estilo	250.00	56.50
	Axis Finance Limited	Term Loan - Financial Institutions	Sriperumbudur	1,000.00	50.00
	Certus Investment Management Private Limited	NCD	Ashok Nagar	800.00	404.10
	DCB Bank Limited	Term Loan - Bank	Casagrand Jarvis	1,000.00	629.37
	Hero Fincorp Limited	Term Loan - Financial Institutions	Casagrand Linore & Thirumudivakkam	1,500.00	752.59
	Hero Fincorp Limited	Term Loan - Financial Institutions	Casagrand Cheers & Orr Padappai	2,500.00	2,494.09
	ICICI Bank Limited	Term Loan - Bank	Casagrand Aria, Casagrand Arena Ews	120.00	19.50
	India Realty Excellence Fund Vi	NCD	Perumbakkam	670.00	610.00
	LIC Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Elysium	3,000.00	1,386.96
	State Bank Of India	Term Loan - Bank	Yelankha	230.00	139.65
	STCI Finance Limited	Term Loan - Financial Institutions	Casagrand AvenuePark	850.00	235.58
	Sundaram Home Finance Limited	Term Loan - Financial Institutions	Casagrand Lorenza	50.00	34.69
Ambojini Property Developers	Kotak Mahindra Investments Limited	Term Loan - Financial Institutions	Kotivakkam & Casagrand Cloud 9	1,000.00	531.95

Name of the Borrower	Name of the lender	Nature of the facility	Project being developed on the land parcel	Sanction Amount (₹ million)	Outstanding Amount as per books of accounts as at September 30,2025 (₹ million)
Private Limited					
Beacon Ace Induspark Private Limited	Vivriti Asset Management Private Limited	NCD	Pillaipakkam	900.00	400.00
Beacon Logistix Induspark Private Limited	Vivriti Asset Management Private Limited	NCD	Pillaipakkam	900.00	400.00
Beacon Premier Induspark Private Limited	Ascendas IT Park Chennai Ltd	NCD	One Hub Chennai	384.00	57.00
Casa Grande Civil Engineering Private Limited	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand Platinum & Casagrand Primrose	1,000.00	532.89
	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand Platinum & Casagrand Primrose	400.00	400.00
Casa Grande Garden City Builders Private Limited	ICICI Bank Limited	Term Loan - Bank	Casagrand Aquene	500.00	88.38
	India Realty Excellence Fund Vi	NCD	Casagrand Estancia	950.00	850.00
Casa Grande Grace Private Limited	LIC Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Supremus	190.00	29.71
	State Bank Of India	Term Loan - Bank	Casagrand South Brooke	800.00	177.15
	State Bank Of India	Term Loan - Bank	Casagrand South Brooke Phase 1, Casagrand South Brooke Phase 2	800.00	471.75
	Yubi Markets Private Limited	NCD	Kattupakkam	700.00	700.00
Casagrand Horizon Private Limited	Tata Capital Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Flagship & Casagrand Selenia	600.00	498.93
Casa Grande Shelter Private Limited	Axis Rera Opportunities Fund - II	NCD	Kundrathur	400.00	400.00
Casa Grande Smart Value Homes Private Limited	Tata Capital Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Majestica	1,500.00	96.19
Casagrand Aesthetic Private Limited	HDFC Bank Limited	Term Loan - Bank	International School	250.00	166.67

Name of the Borrower	Name of the lender	Nature of the facility	Project being developed on the land parcel	Sanction Amount (₹ million)	Outstanding Amount as per books of accounts as at September 30,2025 (₹ million)
Casagrand Anchor Private Limited	Standard Chartered Capital Limited	Term Loan - Financial Institutions	Casagrand Suncity Phase 1, Casagrand Suncity Phase 2	2,500.00	628.50
Casagrand Astute Private Limited	Sundaram Home Finance Limited	Term Loan - Financial Institutions	Casagrand Zanora	107.50	81.92
Casagrand Beacon Private Limited	Credit Solutions India Trust	NCD	Gaganpahad	2,280.00	2,280.00
Casagrand Bizpark Private Limited	ICICI Bank Limited	Term Loan - Bank	Casagrand Ecotech & Casagrand Connect	2,780.00	2,775.55
Casagrand Blue Horizon Private Limited	LIC HFL Trustee Company Private Limited	NCD	Santhavellore	838.00	433.62
Casagrand Covaan Private Limited	State Bank Of India	Term Loan - Bank	Casagrand Celest	450.00	100.00
Casagrand Everta Private Limited	HDFC Bank Limited	Term Loan - Bank	Casagrand Astute	1,650.00	550.00
Casagrand Fresh Private Limited	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand French town	1,000.00	779.25
	Bajaj Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Massimo	1,850.00	1,171.99
	India Realty Excellence Fund Iv	NCD	Osaka & Ameenpur	1,260.00	1,020.64
	Motilal Oswal Finvest Limited	NCD	Iyyapanthangal & Reva	1,600.00	1,020.00
	Motilal Oswal Finvest Limited	Term Loan - Financial Institutions	Casagrand Madelyn	400.00	246.40
	Motilal Oswal Home Finance Limited	Term Loan - Financial Institutions	Casagrand Madelyn	600.00	361.76
Casagrand Hyderwise Private Limited	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand Hanford & Casagrand Belair	550.00	49.48
	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand Hanford & Casagrand Belair	700.00	476.11
	Motilal Oswal Finvest Limited	NCD	Pudur	530.00	530.00
	Motilal Oswal Finvest Limited	NCD	Ameenpur	80.00	80.00
	Oxyzo Financial Services Limited	Term Loan - Financial Institutions	Casagrand Windsor Court	300.00	272.71

Name of the Borrower	Name of the lender	Nature of the facility	Project being developed on the land parcel	Sanction Amount (₹ million)	Outstanding Amount as per books of accounts as at September 30,2025 (₹ million)
	Tata Capital Housing Finance Limited	Term Loan - Financial Institutions	Casagrand EVON & Casagrand Majestica	2,000.00	1,577.44
Casagrand Lotus Private Limited	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand Casablanca	2,000.00	1,174.99
	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Casagrand Casablanca, Casagrand Platinum & Casagrand Primrose	800.00	800.00
	Arnya Real Estate Fund - Debt	NCD	Casagrand Casablanca Phase-II	1,300.00	1,300.00
Casagrand Magick Rufy Private Limited	Icici Bank Limited	Term Loan - Bank	Casagrand Connect	600.00	600.00
	Sundaram Home Finance Limited	Term Loan - Financial Institutions	Casagrand Wesley	100.00	90.79
Casagrand Millenia Private Limited	Tata Capital Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Caladium & Casagrand Flagship	1,500.00	885.74
Casagrand Stage7 Private Limited	Kotak Mahindra Investments Limited	Term Loan - Financial Institutions	Casagrand Casamia	2,500.00	1,450.00
Casagrand Vivacity Private Limited	Hdfc Bank Limited	Term Loan - Bank	Casagrand Paragon	1,700.00	270.00
Casagrand Zingo Private Limited	Standard Chartered Bank	Term Loan - Bank	Casagrand Mercury - Phase 1, Casagrand Mercury- Phase 2, Casagrand Suncity Phase 3	1,500.00	484.40
	Standard Chartered Capital Limited	Term Loan - Financial Institutions	Casagrand Mercury- Phase 1, Casagrand Mercury- Phase 2, Casagrand Suncity Phase 3	2,850.00	1,907.60
Cgd Industrial Parks Private Limited	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Uthukkadu	450.00	394.28
	Aditya Birla Capital Limited	Term Loan - Financial Institutions	Uthukkadu	300.00	288.02
Danub Homes Private Limited	Aditya Birla Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Aspires	350.00	13.51
	India Realty Excellence Fund Vi	NCD	Koladi	560.00	560.00
	Lic Housing Finance Limited	Term Loan - Financial Institutions	Casagrand First City	3,800.00	465.44

Name of the Borrower	Name of the lender	Nature of the facility	Project being developed on the land parcel	Sanction Amount (₹ million)	Outstanding Amount as per books of accounts as at September 30,2025 (₹ million)
Dawning Developers LLP	Lic Housing Finance Limited	Term Loan - Financial Institutions	Casagrand Crescendo	185.00	28.78
Gazy Mag Private Limited	India Realty Excellence Fund Vi	NCD	Adyar	700.00	670.00
Headway Ace Induspark Private Limited	Indusind Bank	Term Loan - Bank	Poonamalle	900.00	884.30
	Kotak Real Estate Fund - X	NCD	Poonamalle	5,000.00	1,299.00
Headway Premier Induspark Private Limited	Ascendas It Park Chennai Ltd	NCD	One Hub Chennai	1,087.00	667.00
Vision Premier Induspark Private Limited	Ascendas It Park Chennai Ltd	NCD	One Hub Chennai	387.00	67.00

Such security may be invoked by the lenders in the event of defaults under the respective financing agreements. For further information, see "***Financial Indebtedness***" on page 870. In addition, there are certain ongoing litigations with respect to title of such land parcels mortgaged by us in favour of the lenders such as the land mortgaged by CG Garden City for project 'Casagrand Galileo' with Vistra ITCL (India) Limited and land mortgaged by Danub Homes and CG Milestone for project 'Casagrand First City' with J.M. Financial Credits Solutions Limited . For information see, "***Outstanding Litigation and Material Developments***" on page 928.

62. Work stoppages or shortage of labour could adversely affect our business. Our operations are dependent on contract labour and an inability to access adequate contract labour at reasonable costs at our project sites may adversely affect our business prospects and results of operations.

We operate in a labour-intensive industry and if our relationships with our personnel deteriorate or if we are unable to negotiate favourable terms with our personnel or their contractors or sub-contractors, we may experience labour unrest, shortage of labour, work stoppages, strikes or other labour action. Although none of our employees or workforce are currently unionized, we cannot assure you that our employees or workforce will not unionize, or attempt to unionize in the future and that they will not otherwise seek higher wages and enhanced employee benefits. The unionization of our employees or workforce could result in an increase in wage expenses and our cost of employee benefits, any of which could have an adverse effect on our business, financial condition and results of operations. In addition, disputes with employees could also adversely affect our reputation. While we have not experienced any labour unrest, strikes, or other labour action and work stoppages from our employees in the three months ended June 30, 2025 and the last three Fiscals which had an adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that such instance will not arise in the future.

Further, we also depend on contract labourers procured through third party contractors for execution of construction work. As of June 30, 2025, we had 9,828 contract labourers. Although we do not engage these labourers directly, we may be held responsible for any wage payments to be made to such labourers in the event of default by such third-party contractors to pay the labourers' wage payments. Any requirement to fund their wage requirements may have an adverse impact on our results of operations and financial condition. While we have not experienced any instances in the three months ended June 30, 2025 and the last three Fiscals where we were required to pay the contract labourers on account of the default of third-party contractors and the same had an adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that such instance will not arise in the future. The cost and supply of contract labour depends on various factors beyond our control, including general economic conditions, competition and minimum wage rates. In the event of any non-compliance by contractors with statutory requirements, legal proceedings may also be initiated against us. While there have been no legal proceedings initiated against us due to non-compliance by third-party contractors in the three months ended June 30, 2025 and the last three Fiscals, we cannot assure you that such an

instance will not occur in the future. These factors could adversely affect our business, financial position, results of operations and cash flows.

63. Sales of our projects may be adversely affected by the inability of our prospective customers to obtain financing or changes in taxation laws for purchase of property.

Any changes in the tax treatment with respect to the repayment of principal on housing loans and interest paid on housing loans is likely to affect demand for residential real estate. There are various tax benefits under the Income Tax Act which are available to purchasers of residential premises who utilize loans from banks or financial institutions. This could adversely affect the ability or willingness of our potential customers to purchase residential apartments. Further, adverse changes in interest rates affect the ability and willingness of prospective real estate customers, particularly customers of residential properties, to obtain financing for the purchase of our projects. A decision by the Reserve Bank of India to increase the repo rate could impose an inflation risk as the interest rates charged by banks on home loans from our prospective customers have in the past, and may continue to, be increased. Interest rates at which our customers may borrow funds for the purchase of our projects affects the affordability of our real estate projects. Any changes in the home loans market, making home loans less attractive to our customers may adversely affect our business, future growth and results of operations. As per the Finance (No.2) Act, 2024, the long-term capital gain would be taxed at the rate of 12.5% without any indexation benefits for any transfer of a long-term capital asset which takes place on or after July 23, 2024 and at the rate of 20% for transfers done before July 23, 2024. There is no certainty on the impact of Finance Act (No. 2) 2024 on tax laws or other regulations, which may adversely affect the Company's business, financial condition, results of operations or on the industry in which we operate.

64. We are dependent on our IT systems for the execution and management of our projects. Any disruption in the functioning of our IT systems could have an adverse effect on our business.

We use information and communication technologies to manage and execute our projects and to improve our overall efficiency. We have implemented the SAP - ERP system across various business functions to integrate systems among our departments, including engineering and accounting. We have also implemented a marketing and customer relationship management software for automating pre-sales and post-sales customer management functions.

These systems may be susceptible to outages due to fire, floods, power loss, telecommunications failures, natural disasters, break-ins and similar events. Any delay in implementation or any disruption in the functioning of our IT systems could have an adverse effect on our business if it causes loss of data or affects our ability to track, record and analyse the progress of our projects, process financial information, manage our creditors and debtors, or engage in normal business activities. In addition, our systems and proprietary data stored electronically may be vulnerable to computer viruses, cybercrime, computer hacking and similar disruptions from unauthorized tampering. If such unauthorized use of our systems were to occur, data related to our projects, customers such as confidential information related to our customers, lead related information and financial information and other proprietary information could be compromised. The occurrence of any of these events could adversely affect our business, interrupt our operations, subject us to increased operating costs and expose us to litigation. While we have not experienced any disruption in the functioning of our IT systems or any instances of cyberattacks or leakage of confidential information in the three months ended June 30, 2025 and the last three Fiscals which had an adverse impact on our business, results of operations, financial conditions and cash flows, we cannot assure you that such instances will not arise in the future.

65. Compliance with, and changes to, environmental, health and safety laws and various labour, workplace and related laws and regulations impose additional costs and may increase our compliance costs and may adversely affect our results of operations and our financial condition.

We are subject to a broad range of environmental, health and safety laws in the ordinary course of our business, including on controls on air and water discharges and other aspects of our operations. Under these laws, owners and operators of properties may be liable for the costs of removal or remediation of certain hazardous substances or other regulated materials on or in such property. Such laws often impose such liability without regard to whether the owner or operator knew of, or was responsible for, any environmental damage or pollution and the presence of such substances or materials. The cost of investigation, remediation or removal of these substances may be substantial. Environmental laws may also impose compliance obligations on owners and operators of real estate property with respect to the management of hazardous materials and other regulated substances. Failure to comply with these laws can result in penalties or other sanctions. For instance, in the past, pursuant to an inspection at the project site of Casagrand Next Town, Tamil Nadu Pollution Control Board ("**TN PCB**") had initiated proceedings

against us for beginning construction without obtaining prior environmental clearance in violation of the Environmental Protection Act, 1986, prior consent to establish from the TN PCB under the Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. The penalty amount was paid by us and the matter is currently not pending.

For example, the Government of India has introduced Labour Codes which consolidate, subsume, amend and replace numerous existing central labour legislations. Pursuant to notifications issued by the Ministry of Labour and Employment, GoI dated November 21, 2025, the Occupational Safety, Health and Working Conditions Code, 2020 has been made fully effective and certain provisions of the Code on Wages, 2019 and Code on Social Security, 2020 have been made effective, each as of November 21, 2025. The implementation of such laws can increase our employee and labour costs and data security and compliance related costs thereby adversely impacting our results of operations, cash flows, business, and financial performance.

In addition, we are required to conduct an environmental assessment of some of our projects before receiving regulatory approval for these projects for which we hire external consultants. These environmental assessments may reveal material environmental problems, which could result in us not obtaining the required approvals. If environmental problems are discovered during or after the development of a property, we may incur substantial liabilities relating to clean up and other remedial measures and the value of the relevant projects could be adversely affected. Environmental reports that we may request a third party to prepare with respect to any of our properties would be subject to certain assumptions and have a specific scope and may not reveal (i) all environmental liabilities, (ii) that any prior owner or operator of our properties did not create any material environmental condition not known to us, or (iii) that a material environmental condition does not otherwise exist as to any one or more of our properties. While we have not experienced any instances in the three months ended June 30, 2025 and the last three Fiscals where we did not received environmental clearances for our projects and the same had an adverse impact on our business, results of operations, financial condition and cash flows, we cannot assure you that such instances will not arise in the future. There also exists the risk that material environmental conditions, liabilities or compliance concerns may have arisen after the review was completed or may arise in the future. Future laws, ordinances or regulations and future interpretations of existing laws, ordinances or regulations may impose additional material environmental liability. Further, once we receive relevant environmental clearances for our projects, we are subject to on-going compliance obligations and any failure to comply with such obligations may lead to penalties.

Further, we cannot assure you that we will be able to obtain approvals in relation to our Forthcoming Projects, at such times or in such form as we may require, or at all. While we believe we are in compliance in all material respects with all applicable environmental, health and safety laws and regulations, the discharge of hazardous substances or other pollutants into the air, soil or water may nevertheless cause us to be liable to the GoI or to third parties. In addition, we may be required to incur costs to remedy the damage caused by such discharges, pay fines or other penalties for non-compliance, which may adversely affect our financial condition and results of operations. Accordingly, compliance with, and changes in, environmental, health and safety laws may increase our compliance costs and as a result adversely affect our financial condition and results of operations.

66. Our business and growth plan could be adversely affected by the incidence and change in the rate of property taxes and stamp duties.

As a real estate developer, we are subject to the property tax regime in the states where we operate. We are also subject to stamp duty for the agreement entered into in respect of the properties we buy and sell. These taxes could increase in the future, and new types of property taxes and stamp duties may be introduced which will increase our overall costs. If these property taxes and stamp duties increase, the cost of buying, selling and owning properties may rise. Additionally, if stamp duties were to be levied on instruments evidencing transactions which we believe are subject to nil or lesser duties, our acquisition costs and sale values may be affected, resulting in a reduction of our profitability. Any such changes in the incidence or rates of property taxes or stamp duties could have an adverse effect on our financial condition and results of operations.

67. Our operations and the work force, customers and/ or third parties on property sites are exposed to various hazards, accidents and natural calamities which could adversely affect our business, financial condition and results of operations.

We conduct various site studies to identify potential risks prior to construction and development. However, there are certain unanticipated or unforeseen risks that may arise due to adverse weather and geological conditions such as lightning, floods, and earthquakes and other reasons. Additionally, our operations at construction sites are subject to hazards inherent in providing such services, such as risk of equipment failure, impact from falling

objects, collision, work accidents, fire, or explosion, which may cause injury and loss of life, severe damage to and destruction of property and equipment, and environmental damage. Accidents and, in particular, fatalities may have an adverse impact on our reputation and may result in fines and/or investigations by public authorities as well as litigation from injured workers or their dependents.

If any one of these hazards or other hazards were to occur involving our workforce, customers and/or third parties on property sites, our business, financial condition and results of operations may be adversely affected. Further, we may incur additional costs for reconstruction of our projects which are damaged by hazards and/or instituting defences in respect of litigation concerning workplace hazards which may not be covered adequately or at all by the insurance coverage we maintain, and this may adversely affect our business, reputation and financial condition. For instance, our Company and our Individual Promoter, Chairman and Managing Director, Arun MN (the "**Accused**") received six show cause notices from the Deputy Director (BOCW), Industrial, Safety & Health Department, Kanchipuram ("**Deputy Director**") pursuant to the inspection of our construction site at Casagrand Zenith Phase II, Chengalpattu District, Tamil Nadu on March 15, 2023. During the inspection, it was reported that, among others, adequate supervision was not provided at the site and damaged cables were used in the electrical equipment which resulted in death of construction worker due to electrocution, suitable barricades were not provided at the openings, muster rolls, written statement of safety and health of building workers and statutory registers were not maintained of workers employed, safety helmets and shoes were not provided to workers, and separate latrine facilities for women and men were not provided in contravention of the Building and Other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 ("**BOCW Act**") and the Tamil Nadu Building and Other Construction Workers (Regulation of Employment and Condition of Service) Rules, 2006 (the "**BOCW Rules**"). The Deputy Director also filed six criminal complaints before the Chief Criminal Magistrate, Chengalpattu against the Accused for violation of BOCW Act and BOCW Rules and seeking appropriate punishment which was taken cognizance of. The matter is currently pending. Additionally, it had been alleged that our Subsidiary Casa Grande Garden City Builders Private Limited had discharged untreated sewage into the outside drain and which was not in consonance with the Water (Prevention and Control of Pollution) Act, 1974 and our sewage treatment plant was not in conformity to the standards prescribed by the Karnataka State Pollution Control Board. However, our Subsidiary Casa Grande Garden City Builders Private Limited has taken steps to rectify the issues. Additionally, a first information report dated January 25, 2025 has been registered before the Manimangalam Police Station, Tambaram District, Tamil Nadu, in relation to alleged negligence permitting work at height without proper safety equipment at Project Primrose.

For further information, see "***Legal and Other Information – Outstanding Litigation and Other Material Developments – Litigation involving our Company – Litigation filed against our Company – Criminal Proceedings***" on page 929.

68. Our funding requirements and proposed deployment of the Net Proceeds are based on management estimates and may be subject to change based on various factors, some of which are beyond our control.

We intend to use the Net Proceeds for repayment/prepayment, in full or part, of certain indebtedness availed by our Company and certain of our Subsidiaries and general corporate purposes in the manner specified in "***Objects of the Offer - Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries***" on page 183. The amount of Net Proceeds to be actually used will be based on our management's discretion. However, the deployment of the Gross Proceeds will be monitored by a monitoring agency appointed pursuant to the SEBI ICDR Regulations. We may have to reconsider our estimates or business plans due to changes in underlying factors, some of which are beyond our control, such as interest rate fluctuations, changes in input cost, and other financial and operational factors.

Accordingly, prospective investors in the Offer will need to rely upon our management's judgment with respect to the use of Net Proceeds. If we are unable to deploy the Net Proceeds in a timely or an efficient manner, it may affect our business and the results of operations.

69. Our Promoters may continue to take decisions and exercise control after the completion of the Offer.

As of the date of this Draft Red Herring Prospectus, our Promoters, Arun MN and Casagrand Luxor, which is also promoted by Arun MN, hold 99.99% of our fully issued, subscribed and paid-up equity share capital of our Company. Arun MN is also the promoter of our Corporate Promoter, CG Luxor and holds 91.00% of the issued,

subscribed and paid-up equity share capital of CG Luxor. Upon completion of the Offer, our Promoters will continue to hold majority of the shareholding in our Company, and Arun MN, owing to his direct and indirect interests in the Company, will exercise substantial control over the Company which will allow him to continue to take the decisions on matters presented before our Board or Shareholders for approval and may also control the outcome of voting in certain cases. After this Offer, our Promoters may also continue to take decisions over our business and major policy decisions, including but not limited to controlling the composition of our Board, delaying, deferring or causing a change of control, or a change in our capital structure, as applicable, or undertaking a merger, consolidation, takeover or other business combination, as applicable, involving us that may adversely affect our business operations, and negatively impact the value of your investment in the Equity Shares.

70. Our Corporate Promoter and Individual Promoter have provided personal guarantees for loan facilities obtained by our Company and certain of our Subsidiaries, and any failure or default by our Company to repay such loans in accordance with the terms and conditions of the financing documents could trigger repayment obligations, which may affect the ability of our Individual Promoter to effectively render their duties and thereby, adversely impact our business and operations.

Our Corporate ***Promoter*** and Individual Promoter have personally guaranteed the repayment of certain loan facilities availed by our Company and certain of our Subsidiaries. As of September 30, 2025, principal outstanding amounts from credit facilities personally guaranteed by them were ₹ 3,503.35 million, which constituted 7.13% of our outstanding indebtedness as on such date. Further for details in relation to the guarantees given by our Corporate Promoter and Individual Promoter, see "***History and Certain Corporate Matters - Guarantees given by Promoters offering Equity Shares in the Offer***" on page 359. Any default or failure by us to repay these loans in a timely manner, or at all, could trigger repayment obligations on the part of our Corporate Promoter and Individual Promoter, which in turn, could have an impact on their ability to effectively service their obligations as promoter and director of our Company, thereby having an adverse effect on our business, results of operations and financial condition. Further, there have not been any instances in the past three Fiscals wherein the guarantees provided by our Corporate Promoter and Individual Promoter were invoked. In the event these individuals withdraw or terminate their guarantees, our lenders may require alternate guarantees, repayments of amounts outstanding or even terminate the loan facilities. We may not be successful in providing alternate guarantees satisfactory to the lenders, and as a result may be required to repay outstanding amounts or seek additional sources of capital, which could affect our financial condition and cash flows.

External Risk Factors

71. The real estate industry in India has witnessed significant downturns in the past, and any significant downturn in the future could adversely affect our business, financial condition and results of operations.

Economic developments within and outside India have adversely affected the real estate market in India and our overall business in the recent past. The global credit markets have experienced, and may continue to experience, significant volatility and may continue to have an adverse effect on the availability of credit and the confidence of the financial markets, globally as well as in India.

Even though the global credit and the Indian real estate markets have shown signs of recovery, market volatility and economic turmoil may continue to exacerbate industry conditions or have other unforeseen consequences, leading to uncertainty about future conditions in the real estate industry. These effects include, but are not limited to, a decrease in the sale of, or pricing for, our projects, delays in the release of certain of our projects in order to take advantage of future periods of more robust real estate demand and the inability of our contractors to obtain working capital. We cannot assure you that the government's responses to the disruptions in the financial markets will restore consumer confidence, stabilize the real estate market or increase liquidity and availability of credit. Any significant downturn in future would have an adverse effect on our business, financial condition and results of operations.

72. Property litigation is common in India and may be prolonged over several years.

Property litigation particularly litigation with respect to land ownership is common in India (including public interest litigation) and is generally time consuming and involves considerable costs. If any property in which we have invested is subject to any litigation or is subjected to any litigation in future, it could delay a development project and/or have an adverse impact, financial or otherwise, on us. For information regarding on-going litigations with respect to certain land parcels, see "***Outstanding Litigation and Material Developments***" on page 928.

73. The Government of India or state governments may exercise rights of compulsory purchase or eminent domain over our or our development partners' land, which could adversely affect our business.

The right to own property in India is a constitutional right which is subject to restrictions that may be imposed by the GoI. In particular, the GoI, under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the "**Land Acquisition Act**") has the right to compulsorily acquire any land if such acquisition is for a "public purpose," after providing compensation to the owner. However, the compensation paid pursuant to such acquisition may not be adequate to compensate the owner for the loss of such property. The likelihood of such acquisitions may increase as central and state governments seek to acquire land for the development of infrastructure projects such as roads, railways, airports and townships. While we have not experienced any instances wherein any of our land parcels were acquired by the GoI under the Land Acquisition Act, we cannot assure you that such instances will not arise in the future.

Additionally, we may face difficulties in interpreting and complying with the provisions of the Land Acquisition Act due to limited jurisprudence on them or if our interpretation differs from or contradicts any judicial pronouncements or clarifications issued by the government. In the future, we may face regulatory actions, or we may be required to undertake remedial steps. Any such action in respect of any of the projects in which we are investing or may invest in the future may adversely affect our business, financial condition or results of operations.

Separately, in terms of certain approvals obtained by us, we are required to construct service roads on part of licensed area and transfer it free of cost to the relevant government. The government is also entitled to take over the project area in public interest without having to pay us any compensation.

74. Political, economic or other factors that are beyond our control may have an adverse effect on our business and results of operations.

The Indian economy and its securities markets are influenced by economic developments, market and consumer sentiments and volatility in securities markets in other countries. Investors' reactions to developments in one country may have adverse effects on the market price of securities of companies located elsewhere, including India. Adverse economic developments, such as rising fiscal or trade deficit, in other emerging market countries may also affect investor confidence and cause increased volatility in Indian securities markets and indirectly affect the Indian economy in general. Any of these factors could depress economic activity and restrict our access to capital, which could have an adverse effect on our business, financial condition and results of operations and reduce the price of our Equity Shares. Any financial disruption could have an adverse effect on our business, future financial performance, shareholders' equity and the price of our Equity Shares.

We are dependent on domestic, regional and global economic and market conditions in the markets where we operate. Consequently, any future slowdown in the Indian economy could harm our business, results of operations and financial condition. Also, a change in the government or a change in the economic and deregulation policies could adversely affect economic conditions prevalent in the areas in which we operate in general and our business in particular and high rates of inflation in India could increase our costs without proportionately increasing our revenues, and as such decrease our operating margins.

75. Natural or man-made disasters, fires, epidemics, pandemics, acts of war, terrorist attacks, civil unrest and other events could adversely affect our business.

Natural disasters (such flooding and earthquakes), epidemics, pandemics and man-made disasters, including acts of war, terrorist attacks and other events, many of which are beyond our control, may lead to economic instability, including in India or globally, which may in turn adversely affect our business, financial condition and results of operations. Our operations may be adversely affected by fires, natural disasters and/or severe weather, which can result in damage to our properties and projects and generally reduce our productivity and may require us to evacuate personnel and suspend operations. Any terrorist attacks or civil unrest as well as other adverse social, economic and political events in India or countries to which we sell or propose to sell our products could have a negative effect on us. Such incidents could also create a greater perception that investment in Indian companies involves a higher degree of risk and could have an adverse effect on our business and the price of the Equity Shares. A number of countries in Asia, including India, as well as countries in other parts of the world, are susceptible to contagious diseases. As a result, any future outbreak of a contagious disease could have an adverse effect on our business and the trading price of the Equity Shares.

76. We may be affected by the insolvency law in India and any adverse application or interpretation of the Insolvency and Bankruptcy Code, 2016, as amended could in turn adversely affect our business.

The Insolvency and Bankruptcy Code (Second Amendment) Act, 2018 ("**IBC Amendment**") which came into effect on June 6, 2018, amended the Insolvency and Bankruptcy Code, 2016 ("**IBC**") thereby granting homebuyers a status of 'financial creditor'. Prior to the IBC Amendment, real estate allottees were treated as an 'unsecured creditors' and they were not regarded as 'financial creditors' or as 'operational creditors', due to which, the allottees were not capable of initiating insolvency proceedings against a defaulting builder or real estate developer.

Subsequently, the Insolvency and Bankruptcy (Amendment) Act, 2020 introduced minimum thresholds in relation to the number of homebuyers required to initiate a corporate insolvency resolution process with respect to a real estate project. Currently, under Section 7 of the IBC, such threshold is set at the lower of one hundred of such allottees under the same real estate project or 10% of the total number of such allottees under the same real estate project.

While there are no proceedings under the IBC initiated against us, we cannot assure you that similar proceeding will not be initiated against us or our partners, in cases where development of projects is undertaken by our partners, thereby adversely affecting our business and results of operations.

77. A downgrade in sovereign credit ratings of India may affect the trading price of the Equity Shares.

Our borrowing costs and our access to the debt capital markets depend significantly on the sovereign credit ratings of India. Any adverse revisions to the sovereign credit ratings for India may adversely impact our ability to raise additional financing. This could have an adverse effect on our ability to fund our growth on favourable terms and consequently adversely affect our business and financial performance and the price of the Equity Shares.

78. Financial instability in other countries may cause increased volatility in Indian financial markets.

The Indian market and the Indian economy are influenced by economic and market conditions in other countries, including conditions in the United States, Europe and certain emerging economies in Asia. Financial turmoil in United States, Asia and elsewhere in the world in recent years has adversely affected the Indian economy. Any worldwide financial instability may cause increased volatility in the Indian financial markets and, directly or indirectly, adversely affect the Indian economy and financial sector and us. Although economic conditions vary across markets, loss of investor confidence in one emerging economy may cause increased volatility across other economies, including India.

Financial instability in other parts of the world could have a global influence and thereby negatively affect the Indian economy. Financial disruptions could adversely affect our business, prospects, financial condition, results of operations and cash flows. Concerns related to a trade war between large economies may lead to increased risk aversion and volatility in global capital markets and consequently have an impact on the Indian economy. Recent developments in the ongoing conflict between Russia and Ukraine has resulted in and may continue to result in a period of sustained instability across global financial markets, induce volatility in commodity prices, increase borrowing costs, cause outflow of capital from emerging markets and may lead to overall slowdown in economic activity in India. In addition, China is one of India's major trading partners and there are rising concerns of a possible slowdown in the Chinese economy as well as a strained relationship with India, which could have an adverse impact on the trade relations between the two countries.

In response to such developments, legislators and financial regulators in the United States and other jurisdictions, including India, implemented several policy measures designed to add stability to the financial markets. However, the overall long-term effect of these and other legislative and regulatory efforts on the global financial markets is uncertain, and they may not have the intended stabilizing effects. Any significant financial disruption could have an adverse effect on our business, financial condition and results of operation. These developments, or the perception that any of them could occur, have had and may continue to have an adverse effect on global economic conditions and the stability of global financial markets and may significantly reduce global market liquidity, restrict the ability of key market participants to operate in certain financial markets or restrict our access to capital. This could have an adverse effect on our business, financial condition and results of operations and reduce the price of the Equity Shares.

79. Changing laws, rules and regulations and legal uncertainties, including the withdrawal of certain benefits or adverse application of tax laws, may adversely affect our business, prospects and results of operations.

In India, our business is governed by various laws and regulations including Real Estate (Regulation and Development) Act, 2016 and the rules framed thereunder, Ministry of Civil Aviation (Height Restrictions for Safeguarding of Aircraft Operations) Rules, 2015, the National Building Code of India, 2016, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, and the rules framed thereunder, Tamil Nadu District Municipalities Act, 1920, Tamil Nadu Town and Country Planning Act, 1971, Coimbatore City Municipal Corporation Act, 1981 and the rules framed thereunder, Chennai City Municipal Corporation Act, 1919 and the rules framed thereunder, Karnataka Municipal Corporation Act, 1976, Bruhat Bengaluru Mahanagara Palike Act, 2020 and the Karnataka Town and Country Planning Act, 1961, each as amended. The Greater Bengaluru Governance Act, 2024 (the "GBG Act") was enacted on May 15, 2025, replacing the previous municipal framework. The GBG Act restructures the civic administration of Bengaluru into a three-tier system headed by the Greater Bengaluru Authority ("GBA") and splits the erstwhile municipal body into five separate city corporations, pursuant to the final notification issued in November 2025, the number of wards in the city has been increased to 369. Due to the reorganization of governance, there could be new compliance requirements or multiple compliance bodies operating under the coordination of the GBA. Our Company may face increased costs related to obtaining permits, meeting new regulatory standards, or adhering to updated environmental or safety guidelines, which could have an adverse impact on our business and results of operations.

The Real Estate (Regulation and Development) Act, 2016, was introduced in 2016 to regulate the real estate industry and to ensure, amongst others, imposition of certain responsibilities on real estate developers and accountability towards customers and protection of their interest. The RERA has imposed certain obligations on real estate developers, including us, such as mandatory registration of real estate projects, not issuing any advertisements unless the real estate projects are registered under RERA or accepting advances without first entering into agreement for sale, maintenance of a separate escrow account for amounts realised from each real estate project and restrictions on withdrawal of amounts from such escrow accounts and taking customer approval for major changes in sanction plan. In the event our interpretation of provisions of the RERA differs from, or contradicts with, any judicial pronouncements or clarifications issued by the Government in the future, we may face regulatory actions, or we may be required to undertake remedial steps. For instance, 233 proceedings have been initiated against us under RERA which are pending before the relevant forums, alleging among others, non-adherence to sanction plans and specifications, misleading advertisements, delay in execution of documentation execution and delay in providing refunds with adequate compensation, and the total pecuniary value involved in these proceedings is ₹ 527.66 million, to the extent quantifiable, as of the date of this Draft Red Herring Prospectus.

Additionally, the Government of India's Digital Personal Data Protection Act, 2023 introduced in the Lok Sabha on August 3, 2023, received the assent of the President of India on August 11, 2023 (the "**Data Protection Act**"). The Data Protection Act supersedes section 43A of the Information Technology Act, 2000 and deals with processing of personal data in digital form, whether collected digitally or offline and digitalized later for processing. Our failure to take reasonable security precautions, safeguard personal information or collect such information in the future under the Data Protection Act may have an adverse effect on our business, financial condition and results of operations.

Our business and financial performance could be adversely affected by changes in law or interpretations of existing, or the promulgation of new, laws, rules and regulations in India applicable to us and our business. There are also various tax benefits under the Income Tax Act which are available to us and the purchasers of residential premises who avail loans from banks or other financial institutions. We or our customers may not be able to realize these benefits if there is a change in law or in interpretation of law resulting in the discontinuation or withdrawal of these tax benefits. There can also be no assurance that the Central Government or the State Governments may not implement new regulations and policies which will require us to obtain additional approvals and licenses from the governments and other regulatory bodies or impose onerous requirements and conditions on our operations. Any new regulations and policies and the related uncertainties with respect to the implementation of such new regulations may have an adverse effect on all our business, financial condition and results of operations. In addition, we may have to incur capital expenditures to comply with the requirements of any new regulations, which may also adversely affect our results of operations.

In addition, we are subject to tax related inquiries and claims. We may be particularly affected by claims from tax authorities on account of income tax assessment and GST that combines taxes and levies by the central and state governments into one unified legislation with effect from July 1, 2017. For example, as of July 1, 2017, a national

goods and service tax ("**GST**"), in India replaced taxes levied by central and state governments with a unified tax regime in respect of the supply of goods and services for all of India. Any changes to the GST rate or rules and regulations surrounding GST and the related uncertainties with respect to the implementation of GST may have an adverse effect on our business, financial condition, and results of operations.

In addition, unfavourable changes in or interpretations of existing, or the promulgation of new laws, rules and regulations including foreign investment laws governing our business, operations, and group structure could result in us being deemed to be in contravention of such laws or may require us to apply for additional approvals. We may incur increased costs relating to compliance with such new requirements, which may also require management time and other resources, and any failure to comply may adversely affect our business, results of operations and prospects. Uncertainty in the applicability, interpretation or implementation of any amendment to, or change in, governing law, regulation or policy, including by reason of an absence, or a limited body, of administrative or judicial precedent, may be time consuming as well as costly for us to resolve and may affect the viability of our current business or restrict our ability to grow our business in the future.

We are also required to make certain payments to various statutory authorities from time to time, including but not limited to payments pertaining to employee provident fund, employee state insurance and income tax. We cannot assure you to that we will be able to pay our statutory dues timely, or at all, in the future. Any failure or delay in payment of such statutory dues may expose us to statutory and regulatory action, as well as significant penalties, and may adversely impact our business, results of operations and financial condition. For delays in payment of statutory dues by our Company, see "***Risk Factors – There have been certain instances of delays in payment of statutory dues by our Company and our Subsidiaries in Fiscals 2025, 2024 and 2023. Any delay in payment of statutory dues by us in future, may result in the imposition of penalties and in turn may have an adverse effect on our business, financial condition, results of operation and cash flows"*** on page 91.

80. We may be affected by competition law in India and any adverse application or interpretation of the Competition Act could in turn adversely affect our business.

The Competition Act was enacted for the purpose of preventing practices that have or are likely to have an adverse effect on competition in India and has mandated the CCI to regulate such practices. Under the Competition Act, any arrangement, understanding or action, whether formal or informal, which causes or is likely to cause an appreciable adverse effect on competition is void and attracts substantial penalties.

Further, any agreement among competitors which, directly or indirectly, involves determination of purchase or sale prices, limits or controls production, or shares the market by way of geographical area or number of subscribers in the relevant market is presumed to have an appreciable adverse effect in the relevant market in India and shall be void. The Competition Act also prohibits abuse of a dominant position by any enterprise. On March 4, 2011, the Central Government notified and brought into force the combination regulation (merger control) provisions under the Competition Act with effect from June 1, 2011. These provisions require acquisitions of shares, voting rights, assets or control or mergers or amalgamations that cross the prescribed asset and turnover based thresholds to be mandatorily notified to, and pre-approved by, the CCI. Additionally, on May 11, 2011, the CCI issued the Competition Commission of India (Procedure for Transaction of Business Relating to Combinations) Regulations, 2011, as amended, which sets out the mechanism for implementation of the merger control regime in India. The Competition Act aims to, among other things, prohibit all agreements and transactions which may have an appreciable adverse effect in India. Consequently, all agreements entered into by us could be within the purview of the Competition Act. Further, the CCI has extra-territorial powers and can investigate any agreements, abusive conduct or combination occurring outside of India if such agreement, conduct or combination has an appreciable adverse effect in India. However, the impact of the provisions of the Competition Act on the agreements entered into by us cannot be predicted with certainty at this stage. We do not have any outstanding notices in relation to non-compliance with the Competition Act or the agreements entered into by us.

However, if we are affected, directly or indirectly, by the application or interpretation of any provision of the Competition Act, or any enforcement proceedings initiated by the CCI, or any adverse publicity that may be generated due to scrutiny or prosecution by the CCI or if any prohibition or substantial penalties are levied under the Competition Act, it would adversely affect our business.

81. Investors may not be able to enforce a judgment of a foreign court against us, our Directors and executive officers in India respectively, except by way of a lawsuit in India.

Our Company is a company incorporated under the laws of India and a majority of our Directors are located in India. A majority of our assets, our Directors, Key Managerial Personnel and Senior Management are also located

in India. As a result, it may not be possible for investors to effect service of process upon our Company or such persons in jurisdictions outside India, or to enforce judgments obtained against such parties outside India. Furthermore, it is unlikely that an Indian court would enforce foreign judgments if that court was of the view that the amount of damages awarded was excessive or inconsistent with public policy, or if judgments are in breach or contrary to Indian law. In addition, a party seeking to enforce a foreign judgment in India is required to obtain approval from the RBI to execute such a judgment or to repatriate outside India any amounts recovered.

Recognition and enforcement of foreign judgments is provided for under Section 13 and Section 44A of the Code of Civil Procedure, 1908 ("**CPC**"). India has reciprocal recognition and enforcement of judgments in civil and commercial matters with only a limited number of jurisdictions, such as the United Kingdom, Singapore, Hong Kong and United Arab Emirates. In order to be enforceable, a judgment from a jurisdiction with reciprocity must meet certain requirements established in the CPC. The CPC only permits the enforcement and execution of monetary decrees in the reciprocating jurisdiction, not being in the nature of any amounts payable in respect of taxes, other charges, fines or penalties. Judgments or decrees from jurisdictions which do not have reciprocal recognition with India, including the United States, cannot be enforced by proceedings in execution in India. Therefore, a final judgment for the payment of money rendered by any court in a non-reciprocating territory for civil liability, whether or not predicated solely upon the general laws of the non-reciprocating territory, would not be directly enforceable in India. The party in whose favour a final foreign judgment in a non-reciprocating territory is rendered may bring a fresh suit in a competent court in India based on the final judgment within three years of obtaining such final judgment. However, it is unlikely that a court in India would award damages on the same basis as a foreign court if an action were brought in India or that an Indian court would enforce foreign judgments if it is viewed that the amount of damages is excessive or inconsistent with the public policy in India.

82. Pursuant to listing of the Equity Shares, we may be subject to pre-emptive surveillance measures like Additional Surveillance Measure (ASM) and Graded Surveillance Measures (GSM) by the Stock Exchanges in order to enhance market integrity and safeguard the interest of investors.

SEBI and Stock Exchanges in order to enhance market integrity and safeguard interest of investors, have been introducing various enhanced pre-emptive surveillance measures. The main objective of these measures is to alert and advice investors to be extra cautious while dealing in these securities and advice market participants to carry out necessary due diligence while dealing in these securities. Accordingly, SEBI and Stock Exchanges have provided for (a) GSM on securities where such trading price of such securities does not commensurate with financial health and fundamentals such as earnings, book value, fixed assets, net-worth, price per equity multiple and market capitalization; and (b) ASM on securities with surveillance concerns based on objective parameters such as price and volume variation and volatility.

On listing of the Equity Shares, we may be subject to general market conditions which may include significant price and volume fluctuations. The price of our Equity Shares may also fluctuate after the Offer due to several factors such as volatility in the Indian and global securities market, our profitability and performance, performance of our competitors, changes in the estimates of our performance or any other political or economic factor. The occurrence of any of the abovementioned factors may trigger the parameters identified by SEBI and the Stock Exchanges for placing securities under the GSM or ASM framework such as net worth and net fixed assets of securities, high low variation in securities, client concentration and close to close price variation.

In the event our Equity Shares are covered under such pre-emptive surveillance measures implemented by SEBI and the Stock Exchanges, we may be subject to certain additional restrictions in relation to trading of our Equity Shares such as limiting trading frequency (for example, trading either allowed once in a week or a month) or freezing of price on upper side of trading which may have an adverse effect on the market price of our Equity Shares or may in general cause disruptions in the development of an active market for and trading of our Equity Shares.

83. The Offer Price, price to earnings ratio and market capitalization to revenue multiple based on the Offer Price of our Company, may not be indicative of the market price of the Company on listing or thereafter.

Our revenue from operations and total profit for the year for Fiscal 2025 was ₹ 26,958.87 million and ₹ 2,345.15 million, respectively. The table below provides details of our price to earnings ratio and market capitalization to revenue from operations at the upper end of the Price Band:

Particulars	Price to Earnings Ratio*	Market Capitalization to Revenue from Operations*
For Fiscal 2025	[●]	[●]

**To be populated at Prospectus stage.*

The Offer Price of the Equity Shares is proposed to be determined on the basis of assessment of market demand for the Equity Shares offered through the book-building process prescribed under the SEBI ICDR Regulations, and certain quantitative and qualitative factors as set out in the section "***Basis for Offer Price***" on page 198 and the Offer Price, multiples and ratios may not be indicative of the market price of the Company on listing or thereafter. Any valuation exercise undertaken for the purposes of the Offer by our Company, in consultation with the BRLMs, would not be based on a benchmark with our industry peers. The relevant financial parameters based on which the Price Band would be determined, shall be disclosed in the advertisement that would be issued for publication of the Price Band.

Prior to the Offer, there has been no public market for our Equity Shares, and an active trading market on the Stock Exchanges may not develop or be sustained after the Offer. Listing and quotation does not guarantee that a market for the Equity Shares will develop, or if developed, the liquidity of such market for the Equity Shares.

The market price of the Equity Shares may be subject to significant fluctuations in response to, among other factors, variations in our operating results, market conditions specific to the real estate industry and the regions we operate in, developments relating to India, announcements by third parties or governmental entities of significant claims or proceedings against us, volatility in the securities markets in India and other jurisdictions, variations in the growth rate of financial indicators, variations in revenue or earnings estimates by research publications, and changes in economic, legal and other regulatory factors.

84. Our Company's ability to pay dividends in the future will depend on our Company's earnings, financial condition, working capital requirements, capital expenditures and restrictive covenants of our Company's financing arrangements.

Our Company's ability to pay dividends in the future will depend on a number of factors, including but not limited to our earnings, capital requirements, contractual obligations, results of operations, financial condition, cash requirements, business prospects and any other financing arrangements, applicable legal restrictions and overall financial position of our Company. The declaration and payment of dividends will be recommended by the Board of Directors and approved by the Shareholders, at their discretion, subject to the provisions of the Articles of Association and applicable law, including the Companies Act, 2013. We cannot assure you that we will be able to pay dividends in the future. Accordingly, realization of a gain on Shareholders' investments will depend on the appreciation of the price of the Equity Shares. We cannot guarantee that our Equity Shares will appreciate in value. For further information on dividend, see "***Dividend Policy***" on page 456.

85. Under Indian law, foreign investors are subject to investment restrictions that limit our ability to attract foreign investors, which may adversely affect the trading price of the Equity Shares. Further, restrictions on foreign direct investments ("FDI") and external commercial borrowings in the sector we operate in may hamper our ability to raise additional capital. Further, foreign investors are subject to certain restrictions on transfer of shares.

While the Government has permitted FDI of up to 100% investment without prior regulatory approval in the development of townships and in the construction of residential or commercial premises, industrial parks, roads or bridges, hotels, resorts, hospitals, educational institutions, recreational facilities, city and regional level infrastructure, and townships, subject to compliance with prescribed conditions, it has imposed certain restrictions or conditionality on such investments pursuant to Press Notes, circulars and regulations (including FEMA Non-debt Instruments Rules) issued by the DPIIT or the RBI or the Ministry of Finance, Government of India, from time to time, as the case may be (collectively, the "**FEMA Norms**"). Further, foreign investment in industrial parks, in terms of the FEMA Non-debt Instruments Rules ("**Industrial Parks**"), shall not be subject to the conditionalities applicable for construction development projects, provided the Industrial Parks meet the following conditions: (a) it shall comprise a minimum of 10 units and no single unit shall occupy more than 50% of the allocable area; (b) the minimum percentage of the area to be allocated for industrial activity shall not be less than 66% of the total allocable area. For further information, see "***Restrictions on Foreign Ownership of Indian Securities***" on page 1004.

In accordance with the FEMA Non-debt Instruments Rules, participation by non-residents in the Offer is restricted to participation by (i) FPIs under Schedule II of the FEMA Non-debt Instruments Rules, in the Offer subject to limit of the individual holding of an FPI being below 10% of the post-Offer paid-up capital of our Company and the aggregate limit for FPI investment currently not exceeding 100% (sectoral limit); and (ii) Eligible NRIs only on non-repatriation basis under Schedule IV of the FEMA Non-debt Instruments Rules. Further, other non-residents such as FVCIs and multilateral and bilateral development financial institutions are not permitted to participate in the Offer. As per the existing policy of the Government, OCBs cannot participate in this Offer. For further information on bids by FPIs and Eligible NRIs, see "***Offer Procedure***" on page 986.

Under foreign exchange regulations currently in force in India, transfer of shares between non-residents and residents are freely permitted (subject to certain restrictions), if they comply with the pricing guidelines and reporting requirements specified by the RBI. If the transfer of shares, which are sought to be transferred, is not in compliance with such pricing guidelines or reporting requirements or falls under any of the exceptions referred to above, then a prior regulatory approval will be required.

In addition, pursuant to the Press Note No. 3 (2020 Series), dated April 17, 2020, issued by the DPIIT, which has been incorporated as the proviso to Rule 6(a) of the FEMA Non-debt Instrument Rules, all investments under the foreign direct investment route by entities of a country which shares land border with India or where the beneficial owner of the Equity Shares is situated in or is a citizen of any such country, can only be made through the Government approval route, as prescribed in the Consolidated FDI Policy dated October 15, 2020 and the FEMA Rules. Further, in the event of transfer of ownership of any existing or future foreign direct investment in an entity in India, directly or indirectly, resulting in the beneficial ownership falling within the aforesaid restriction/purview, such subsequent change in the beneficial ownership will also require approval of the Government of India. Furthermore, on April 22, 2020, the Ministry of Finance, GoI has also made similar amendment to the FEMA Rules. While the term "beneficial owner" is defined under the Prevention of Money-Laundering (Maintenance of Records) Rules, 2005 and the General Financial Rules, 2017, neither the foreign direct investment policy nor the FEMA Rules provide a definition of the term "beneficial owner". The interpretation of "beneficial owner" and enforcement of this regulatory change involves certain uncertainties, which may have an adverse effect on our ability to raise foreign capital. Further, there is uncertainty regarding the timeline within which the said approval from the GoI may be obtained, if at all.

Further, under current external commercial borrowing guidelines prescribed by the RBI, companies are required to abide by hedging requirements, leverage ratios/external commercial borrowing limits, restrictions including minimum maturity, permitted and non-permitted end-uses, maximum all-in-cost ceiling.

We cannot assure you that any required approval from the RBI or any other government agencies will be obtained on favourable terms, or at all. Our inability to raise additional capital as a result of these and other restrictions could adversely affect our business and prospects. For further information, see "***Restrictions on Foreign Ownership of Indian Securities***" on page 1004.

86. The trading volume and market price of the Equity Shares may be volatile following the Offer.

The market price of the Equity Shares may fluctuate as a result of, among other things, the following factors, some of which are beyond our control:

- quarterly variations in our results of operations;
- results of operations that vary from the expectations of securities analysts and investors;
- results of operations that vary from those of our competitors;
- changes in expectations as to our future financial performance, including financial estimates by research analysts and investors;
- a change in recommendations provided by research analysts or research organisations operated in India or outside India;
- announcements by us or our competitors of significant acquisitions, strategic alliances, joint operations or capital commitments;
- announcements by third parties or governmental entities of significant claims or proceedings against us;

- new laws and governmental regulations applicable to our industry or in the geographies we operate;
- additions or departures of key managerial personnel and senior management;
- significant sale of investment by our existing shareholder(s);
- fluctuations in stock market prices and volume; and
- general economic, market and stock market conditions.

Changes in relation to any of the factors listed above could adversely affect the price of the Equity Shares.

87. Fluctuation in the exchange rate between the Indian Rupee and foreign currencies may have an adverse effect on the value of our Equity Shares, independent of our operating results.

On listing, our Equity Shares will be quoted in Indian Rupees on the Stock Exchanges. Any dividends in respect of our Equity Shares will also be paid in Indian Rupees and subsequently converted into the relevant foreign currency for repatriation if required. Any adverse movement in currency exchange rates during the time taken for such conversion may reduce the net dividend to foreign investors. In addition, any adverse movement in currency exchange rates during a delay in repatriating the proceeds from a sale of Equity Shares outside India, for example, because of a delay in regulatory approvals that may be required for the sale of Equity Shares may reduce the proceeds received by Shareholders. For example, the exchange rate between the Indian Rupee and the U.S. dollar has fluctuated substantially in recent years and may continue to fluctuate substantially in the future, which may have an adverse effect on the returns on our Equity Shares, independent of our operating results.

88. Investors may be subject to Indian taxes arising out of income arising on the sale of the Equity Shares.

Under current Indian tax laws, unless specifically exempted, capital gains arising from the sale of equity shares in an Indian company are generally taxable in India. A securities transaction tax ("**STT**") is levied on and collected by an Indian stock exchange on which equity shares are sold. Any gain realized on the sale of listed equity shares held for more than 12 months may be subject to long-term capital gains tax in India at the specified rates depending on certain factors, such as STT paid, the quantum of gains and any available treaty exemptions. Accordingly, you may be subject to payment of long-term capital gains tax in India, in addition to payment of STT, on the sale of any Equity Shares held for more than 12 months. STT will be levied on and collected by a domestic stock exchange on which the Equity Shares are sold. Further, any gain realized on the sale of our Equity Shares held for a period of 12 months or less will be subject to short-term capital gains tax in India. While non-residents may claim tax treaty benefits in relation to such capital gains income, generally, Indian tax treaties do not limit India's right to impose a tax on capital gains arising from the sale of shares of an Indian company.

India's Union Budget for Fiscal 2025 ("**Budget**") has amended the capital gains tax rates, with effect from the date of announcement of the Budget. A new Income Tax Act, 2025, has also been passed by the Indian parliament to replace the Income Tax Act, 1961, which will be effective from April 1, 2026, with an aim to consolidate and amend the law relating to income tax. Investors are advised to consult their own tax advisors and to carefully consider the potential tax consequences of owning, investing or trading in the Equity Shares. We cannot predict whether any amendments made pursuant to the Finance Act would have an adverse effect on our business, results of operations, financial condition and cash flows. Unfavourable changes in or interpretations of existing laws, rules and regulations, or the promulgation of new laws, rules and regulations including foreign investment and stamp duty laws governing our business and operations could result in us being deemed to be in contravention of such laws and may require us to apply for additional approvals.

89. Investors may not be able to sell immediately on an Indian stock exchange any of the Equity Shares they purchase in the Offer.

The Equity Shares will be listed on the Stock Exchanges. Pursuant to applicable Indian laws, certain actions must be completed before the Equity Shares can be listed and trading in the Equity Shares may commence. Investors' book entry, or 'demat' accounts with depository participants in India, are expected to be credited within one working day of the date on which the Basis of Allotment is approved by the Stock Exchanges. Trading in the Equity Shares upon receipt of final listing and trading approvals from the Stock Exchanges is expected to commence within three Working Days of the Bid/ Offer Closing Date or such other period as may be prescribed by the SEBI.

There could be a failure or delay in the listing of the Equity Shares on the Stock Exchanges. Any failure or delay in obtaining the approval or otherwise commence trading in the Equity Shares would restrict investors' ability to dispose of their Equity Shares. There can be no assurance that the Equity Shares will be credited to investors' demat accounts, or that trading in the Equity Shares will commence, within the time periods specified in this risk factor. We could also be required to pay interest at the applicable rates if allotment is not made, refund orders are not dispatched or demat credits are not made to investors within the prescribed time periods.

90. Any future issuance of Equity Shares, or convertible securities or other equity linked instruments by us may dilute your shareholding and sale of Equity Shares by shareholders with significant shareholding may adversely affect the trading price of the Equity Shares.

We may be required to finance our growth through future equity offerings. Any future equity issuances by us, including a primary offering of Equity Shares, convertible securities, or securities linked to Equity Shares including through the exercise of employee stock options, may lead to the dilution of your shareholdings in our Company. Any future equity issuances by us or sales of our Equity Shares by our shareholders may adversely affect the trading price of the Equity Shares, which may lead to other adverse consequences including difficulty in raising capital through offering of our Equity Shares or incurring additional debt. In addition, any perception by investors that such issuances or sales might occur may also affect the market price of our Equity Shares. There can be no assurance that we will not issue further Equity Shares, convertible securities, or securities linked to Equity Shares or that our Shareholders will not dispose of after the completion of the Offer (subject to compliance with the lock-in provisions under the SEBI ICDR Regulations), pledge or encumber their Equity Shares in the future.

91. QIBs and Non-Institutional Investors are not permitted to withdraw or lower their Bids (in terms of quantity of Equity Shares or the Bid Amount) at any stage after the submission of their Bid, and Retail Individual Investors are not permitted to withdraw their Bids after closure of the Bid/ Offer Closing Date.

Pursuant to the SEBI ICDR Regulations, QIBs and Non-Institutional Investors are required to pay the Bid Amount on submission of the Bid and are not permitted to withdraw or lower their Bids (in terms of quantity of Equity Shares or the Bid Amount) at any stage after submitting a Bid. Retail Individual Investors can revise their Bids during the Bid/ Offer Period and withdraw their Bids until the Bid/ Offer Closing Date. While we are required to complete all necessary formalities for listing and commencement of trading of the Equity Shares on all Stock Exchanges where such Equity Shares are proposed to be listed, including Allotment, within three Working Days from the Bid/ Offer Closing Date or such other period as may be prescribed by the SEBI, events affecting the investors' decision to invest in the Equity Shares, including adverse changes in international or national monetary policy, financial, political or economic conditions, our business, results of operations, cash flows or financial condition may arise between the date of submission of the Bid and Allotment.

Retail Individual Investors can revise their Bids during the Bid / Offer Period and withdraw their Bids until Bid / Offer Closing Date. While our Company is required to complete all necessary formalities for listing and commencement of trading of the Equity Shares on all Stock Exchanges where such Equity Shares are proposed to be listed including Allotment pursuant to the Offer within three Working Days from the Bid / Offer Closing Date, events affecting the Investors' decision to invest in the Equity Shares, including material adverse changes in international or national monetary policy, financial, political or economic conditions, our business, results of operations, cash flows or financial condition may arise between the date of submission of the Bid and Allotment. We may complete the Allotment of the Equity Shares even if such events occur, and such events may limit the Investors' ability to sell the Equity Shares Allotted pursuant to the Offer or cause the trading price of the Equity Shares to decline on listing.

92. Investors may be restricted in their ability to exercise pre-emptive rights under Indian law and thereby may suffer future dilution of their ownership position.

Under the Companies Act, 2013, a company having share capital and incorporated in India must offer its equity shareholders pre-emptive rights to subscribe and pay for a proportionate number of equity shares to maintain their existing ownership percentages before the issuance of any new equity shares, unless the pre-emptive rights have been waived by the adoption of a special resolution by holders of the three-fourths of the Equity Shares who have voted on such resolution However, if the laws of the jurisdiction where such investors are located in do not permit them to exercise their pre-emptive rights without our filing an offering document or registration statement with the applicable authority in such jurisdiction, the investors will be unable to exercise their pre-emptive rights unless we make such a filing. If we elect not to file a registration statement, the new securities may be issued to a

custodian, who may sell the securities for the investor's benefit. The value the custodian receives on the sale of such securities and the related transaction costs cannot be predicted. In addition, to the extent that the investors are unable to exercise pre-emption rights granted in respect of the Equity Shares held by them, their proportional interest in our Company may be reduced.

93. A third-party could be prevented from acquiring control of us post Offer, because of anti-takeover provisions under Indian law.

As a listed Indian entity, there are provisions in Indian law that may delay, deter or prevent a future takeover or change in control of our Company. Under the SEBI Takeover Regulations, an acquirer has been defined as any person who, directly or indirectly, acquires or agrees to acquire shares or voting rights or control over a company, whether individually or acting in concert with others. Although these provisions have been formulated to ensure that the interests of investors/shareholders are protected, these provisions may also discourage a third party from attempting to take control of our Company subsequent to completion of the Offer. Consequently, even if a potential takeover of our Company would result in the purchase of the Equity Shares at a premium to their market price or would otherwise be beneficial to our shareholders, such a takeover may not be attempted or consummated because of SEBI Takeover Regulations.

SECTION III – INTRODUCTION

THE OFFER

The following table summarizes details of the Offer:

Offer[(1)(6)(7)]	Up to [●] Equity Shares of face value of ₹2 each for cash at price of ₹[●] per Equity Share (including a premium of [●] per Equity Share), aggregating up to ₹12,200 million
Of which:	
Fresh Issue[(1)(6)(7)]	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹12,000 million
Offer for Sale[(2)]	Up to [●] Equity Shares of face value of ₹2 each aggregating up to ₹200 million
Of which:	
A. QIB Portion[(3)(5)]	Not less than [●] Equity Shares of face value of ₹2 each
Of which:	
Anchor Investor Portion[(4)]	Up to [●] Equity Shares of face value of ₹2 each
Net QIB Portion (assuming the Anchor Investor Portion is fully subscribed) [(4)]	Up to [●] Equity Shares of face value of ₹2 each
Of which:	
Available for allocation to Mutual Funds only (5% of the Net QIB Portion) [(4)]	Up to [●] Equity Shares of face value of ₹2 each
Balance of QIB Portion for all QIBs including Mutual Funds[(4)]	Up to [●] Equity Shares of face value of ₹2 each
B. Non-Institutional Portion [(5)]	Not more than [●] Equity Shares of face value of ₹2 each
Of which:	
One-third available for allocation to Bidders with an application size of more than ₹200,000 and up to ₹1,000,000	[●] Equity Shares of face value of ₹2 each
Two-thirds available for allocation to Bidders with an application size of more than ₹1,000,000	[●] Equity Shares of face value of ₹2 each
C. Retail Portion[(5)]	Not more than [●] Equity Shares of face value of ₹2 each
Pre and post-Offer Equity Shares	
Equity Shares outstanding prior to the Offer (as on the date of this Draft Red Herring Prospectus)	174,650,000 Equity Shares of face value of ₹2 each
Equity Shares outstanding after the Offer*	[●] Equity Shares of face value of ₹2 each
Utilisation of Net Proceeds	See "***Objects of the Offer***" on page 177 for information regarding the use of the Net Proceeds.

** To be updated upon finalization of the Offer Price.*

(1) Our Board has authorised the Offer, pursuant to their resolution dated December 23, 2025. Our Shareholders have authorised the Fresh Issue portion of the Offer pursuant to their resolution dated December 23, 2025.

(2) Each of the Selling Shareholders has, severally and not jointly, confirmed that the Offered Shares have been held by them for a period of at least one year immediately preceding the date of this Draft Red Herring Prospectus, and are eligible to be offered for sale pursuant to the Offer in terms of the SEBI ICDR Regulations. Further, our Board has taken on record the consent of the Selling Shareholders to participate in the Offer for Sale pursuant to a resolution passed at its meeting held on December 24, 2025. Each of the Selling Shareholders has, severally and not jointly, confirmed and authorized the transfer of its respective portion of the Offered Shares pursuant to the Offer for Sale, as set out below:

Selling Shareholder	Aggregate number of Equity Shares being offered in the Offer for Sale	Aggregate Value of Offer for Sale	Date of corporate approval	Date of consent letter
Arun MN	Up to [●] Equity Shares of face value of ₹2 each	Up to ₹ 100 million	N.A.	December 24, 2025
Casagrand Luxor Private Limited	Up to [●] Equity Shares of face value of ₹2 each	Up to ₹ 100 million	August 16, 2024	December 24, 2025

(3) Subject to valid bids being received at or above the Offer Price, under-subscription, if any, in any category, except in the QIB Portion, would be allowed to be met with spill-over from any other category or combination of categories of Bidders, as applicable, at the discretion of our Company, in consultation with the BRLMs, and the Designated Stock Exchange, subject to applicable laws. Undersubscription, if any, in the QIB Portion will not be allowed to be met with spill-over from other categories or a combination of categories.

(4) This includes the proceeds, if any, received pursuant to the Pre-IPO Placement. Our Company, in consultation with the BRLMs, may

*allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations. Of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders (other than the Anchor Investors), including Mutual Funds, subject to valid Bids being received at or above the Offer Price. In the event of under subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares in the Anchor Investor Portion shall be added back to the QIB Portion. For further details, see "**Offer Structure**" and "**Offer Procedure**" on pages 983 and 986 respectively.*

(5) Subject to valid Bids being received at or above the Offer Price, allocation to Bidders in all categories, except Anchor Investors, if any, Non-Institutional Investors and Retail Individual Investors, shall be made on a proportionate basis subject to valid Bids received at or above the Offer Price. The allocation to each Retail Individual Investor shall not be less than the minimum Bid Lot, subject to availability of Equity Shares in the Retail Portion and the remaining available Equity Shares, if any, shall be allocated on a proportionate basis. The allocation to each Non-Institutional Investor shall not be less than the minimum Non-Institutional Investor application size, subject to availability of Equity Shares in the Non-Institutional Portion and the remaining available Equity Shares, if any, shall be allocated on a proportionate basis in accordance with the conditions specified in this regard in Schedule XIII of the SEBI ICDR Regulations. Not more than 15% of the Offer shall be available for allocation to Non -Institutional Investors of which (a) one-third of the portion available to Non-Institutional Investors shall be reserved for applicants with application size of more than ₹200,000 and up to ₹1,000,000 and (b) two thirds of the portion available to Non-Institutional Investors shall be reserved for applicants with application size of more than ₹1,000,000. Provided that the unsubscribed portion in either of the sub-categories specified in clauses (a) or (b), may be allocated to applicants in the other sub-category of Non-Institutional Investors.

(6) The amount proposed to be raised from the proceeds of the Fresh Issue, i.e. up to ₹12,000 million is more than our net worth as on June 30, 2025.

(7) Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.

Pursuant to Rule 19(2)(b) of the SCRR, the Offer is being made for at least [●]% of the post-Offer paid-up Equity Share capital of our Company. For more information including in relation to grounds for rejection of Bids, see "***Offer Structure***", "***Terms of the Offer***" and "***Offer Procedure***" on pages 983, 977 and 986 respectively.

SUMMARY FINANCIAL INFORMATION

The following tables set forth summary financial information derived from our Restated Consolidated Financial Information. The summary financial information presented below should be read in conjunction with "***Financial Information***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 457 and 892, respectively.

[*Remainder of this page intentionally kept blank*]

Summary of Restated Consolidated Statement of Assets and Liabilities

(*in ₹ million*)

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Assets				
Non-current assets				
Property, plant and equipment	1,263.40	1,305.83	853.90	637.25
Capital work in progress	5,147.86	4,261.55	2,520.20	444.92
Investment properties	11,664.37	11,109.97	6,368.63	1,896.17
Goodwill	1,237.07	1,237.07	1,158.26	1,157.09
Right-of-use assets	924.48	941.72	465.99	251.26
Other Intangible assets	34.25	30.19	21.90	15.11
Financial assets				
Investments	-	-	-	0.18
Other financial assets	830.70	885.14	631.55	664.57
Other assets	790.00	790.00	852.12	556.03
Deferred tax assets (net)	434.51	52.94	484.51	870.80
Total Non- Current Assets	22,326.64	20,614.41	13,357.06	6,493.38
Current assets				
Inventories	1,05,455.89	92,394.73	67,986.88	55,422.87
Financial assets				
Trade receivables	13,224.46	9,829.99	4,542.61	3,172.86
Cash and cash equivalents	2,033.45	4,837.23	2,819.58	2,945.54
Bank balances other than cash and cash equivalents	1,254.01	754.46	766.05	522.47
Investments	70.10	59.97	13.34	541.31
Loans	1,012.00	1,059.25	611.95	833.77
Other financial assets	240.30	256.91	129.24	228.93
Other assets	8,704.04	8,961.38	8,103.94	3,394.51
Current tax asset (net)	-	181.55	41.40	-
Total Current Assets	1,31,994.25	1,18,335.47	85,014.99	67,062.26
Total assets	1,54,320.89	1,38,949.88	98,372.05	73,555.64
Equity and liabilities				
Equity				
Equity share capital	349.30	349.30	349.30	49.90
Other equity	9,325.56	9,596.66	6,652.32	4,372.55
Equity attributable to owners of the Company	9,674.86	9,945.96	7,001.62	4,422.45
Non-controlling interests	(15.92)	(14.27)	(3.67)	21.12
Total equity	9,658.94	9,931.69	6,997.95	4,443.57
Non-current liabilities				
Financial liabilities				
Borrowings	39,503.62	37,206.85	30,150.72	21,183.96
Lease liabilities	548.64	560.08	292.64	262.64
Other financial liabilities	183.72	366.24	674.07	450.14
Provisions	140.89	128.32	80.87	51.95
Other non-current liabilities	67,972.97	64,196.27	11,781.18	6,240.28
Total Non-current Liabilities	1,08,349.84	1,02,457.76	42,979.48	28,188.97
Current liabilities				
Financial liabilities				
Borrowings	5,218.05	5,090.45	6,185.82	3,318.09
Lease liabilities	52.47	50.32	16.91	11.57
Trade payables				
Dues to micro small and medium enterprises	2,375.28	1,648.71	1,252.84	959.92
Dues to others	4,346.43	4,223.12	3,189.74	3,482.36
Other financial liabilities	4,251.47	3,998.64	2,934.39	1,986.69
Other current liabilities	20,039.88	11,538.88	34,808.87	30,842.51
Provisions	11.17	10.31	6.05	12.53
Liabilities for current tax (net)	17.36	-	-	309.43
Total Current Liabilities	36,312.11	26,560.43	48,394.62	40,923.10
Total liabilities	1,44,661.95	1,29,018.19	91,374.10	69,112.07
Total equity and liabilities	1,54,320.89	1,38,949.88	98,372.05	73,555.64

Summary of Restated Consolidated Statement of Profit and Loss

(*in ₹ million*)

Particulars	For the period year 30 June 2025	For the year ended 31 March 2025	For the year ended 31 March 2024	For the year ended 31 March 2023
Income				
Revenue from operations	1,721.44	26,958.87	26,139.90	24,919.53
Other income	207.97	797.16	557.60	217.33
Total income Expenses	1,929.41	27,756.03	26,697.50	25,136.86
Cost of raw materials, components and stores consumed	1,851.33	9,212.67	5,579.47	5,949.76
Construction activity expenses	12,357.96	35,214.59	28,817.28	29,151.63
(Increase)/ decrease in stock of flats, land stock and work-in- progress and traded goods	(12,755.96)	(22,375.80)	(12,620.53)	(14,443.67)
Direct expenses for Income from services	10.88	17.36	-	-
Employee benefits expense	287.17	837.96	574.18	527.43
Finance costs	177.67	630.07	310.39	207.66
Depreciation and amortization expense	109.60	354.19	241.00	161.99
Other expenses	340.10	708.27	377.31	449.78
Total expenses	2,378.75	24,599.31	23,279.10	22,004.58
Profit/(loss) before tax	(449.34)	3,156.72	3,418.40	3,132.28
(1) Current tax	257.27	425.05	391.35	645.16
(2) Deferred tax	(381.49)	386.52	457.58	225.88
Tax expense	(124.22)	811.57	848.93	871.04
Total profit/(loss) for the year	(325.12)	2,345.15	2,569.47	2,261.24
Other comprehensive income (OCI)				
i) Items to be reclassified to profit or loss in subsequent periods				
Exchange differences on translating the financial statements of a foreign operation	(0.71)	(1.43)	-	-
Income tax effect	-	-	-	-
ii) Items not to be reclassified to profit or loss in subsequent periods				
Re-measurement gains/ (losses) on defined benefit plans	(0.39)	(5.88)	2.78	(13.10)
Income tax effect	0.10	1.05	(0.40)	2.84
Total other comprehensive income	(1.00)	(6.26)	2.38	(10.26)
Total comprehensive income for the year, net of tax	(326.12)	2,338.89	2,571.85	2,250.98
Profit attributable to:				
Equity shareholders of parent	(324.37)	2,355.88	2,548.42	2,245.76
Non-controlling interests	(0.75)	(10.73)	21.05	15.48
	(325.12)	2,345.15	2,569.47	2,261.24
Other comprehensive income attributable to:				
Equity shareholders of parent	(0.91)	(6.03)	2.34	(10.26)
Non-controlling interests	(0.09)	(0.23)	0.04	-
	(1.00)	(6.26)	2.38	(10.26)
Total comprehensive income attributable to:				
Equity shareholders of parent	(325.28)	2,349.85	2,550.76	2,235.50
Non-controlling interests	(0.84)	(10.96)	21.09	15.48
	(326.12)	2,338.89	2,571.85	2,250.98
Earnings per share				
Basic, computed on the basis of profit for the year (In ₹)	(1.86)	13.43	14.71	12.95
Diluted, computed on the basis of profit for the year (In ₹)	(1.86)	13.43	14.71	12.95

Summary of Restated Consolidated Statement of Cash Flows

(*in ₹ million*)

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Operating activities				
Profit before tax	(449.34)	3,156.72	3,418.40	3,132.28
Adjustments to reconcile restated profit before tax to net cash flows:				
Depreciation and amortisation expenses	71.92	273.31	197.14	128.23
Depreciation on investment properties	19.37	19.40	8.61	8.61
Depreciation and amortisation of Right-of-use assets	18.31	61.49	35.25	25.15
Share-based payment to employees (ESOP expenses)	53.37	246.52	-	-
Provision for gratuity	9.86	37.76	20.28	9.52
Provision for Compensated absences	3.57	13.96	8.91	5.40
Adjustment for Other Comprehensive Income/(Expense)	0.71	1.43	-	-
Loss/(Gain) on disposal of property, plant and equipment	-	1.15	3.19	-
Finance income	(95.61)	(399.85)	(275.34)	(148.06)
Loss/(Gain) on sale of investments	(5.86)	(5.53)	(16.62)	(4.23)
Fair value gain on financial instruments at fair value through profit and loss	(1.19)	(8.09)	(8.29)	(23.58)
Net Foreign Exchange Loss / (Gain)	20.08	(19.60)	2.90	-
Finance costs	1,079.77	4,672.33	4,477.74	3,123.76
Working capital adjustments:				
(Increase)/Decrease in trade receivables	(3,394.47)	(5,287.37)	(1,446.42)	(157.62)
(Increase)/Decrease in inventory	(13,061.16)	(24,407.86)	(12,820.73)	(13,437.19)
(Increase)/Decrease in other financial assets	63.25	(262.08)	(57.55)	(299.67)
(Increase)/Decrease in other assets	257.33	(791.03)	(5,464.97)	(1,368.90)
Increase/(Decrease) in trade payables	849.88	1,429.25	100.83	220.01
Increase/(Decrease) in other financial liability	133.99	1,499.58	1,656.30	1,871.32
Increase/(Decrease) in other liability	12,277.72	27,829.58	9,591.40	1,118.94
Cash generated from/ (used in) operating activities	(2,148.50)	8,061.07	(568.97)	(5,821.94)
Income tax (paid)/refunded	(58.36)	(565.20)	(632.33)	(920.49)
Net cash flows from/(used in) operating activities	(2,206.86)	7,495.87	(1,201.30)	(6,742.43)
Investing activities				
Proceeds from sale of property, plant and equipment	-	-	0.99	-
Purchase of property, plant and equipment	(33.40)	(733.69)	(457.26)	(436.09)
(Increase)/Decrease in Capital work in progress	(886.31)	(3,781.76)	(2,021.01)	(359.19)
Purchase of investment properties	(573.77)	(2,408.61)	(4,327.14)	-
Purchase of long term lease asset	-	(211.74)	(199.15)	-
Net (Purchase)/Proceeds from financial instruments	(3.09)	(33.00)	552.88	26.51
Loan (given)/repayment received	26.85	(447.30)	156.51	(229.43)
Movement in Bank balances other than cash and cash equivalents	(499.55)	11.58	(245.37)	(38.78)
Investment in subsidiary	-	-	(0.10)	(0.10)
Rental Income	-	-	-	25.91
Interest received (finance income)	103.72	280.68	375.03	273.96
Net cash flows used in investing activities	(1,865.55)	(7,323.84)	(6,164.62)	(737.21)
Financing activities				
Repayment of lease liabilities	(25.26)	(79.36)	(58.94)	(40.22)
Interest paid	(1,127.48)	(5,359.36)	(4,377.66)	(2,451.53)
Repayment of long term borrowings	(5,796.27)	(24,037.76)	(14,767.34)	(17,391.10)

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Proceeds of long term borrowings	7,690.73	29,480.08	26,034.75	29,055.25
Increase/(decrease) of short term borrowings	526.83	526.50	426.53	399.40
Movement in LLP Partner's Current account	-	-	-	(12.31)
Net cash flows from financing activities	1,268.55	530.10	7,257.34	9,559.49
Net increase in cash and cash equivalents	(2,803.86)	702.13	(108.58)	2,079.85
Net foreign exchange difference	0.08	0.02	-	-
Cash and cash equivalents at the beginning of the year	4,837.23	2,819.58	2,945.54	820.39
Add: On acquisition of subsidiary	-	1,315.50	0.23	45.30
Less: On disposal of subsidiary	-	-	(17.61)	-
Cash and cash equivalents at year end	2,033.45	4,837.23	2,819.58	2,945.54

GENERAL INFORMATION

Registration Number: 051989
Corporate Identity Number: U70101TN2003PLC051989

Registered and Corporate Office
5th Floor, NPL Devi
New No -111, Old No 59
L.B. Road, Thiruvanmiyur
Chennai 600 041
Tamil Nadu, India

For details in relation to changes in our Registered Office, see "***History and Certain Corporate Matters***" on page 355.

Address of the Registrar of Companies

Our Company is registered with the RoC, located at the following address:

Registrar of Companies, Tamil Nadu at Chennai
Block No. 6, B Wing
2nd Floor, Shastri Bhawan
26, Haddows Road
Chennai 600 034
Tamil Nadu, India

Board of Directors

The following table sets out the details regarding our Board as on the date of filing of this Draft Red Herring Prospectus:

Name and Designation	DIN	Address
Arun MN *Chairman and Managing Director*	00793551	141A, Kaveri Nagar Beach Main Road, Kaveri Nagar, Kottivakkam, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India
Sumanth Krishna Raghunathan *Whole-Time Director*	07640054	M-106/11, 29th Cross Street, Besant Nagar, Chennai 600 090, Tamil Nadu India
CG Sathish *Executive Director*	09086214	S-3, Block – F, Sai Vishram, 2nd Floor, Navins Jayaram Garden, River View Road, Manapakkam, Kancheepuram – 600 125, Tamil Nadu, India
Raju Venkatraman *Independent Director*	00632071	No. 9, Casuarina Drive, Neelakarai, Thiruvanmiyur, Chennai 600 115, Tamil Nadu, India
K V Ganesh *Independent Director*	06563858	No. B-2-1 Oakyard Apartment, 38th Cross Street, East End Main Road, Jayanagar 9th Block, Bangalore South, Jayanagar East, Bangalore 560 069, Karnataka, India
Rohini Manian *Independent Director*	07284932	No.3, Venus Colony, 2nd Street, Alwarpet, Teynampet, Chennai 600 018, Tamil Nadu, India

For brief profiles and further details in respect of our Directors, see "***Our Management***" on page 430.

Company Secretary and Compliance Officer

Nisha Abhishek Jha is the Company Secretary and Compliance Officer of our Company. Her contact details are as follows:

Nisha Abhishek Jha
5th Floor, NPL Devi
New No -111, Old No 59
L.B. Road, Thiruvanmiyur
Chennai 600 041
Tamil Nadu, India
Tel: 044-45011724
E-mail: nishaabhishek@casagrand.co.in; complianceofficer@casagrand.co.in

Investor Grievances

Investors may contact the Company Secretary and Compliance Officer or the Registrar to the Offer in case of any pre-Offer or post-Offer related grievances including non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-receipt of funds by electronic mode, etc. For all Offer-related queries and for redressal of complaints, investors may also write to the BRLMs.

All Offer-related grievances, other than those of Anchor Investors may be addressed to the Registrar to the Offer with a copy to the relevant Designated Intermediary(ies) with whom the Bid cum Application Form was submitted, giving full details such as name of the sole or First Bidder, Bid cum Application Form number, Bidder's DP ID, Client ID, PAN, address of Bidder, number of Equity Shares applied for, ASBA Account number in which the amount equivalent to the Bid Amount was blocked or the UPI ID (for UPI Bidders who make the payment of Bid Amount through the UPI Mechanism), date of Bid cum Application Form and the name and address of the relevant Designated Intermediary(ies) where the Bid was submitted. All grievances relating to Bids submitted through Registered Brokers may be addressed to the Stock Exchanges with a copy to the Registrar to the Offer. The Registrar to the Offer shall obtain the required information from the SCSBs for addressing any clarifications or grievances of ASBA Bidders.

All Offer-related grievances of the Anchor Investors may be addressed to the Registrar to the Offer, giving full details such as the name of the sole or First Bidder, Anchor Investor Application Form number, Bidders' DP ID, Client ID, PAN, date of the Anchor Investor Application Form, address of the Bidder, number of the Equity Shares applied for, Bid Amount paid on submission of the Anchor Investor Application Form and the name and address of the BRLMs where the Anchor Investor Application Form was submitted by the Anchor Investor.

The Bidder shall also enclose a copy of the Acknowledgment Slip duly received from the concerned Designated Intermediary in addition to the information mentioned above.

Book Running Lead Managers

Motilal Oswal Investment Advisors Limited
10th Floor, Motilal Oswal Tower
Rahimtullah Sayani Road
Opposite Parel ST Depot, Prabhadevi
Mumbai 400 025
Maharashtra, India
Tel: +91 22 7193 4380
E-mail: casagrand.ipo@motilaloswal.com
Website: www.motilaloswalgroup.com
Investor grievance ID:
moiaplredressal@motilaloswal.com
Contact person: Sankita Ajinkya/ Subodh Mallya/ Ronak Shah
SEBI registration no.: INM000011005

DAM Capital Advisors Limited
Altimus 2202, Level 22
Pandurang Budhkar Marg, Worli
Mumbai 400 018
Maharashtra, India
Tel: + 91 22 4202 2500
E-mail: casagrand.ipo@damcapital.in
Website: www.damcapital.in
Investor grievance ID:
complaint@damcapital.in
Contact person: Arpi Chheda / Puneet Agnihotri
SEBI registration no.: MB/INM000011336

Statement of inter-se allocation of responsibilities among the Book Running Lead Managers

The responsibilities and co-ordination by the BRLMs for various activities in this Offer are as follows:

S. No.	Activity	Responsibility	Co-ordinator
1.	Capital structuring with the relative components and formalities such as composition of debt and equity, type of instruments, positioning strategy and due diligence of the Company including its operations/management/ business plans/legal etc. Drafting, design and finalizing of the draft red herring prospectus, red herring prospectus and prospectus and of statutory / newspaper advertisements including a memorandum containing salient features of the prospectus and uploading of documents on the Document Repository Platform of the Stock Exchange. The BRLMs shall ensure compliance with SEBI ICDR Regulations and stipulated requirements and completion of prescribed formalities with the stock	BRLMs	Motilal Oswal

S. No.	Activity	Responsibility	Co-ordinator
	exchanges, RoC and SEBI and RoC filings and follow up and coordination till final approval from all regulatory authorities.		
2.	Drafting and approval of statutory advertisements including audio visual presentation and application form	BRLMs	Motilal Oswal
3.	Drafting and approval of all publicity material other than statutory advertisement as mentioned above including corporate advertising, brochure, abridged prospectus, etc. and filing of media compliance report	BRLMs	DAM Capital
4.	Appointment of intermediaries – Bankers to the Offer, Registrar to the Offer, advertising agency, monitoring agency, printers to the Offer including co-ordination for agreements.	BRLMs	DAM Capital
5.	Preparation of road show marketing presentation and frequently asked questions	BRLMs	Motilal Oswal
6.	International Institutional marketing of the Offer, which will cover, inter alia: • Institutional marketing strategy; • Finalizing the list and division of international investors for one-to-one meetings; and • Finalizing international road show and investor meeting schedule	BRLMs	DAM Capital
7.	Domestic Institutional marketing of the Offer, which will cover, inter alia: • Institutional marketing strategy; • Finalizing the list and division of domestic investors for one-to-one meetings; and • Finalizing domestic road show and investor meeting schedule	BRLMs	Motilal Oswal
8.	Retail marketing of the Offer, which will cover, inter alia: • Finalising media, marketing, public relations strategy and publicity • budget including list of frequently asked questions at retail road shows • Finalising collection centres • Finalising application form • Finalising centres for holding conferences for brokers etc. • Follow - up on distribution of publicity; and • Issue material including form, RHP / Prospectus and deciding on the quantum of the Issue material	BRLMs	Motilal Oswal
9.	Non-Institutional marketing of the Offer, which will cover, inter alia: • Finalising media, marketing and public relations strategy; and • Formulating strategies for marketing to Non - Institutional Investors.	BRLMs	DAM Capital
10.	Managing the book and finalization of pricing in consultation with the Company	BRLMs	Motilal Oswal
11.	Coordination with Stock Exchanges for book building software, bidding terminals, mock trading, anchor coordination, anchor CAN and intimation of anchor allocation	BRLMs	Motilal Oswal
12.	Post bidding activities including management of escrow accounts, coordinate non-institutional allocation, coordination with registrar, SCSBs and Bank to the Offer, intimation of allocation and dispatch of refund to bidders, etc. Post-Offer activities, which shall involve essential follow-up steps including allocation to Anchor Investors, follow-up with Bankers to the Offer and SCSBs to get quick estimates of collection and advising the issuer about the closure of the Offer, based on correct figures, finalisation of the basis of allotment or weeding out of multiple applications, listing of instruments, dispatch of certificates or demat credit and refunds and coordination with various agencies connected with the post-issue activity such as registrar to the Offer, Bankers to the Offer, SCSBs including responsibility for underwriting arrangements, as applicable. Payment of the applicable securities transaction tax ("**STT**") on sale of unlisted equity shares by the Selling Shareholder under the Offer for Sale to the Government	BRLMs	DAM Capital

S. No.	Activity	Responsibility	Co-ordinator
	Submission of all post Offer reports including the Initial and final Post Offer report to SEBI.		

Syndicate Members

[●]
Address: [●]
Tel: [●]
Email: [•]
Website: [●]
Contact Person: [•]
SEBI registration no.: [●]

[●]
Address: [●]
Telephone:
E-mail: [●]
Website: [●]
Contact person: [●]
SEBI registration no.: [●]

Legal counsel to the Company as to Indian law

Shardul Amarchand Mangaldas & Co
Prestige Sterling Square
Madras Bank Road, Off Lavelle Road
Bengaluru 560 001
Karnataka, India
Tel: +91 80 6674 9999
E-mail: cm.partners@amsshardul.com

Registrar to the Offer

KFin Technologies Limited
Selenium Tower B, Plot No.31 and 32
Gachibowli, Financial District
Nanakramguda, Serilingampally
Hyderabad – 500 032
Telangana, India
Tel: +91 40 6716 2222
E-mail: cpbl.ipo@kfintech.com
Website: www.kfintech.com
Investor grievance e-mail: einward.ris@kfintech.com
Contact person: M. Murali Krishna
SEBI registration no: INR000000221
CIN: L72400TG2017PLC117649

Bankers to the Offer

Escrow Collection Bank and Refund Bank

[●]
Address: [●]
Tel: [●]
Contact Person: [●]
SEBI Registration no.: [●]
E-mail: [●]

Public Offer Account Bank

[●]
Address: [●]
Tel: [●]
Contact Person: [●]
SEBI Registration no.: [●]
E-mail: [●]

Sponsor Banks

[●]
Address: [●]
Tel: [●]
Contact Person: [●]
SEBI Registration no.: [●]
E-mail: [●]

[●]
Address: [●]
Tel: [●]
Contact Person: [●]
SEBI Registration no.: [●]
E-mail: [●]

Bankers to our Company

HDFC Bank Limited
Address: No. 1, 7th Avenue, M G Road, Besant Nagar, Chennai 600 090, Tamil Nadu, India
Tel: +91 89402 53229
Website: www.hdfcbank.com
Contact person: Arun Prasad S
E-mail: arun.s1@hdfcbank.com

ICICI Bank Limited
Address: 15/19, TVH QUADRANT, L B Road, Adyar, Chennai 600020, Tamil Nadu, India
Tel: 044 47728612
Website: www.icicibank.com
Contact person: Senthil Suresh
E-mail: p.sen@icicibank.com

Kotak Mahindra Bank Limited
Address: #22, M G Road, 5th Floor, Kotak Mahindra Bank, Bangalore, 560 001, Karnataka, India
Tel: +91 82967 51005
Website: www.kotak.com
Contact person: Chinnari Srikar
E-mail: chinnari.srikar@kotak.com

State Bank of India
Address: 2nd Floor, No.5, 1st Street, Kasturba Nagar, Adyar, Chennai 600 020, Tamil Nadu, India
Tel: 044 24455995
Website: www.sbi.co.on
Contact person: Ilankumar S
E-mail: sbi.13361@sbi.co.in

DCB Bank Limited
Address: No. 6/21, Corporation School Road, Lake Area, Nungambakkam, Chennai 600 034, Tamil Nadu, India
Tel: +91 93636 42282
Website: www.dcbbank.com
Contact person: Dinesh Gajendran
E-mail: dinesh.g@dcbbank.com

Designated Intermediaries

Self Certified Syndicate Banks

The list of SCSBs notified by SEBI for the ASBA process is available at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognised=yes, or at such other website as may be prescribed by SEBI from time to time. A list of the Designated SCSB Branches with which an ASBA Bidder (other than UPI Bidders using the UPI Mechanism), not Bidding through Syndicate/Sub Syndicate or through a Registered Broker, RTA or CDP may submit the Bid cum Application Forms, is available at

www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=34, or at such other websites as may be prescribed by SEBI from time to time.

Self Certified Syndicate Banks and mobile applications enabled for UPI Mechanism

In accordance with the SEBI RTA Master Circular, UPI Bidders using the UPI Mechanism may only apply through the SCSBs and mobile applications using the UPI handles and whose names appear on the website of the SEBI, which may be updated from time to time. A list of SCSBs and mobile applications, which are live for applying in public issues using UPI mechanism, is available on www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=40 for SCSBs and www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=43 for mobile applications or at such other websites as may be prescribed by SEBI from time to time.

Syndicate SCSB Branches

In relation to Bids (other than Bids by Anchor Investors and RIIs) submitted under the ASBA process to a member of the Syndicate, the list of branches of the SCSBs at the Specified Locations named by the respective SCSBs to receive deposits of Bid cum Application Forms from the members of the Syndicate is available on the website of the SEBI(www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=35) and updated from time to time or any other website prescribed by SEBI from time to time.

Registered Brokers

Bidders can submit ASBA Forms in the Offer using the stock broker network of the Stock Exchanges, i.e., through the Registered Brokers at the Broker Centres. The list of the Registered Brokers eligible to accept ASBA Forms, including details such as postal address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com, as updated from time to time.

Registrar and Share Transfer Agents

The list of the RTAs eligible to accept ASBA Forms at the Designated RTA Locations, including details such as address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx? and www.nseindia.com/products/content/equities/ipos/asba_procedures.htm respectively, as updated from time to time.

Collecting Depository Participants

The list of the CDPs eligible to accept ASBA Forms at the Designated CDP Locations, including details such as their name and contact details, is provided on the websites of the Stock Exchanges at www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx? and https://www.nseindia.com/products-services/initial-public-offerings-asba-procedures, respectively, as updated from time to time.

Statutory Auditors of our Company

Vaithisvaran & Co. LLP
Old No 120, New No 249
Vikas Mantra Towers
4th floor, R.K.Mutt Road, Mandaveli
Chennai – 600028
Tamil Nadu, India
Tel: +91 44 42601224
E-mail: headoffice@vaithisvaran.com
Firm registration number: 004494S/S200037
Peer review number: 014007

Change in statutory auditors

There has been no change in the statutory auditors of our Company during the three years immediately preceding the date of this Draft Red Herring Prospectus.

Credit Rating

As the Offer is of Equity Shares, credit rating is not required.

Appraising Entity

No appraising entity has been appointed in relation to the Offer.

IPO Grading

No credit agency registered with SEBI has been appointed in respect of obtaining grading for the Offer.

Green Shoe Option

No green shoe option is contemplated in the Offer.

Debenture Trustees

As the Offer is of Equity Shares, the appointment of debenture trustees is not required.

Monitoring Agency

Our Company will appoint a monitoring agency to monitor utilization of the Gross Proceeds, in accordance with Regulation 41 of the SEBI ICDR Regulations, prior to the filing of the Red Herring Prospectus with the RoC. For further details in relation to the proposed utilisation of the Net Proceeds, see "***Objects of the Offer***" on page 177.

Experts

Except as stated below, our Company has not obtained any expert opinions in connection with this Draft Red Herring Prospectus:

Our Company has received a written consent dated December 24, 2025 from Vaithisvaran & Co. LLP, our Statutory Auditors, to include their name as required under Section 26(5) of the Companies Act, 2013 read with SEBI ICDR Regulations, in this Draft Red Herring Prospectus, and as an "expert" as defined under Section 2(38) of the Companies Act, 2013 to the extent and in their capacity as our Statutory Auditors, and in respect of (i) the examination report dated December 23, 2025 on our Restated Consolidated Financial Information; and (ii) their report dated December 23, 2025 on the statement of possible special tax benefits available to our Company, its Material Subsidiaries and its Shareholders included in this Draft Red Herring Prospectus and such consent has not been withdrawn as on the date of this Draft Red Herring Prospectus.

Our Company has received a written consent dated December 24, 2025 from Srishti Designers, to include their name as required under Section 26(5) of the Companies Act, 2013 read with the SEBI ICDR Regulations, in this Draft Red Herring Prospectus and as an 'expert' as defined under Section 2(38) of the Companies Act, 2013 in relation to the certificate dated December 24, 2025 relating to our projects and such consent has not been withdrawn as on the date of this Draft Red Herring Prospectus.

The term "expert" shall not be construed to mean an "expert" as defined under the U.S. Securities Act.

Filing of this Draft Red Herring Prospectus

A copy of this Draft Red Herring Prospectus has been uploaded on the SEBI intermediary portal at siportal.sebi.gov.in, in accordance with the SEBI master circular number SEBI/HO/CFD/PoD-2/P/CIR/2023/00094 dated June 21, 2023, as specified in Regulation 25(8) of SEBI ICDR Regulations.

It will also be filed with the SEBI at the following address:

Securities and Exchange Board of India
SEBI Head Office
SEBI Bhavan Plot No. C4-A
"G" Block Bandra Kurla Complex
Bandra (East) Mumbai 400 051
Maharashtra, India

A copy of the Red Herring Prospectus, along with the material contracts and documents required to be filed under Section 32 of the Companies Act, 2013 will be filed with the RoC and a copy of the Prospectus to be filed under Section 26 of the Companies Act, 2013 will be filed with the RoC and through the electronic portal at www.mca.gov.in/mcafoportal/login.do.

Book Building Process

The Book Building Process, in the context of the Offer, refers to the process of collection of Bids from Bidders on the basis of the Red Herring Prospectus, the Bid cum Application Forms and the Revision Forms within the Price Band. The Price Band and the minimum Bid lot will be decided by our Company in consultation with the BRLMs, and advertised in [●] editions of [●] (a widely circulated English national daily newspaper), [●] editions of [●] (a widely circulated Hindi national daily newspaper) and [●] edition of [●](a widely circulated Tamil daily newspaper, Tamil being the regional language of Tamil Nadu, where our Registered and Corporate Office is located) each with wide circulation, at least two Working Days prior to the Bid/Offer Opening Date and shall be made available to the Stock Exchanges for the purposes of uploading on their respective websites. The Offer Price shall be determined by our Company pursuant to the Book Building Process, in consultation with the BRLMs, after the Bid/Offer Closing Date. For further details, see "***Offer Procedure***" on page 986.

All Bidders, other than Anchor Investors, shall only participate through the ASBA process by providing the details of their respective ASBA Account in which the corresponding Bid Amount will be blocked by the SCSBs or, in the case of UPI Bidders, by using the UPI Mechanism. Anchor Investors are not permitted to participate in the Offer through the ASBA process. Pursuant to SEBI ICDR Master Circular, all individual bidders in initial public offerings whose application sizes are up to ₹500,000 shall use the UPI Mechanism.

In terms of the SEBI ICDR Regulations, QIBs and Non-Institutional Investors are not permitted to withdraw their Bid(s) or lower the size of their Bid(s) (in terms of quantity of Equity Shares or the Bid Amount) at any stage. Retail Individual Investors Bidding in the Retail Portion can revise their Bid(s) during the Bid/Offer Period and withdraw their Bid(s) until Bid/Offer Closing Date. Anchor Investors are not allowed to revise or withdraw their Bids after the Anchor Investor Bidding Date. Allocation to all categories, other than Anchor Investors, Non-Institutional Investors and Retail Individual Investors, shall be made on a proportionate basis, subject to valid Bids received at or above the Offer Price. One-third of the Non-Institutional Portion shall be reserved for applicants with application size of more than ₹200,000 and up to ₹1,000,000, two-thirds of the Non-Institutional Portion shall be reserved for Bidders with an application size of more than ₹1,000,000 and the unsubscribed portion in either of such sub-categories may be allocated to Bidders in the other sub-category of Non-Institutional Investors. The allocation of Equity Shares to each Non-Institutional Investor shall not be less than the minimum application size, subject to the availability of Equity Shares in the Non-Institutional Portion, and the remaining Equity Shares, if any, shall be allocated on a proportionate basis.

For further details on method and process of Bidding, see "***Offer Structure***" and "***Offer Procedure***" on page 983 and 986, respectively.

The Book Building Process and the Bidding process are subject to change, from time to time. Bidders are advised to make their own judgment about an investment through this process prior to submitting a Bid in the Offer.

Bidders should note the Offer is also subject to (i) filing of the Prospectus with the RoC; and (ii) our Company obtaining final listing and trading approvals of the Stock Exchanges, which our Company shall apply for after Allotment within such time periods as prescribed under applicable law.

Each Bidder, by submitting a Bid in the Offer, will be deemed to have acknowledged the above restrictions and the terms of the Offer.

For an explanation of the Book Building Process, the price discovery process and allocation, see "***Terms of the Offer***" and "***Offer Procedure***" on pages 977 and 986, respectively.

Underwriting Agreement

After the determination of the Offer Price and allocation of Equity Shares but prior to the filing of the Prospectus with the RoC, our Company and the Selling Shareholders will enter into an Underwriting Agreement with the Underwriters for the Equity Shares proposed to be offered through the Offer. The extent of underwriting

obligations and the Bids to be underwritten by each BRLM shall be as per the Underwriting Agreement. Pursuant to the terms of the Underwriting Agreement, the obligations of the Underwriters will be several and will be subject to certain conditions to closing, as specified therein.

The Underwriting Agreement is dated [●]. The Underwriters have indicated their intention to underwrite the following number of Equity Shares:

(This portion has been intentionally left blank and will be completed before filing of the Prospectus with the RoC.)

Name, address, telephone and e-mail of the Underwriters	Indicative Number of Equity Shares to be Underwritten	Amount Underwritten *(in ₹ million)*
[●]	[●]	[●]

The abovementioned amounts are provided for indicative purposes only and would be finalized after the pricing and actual allocation and subject to the provisions of Regulation 40(2) of the SEBI ICDR Regulations.

In the opinion of our Board of Directors (based on representations made to our Company by the Underwriters), the resources of the Underwriters are sufficient to enable them to discharge their respective underwriting obligations in full. The Underwriters are registered as merchant bankers with SEBI under Section 12(1) of the SEBI Act or registered as brokers with the Stock Exchange(s). Our Board/ IPO Committee, at its meeting held on [●], has approved the execution of the Underwriting Agreement by our Company.

Allocation among the Underwriters may not necessarily be in proportion to their underwriting commitments set forth in the table above. Notwithstanding the above table, the Underwriters shall be severally responsible for ensuring payment with respect to Equity Shares allocated to investors procured by them. The extent of underwriting obligations and the Bids to be underwritten by each BRLM shall be as per the Underwriting Agreement.

CAPITAL STRUCTURE

The share capital of our Company, as of the date of this Draft Red Herring Prospectus, is set forth below:

(in ₹, except share data)

S. No.	Particulars	Aggregate nominal value	Aggregate value at Offer Price*
A)	**AUTHORIZED SHARE CAPITAL[(1)]**		
	250,000,000 Equity Shares of face value of ₹2 each	500,000,000	-
B)	**ISSUED, SUBSCRIBED AND PAID-UP SHARE CAPITAL BEFORE THE OFFER**		
	174,650,000 Equity Shares of face value of ₹2 each	349,300,000	-
C)	**PRESENT OFFER IN TERMS OF THIS DRAFT RED HERRING PROSPECTUS**		
	Offer of up to [●] Equity Shares of face value of ₹2 each for cash at price of ₹[●] per Equity Share (including a premium of [●] per Equity Share), aggregating up to ₹12,200 million[(2)]	[●]	[●]
	Comprising:		
	Fresh Issue of up to [●] Equity Shares face value of ₹2 each, aggregating up to ₹12,000 million[(4)]	[●]	[●]
	Offer for Sale of up to [●] Equity Shares face value of ₹2 each, aggregating up to ₹200 million[(3)]	[●]	[●]
D)	**ISSUED, SUBSCRIBED AND PAID-UP SHARE CAPITAL AFTER THE OFFER**		
	[●] Equity Shares of face value of ₹2 each	[●]	-
E)	**SECURITIES PREMIUM ACCOUNT**		
	Before the Offer (*as on the date of this Draft Red Herring Prospectus*)		-
	After the Offer		[●]

* *To be updated upon finalisation of the Offer Price.*

*(1) For further details in relation to changes in the authorized share capital of our Company in the last 10 years, see "**History and Certain Corporate Matters – Amendments to our Memorandum of Association in the last 10 years**" on page 355.*

*(2) Our Board has authorized the Offer pursuant to its resolution dated December 23, 2025. Further, our Shareholders have approved the Fresh Issue pursuant to a special resolution passed on December, 2025 under Section 62(1)(c) of the Companies Act, 2013. For further details, see "**Other Regulatory and Statutory Disclosures – Authority for the Offer"** on page 964.*

(3) Each of the Selling Shareholders has, severally and not jointly, confirmed that the Offered Shares have been held by them for a period of at least one year immediately preceding the date of the Draft Red Herring Prospectus, and are eligible to be offered for sale pursuant to the Offer in terms of the SEBI ICDR Regulations. Further, our Board has taken on record the consent of the Selling Shareholders to participate in the Offer for Sale pursuant to a resolution passed at its meeting held on December 24, 2025. Each of the Selling Shareholders has, severally and not jointly, confirmed and authorized the transfer of its respective portion of the Offered Shares pursuant to the Offer for Sale, as set out below:

Selling Shareholder	Aggregate number of Equity Shares of face value of ₹2 each being offered in the Offer for Sale	Aggregate Value of Offer for Sale	Date of corporate approval	Date of consent letter
Arun MN	Up to [●] Equity Shares of face value of ₹2 each	Up to ₹ 100 million	N.A.	December 24, 2025
Casagrand Luxor Private Limited	Up to [●] Equity Shares of face value of ₹2 each	Up to ₹ 100 million	August 16, 2024	December 24, 2025

(4) Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.

Changes in the authorised share capital of our Company

For details of the changes to the authorised share capital of our Company in the past 10 years, see "***History and Certain Corporate Matters - Amendments to our Memorandum of Association in the last 10 years***" on page 355.

Notes to Capital Structure

1. **Share capital history of our Company**

a. Equity share capital

The following table sets forth the history of the equity share capital of our Company:

Date of allotment/ buy-back of equity shares	Name(s) of allottee(s)	Reason/nature of allotment/buy-back	No. of equity shares allotted/ (bought back)	Face value per equity share (₹)	Issue/ buy-back price per equity share (₹)	Nature of consideration	Cumulative number of equity shares	Cumulative paid up equity share capital (₹)
November 19, 2003	2,000 equity shares were allotted to Arun MN, 2,000 equity shares were allotted to K. Jayaraman, 1,500 equity shares were allotted to K. R. Krishna, 1,500 equity shares were allotted to K. R. Anerudan, 1,500 equity shares were allotted to M. K. Vaidya Nathan and 1,500 equity shares were allotted to R. K. Ramanathan	Initial subscription to the Memorandum of Association [(1)]	10,000	10	10.00	Cash	10,000	100,000
April 19, 2011	2,000 equity shares were bought back from K. Jayaraman	Buy-back	(2,000)	10	14,816.00	Cash	8,000	80,000
December 29, 2011	200 equity shares were allotted to Arun MN, 150 equity shares were allotted to K. R. Krishna, 150 equity shares were allotted to K. R. Anerudan, 150 equity shares were allotted to M. K. Vaidyanathan, and 150 equity shares were allotted to R. K. Ramanathan.	Bonus issue of equity shares in the ratio of 1:10	800	10	-	N.A.	8,800	88,000
December 29, 2011	1,000 Class B Shares were allotted to Krishna Krishnan Ramanathan[(2)]	Further issue	1,000	10	10.00	Cash	9,800	98,000
August 2, 2012	495,000 equity shares were allotted to Arun MN, 371,250 equity shares were allotted to K. R. Krishna,	Bonus issue of equity shares in the ratio of 225:1	1,980,000	10	-	N.A.	1,989,800	19,898,000

Date of allotment/ buy-back of equity shares	Name(s) of allottee(s)	Reason/nature of allotment/buy-back	No. of equity shares allotted/ (bought back)	Face value per equity share (₹)	Issue/ buy-back price per equity share (₹)	Nature of consideration	Cumulative number of equity shares	Cumulative paid up equity share capital (₹)
	371,250 equity shares were allotted to K. R. Anerudan, 371,250 equity shares were allotted to M. K. Vaidya Nathan, and 371,250 equity shares were allotted to R. K. Ramanathan							
October 25, 2012	165,818 equity shares were bought back from K R Krishna, 165,816 equity shares were bought back from M K Vaidya Nathan, and 165,816 equity shares were bought back from R K Ramanathan	Buy-back	(497,450)	10	24.12	Cash	1,492,350	14,923,500
June 10, 2013	1,747,010 equity shares were allotted to Arun MN and 1,747,010 were allotted to K R Anerudan	Bonus issue of equity shares in the ratio of 82:35	3,494,020	10	-	N.A.	4,986,370	49,863,700
June 10, 2013	1,815 equity shares were allotted to Arun MN and 1,815 equity shares were allotted to K R Anerudan	Further issue	3,630	10	10.00	Cash	4,990,000	49,900,000
Pursuant to a resolution passed by our Shareholders in the extra ordinary general meeting held on August 14, 2023, our Company has sub-divided its authorised share capital, such that 50,000,000 equity shares of ₹10 each aggregating to ₹500,000,000 were sub-divided into 250,000,000 Equity Shares of ₹2 each aggregating to ₹500,000,000. Accordingly, 4,990,000 paid-up equity shares of face value of ₹10 each were split into 24,950,000 Equity Shares of face value of ₹2 each.								
September 6, 2023	74,850,000 Equity Shares were allotted to Arun MN and 74,850,000* Equity Shares were allotted to Casagrand Luxor Private Limited	Bonus issue of Equity Shares in the ratio 6:1	149,700,000	2	-	N.A.	174,650,000	349,300,000

(1) Our Company was incorporated on November 19, 2003. The date of subscription to the Memorandum of Association is November 17, 2003 and the allotment of equity shares pursuant to such subscription was taken on record by our Board of Directors on December 3, 2003.

(2) Pursuant to resolutions of the Board of Directors and Shareholders' each dated March 14, 2022, the Class B Shares were reclassified to ordinary equity shares of ₹10 each.

* *Includes 150 Equity Shares of face value of ₹2 each allotted to the nominees of Casagrand Luxor Private Limited, namely CG Sathish, Gautam Agarwaal, Sumanth Krishna Raghunathan, Rajneesh Jain and N Sivasankar Reddy such that each held 30 Equity Shares of face value of ₹2 each.*

b. Preference share capital

As on the date of this Draft Red Herring Prospectus, our Company does not have any outstanding preference share capital.

c. Secondary transactions of equity shares and preference shares

Other than as disclosed in "– ***History of the share capital held by our Promoters - Build-up of our Promoters' shareholding in our Company***" on page 166, there have been no secondary transactions for acquisition of securities of our Company by our Promoters (who are also the Selling Shareholders) and members of our Promoter Group.

2. Equity shares issued for consideration other than cash or by way of bonus issue

Except as disclosed below, our Company has not issued any equity shares for consideration other than cash or by way of bonus issue, since its incorporation.

Date of allotment	Name(s) of allottee(s)	Reason/nature of allotment	No. of equity shares allotted	Face value per equity share (₹)	Issue price per equity share (₹)	Nature of consideration	Benefits accrued
December 29, 2011	200 equity shares were allotted to Arun MN, 150 equity shares were allotted to K R Krishna, 150 equity shares were allotted to K R Anerudan, 150 equity shares were allotted to M K Vaidya Nathan, and 150 equity shares were allotted to R K Ramanathan.	Bonus issue of equity shares in the ratio of 1:10	800	10	-	N.A.	-
August 2, 2012	495,000 equity shares were allotted to Arun MN, 371,250 equity shares were allotted to K R Krishna, 371,250 equity shares were allotted to K R Anerudan, 371,250 equity shares were allotted to M K Vaidya Nathan, and 371,250 equity shares were allotted to R K Ramanathan	Bonus issue of equity shares in the ratio of 225:1	1,980,000	10	-	N.A.	-
June 10, 2013	1,747,010 equity shares were allotted to Arun MN and 1,747,010 were allotted to K R Anerudan	Bonus issue of equity shares in the ratio of 82:35	3,494,020	10	-	N.A.	-
September 6, 2023	74,850,000 Equity Shares were allotted to Arun MN and 74,850,000 Equity Shares were allotted to	Bonus issue of Equity Shares in the ratio 6:1	149,700,000	2	-	N.A.	-

Date of allotment	Name(s) of allottee(s)	Reason/nature of allotment	No. of equity shares allotted	Face value per equity share (₹)	Issue price per equity share (₹)	Nature of consideration	Benefits accrued
	Casagrand Luxor Private Limited*						

* *Includes 150 Equity Shares of face value of ₹2 each allotted to the nominees of Casagrand Luxor Private Limited, namely CG Sathish, Gautam Agarwaal, Sumanth Krishna Raghunathan, Rajneesh Jain and N Sivasankar Reddy such that each held 30 Equity Shares of face value of ₹2 each.*

3. **Equity shares issued out of revaluation reserves**

Our Company has not issued any equity shares out of revaluation reserves since its incorporation.

4. **Issue of equity shares pursuant to a scheme of amalgamation approved under Sections 391 to 394 of the Companies Act 1956 or Sections 230 to 234 of the Companies Act, 2013**

Our Company has not allotted any equity shares pursuant to any scheme of arrangement approved under Sections 391 to 394 of the Companies Act, 1956 or Sections 230 to 234 of the Companies Act, 2013, as applicable.

5. **Issue of equity shares under employee stock option schemes**

Our Company has not issued any equity shares under an employee stock option scheme since incorporation. For further details, see " – ***Employee stock option scheme***" on page 172.

6. **Issue of equity shares at a price lower than the Offer Price in the last one year**

Our Company has not issued any equity shares at a price which may be lower than the Offer Price during the one year immediately preceding the date of this Draft Red Herring Prospectus.

7. **History of the share capital held by our Promoters**

As on the date of this Draft Red Herring Prospectus, our Promoters hold 174,649,000 Equity Shares constituting 99.99% of the issued, subscribed and paid-up equity share capital of our Company. Our Individual Promoter, Arun MN, holds 87,324,000 Equity Shares constituting 49.99% of the issued, subscribed and paid-up equity share capital of our Company, our Corporate Promoter, Casagrand Luxor Private Limited, holds 87,325,000 Equity Shares constituting 50.00% of the issued, subscribed and paid-up equity share capital of our Company. For further details, see "***Our Promoters and Promoter Group***" on page 448.

(a) Shareholding of our Promoters, directors of our Corporate Promoter, and the members of our Promoter Group

Set forth below is the equity shareholding of our Promoters, directors of our Corporate Promoter, and the members of our Promoter Group as on the date of this Draft Red Herring Prospectus:

S. No.	Name	Pre-Offer		Post-Offer[(1)]	
		No. of Equity Shares of face value of ₹2 each	Percentage of total Shareholding[(3)] (%)	No. of Equity Shares of face value of ₹2 each	Percentage of total Shareholding (%)
Promoters					
1.	Arun MN[(2)]	87,324,000	49.99	[●]	[●]
2.	Casagrand Luxor Private Limited	87,325,000*	50.00	[●]	[●]
Promoter Group					
3.	Arun Mn Estate and Family Welfare Trust^	1,000	Negligible	[●]	[●]
Total		174,650,000	**100%**	**[●]**	**[●]**

* *Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.*

^ *Set out below are the details of the trustee, settlor and beneficiaries of Arun Mn Estate and Family Welfare Trust:*

	Trustee	*Arun Family Trusteeship LLP*
	Settlor	*Arun MN*
	Beneficiaries	*(i) Adhishakti (daughter of the settlor); (ii) Arya Ayappan (son of the settlor); (iii) Aadhithya Adrien (son of the settlor); (iv) Adarv Adrien (son of the settlor) and each of their lineal descendants*

(1) Subject to finalisation of Basis of Allotment.
(2) Arun MN is also a director of our Corporate Promoter, Casagrand Luxor Private Limited and the settlor of member of Promoter Group, Arun Mn Estate and Family Welfare Trust.
(3) There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.

Except as disclosed above, none of the directors of our Corporate Promoter, Casagrand Luxor Private Limited or the members of our Promoter Group hold any Equity Shares as on date of this Draft Red Herring Prospectus.

(b) Build-up of our Promoters' shareholding in our Company

The build-up of the equity shareholding of our Promoters, since incorporation of our Company is set forth in the table below.

Date of allotment / transfer / acquisition	Number of equity shares allotted/transferred	Face value per equity share (₹)	Issue/acquisition/transfer price per equity share (₹)	Nature of consideration	Nature of transaction	% of the pre-Offer Equity Share capital*(6)	% of the post-Offer Equity Share capital(3)
Arun MN							
November 19, 2003	2,000	10	10	Cash	Initial subscription to the Memorandum of Association(1)	0.01	[●]
December 29, 2011	200	10	-	-	Bonus issue of equity shares in the ratio 1:10	Negligible	[●]
August 2, 2012	495,000	10	-	-	Bonus issue of equity shares in the ratio 225:1	1.42	[●]
June 7, 2013	207,084	10	24.15	Cash	Transfer of shares from M. K. Vaidya Nathan	0.59	[●]
June 7, 2013	41,391	10	24.15	Cash	Transfer of equity shares from K R Krishna	0.12	[●]
June 7, 2013	500	10	10	Cash	Transfer of Class B Shares from K R Krishna (2)	Negligible	[●]
June 10, 2013	1,747,010	10	-	-	Bonus issue of equity shares in the ratio of 82:35	5.00	[●]
June 10, 2013	1,815	10	10	Cash	Further issue	Negligible	[●]
Pursuant to a resolution passed by our Shareholders in the extra ordinary general meeting held on August 14, 2023, our Company has sub-divided its authorised share capital, such that 50,000,000 equity shares of ₹10 each aggregating to ₹500,000,000 were sub-divided into 250,000,000 Equity Shares of ₹2 each aggregating to ₹500,000,000. Accordingly, 2,495,000 equity shares of face value of ₹10 each held by Arun MN were split into 12,475,000 Equity Shares of face value of ₹2 each.							
September 6, 2023	74,850,000	2	-	-	Bonus issue of Equity Shares in the ratio of 6:1	42.86	[●]
June 19, 2024	(1,000)	2	-	-	Gift of Equity Shares to Arun Mn Estate and Family Welfare Trust#	Negligible	[●]
Total	**87,324,000**					**49.99**	[●]
Casagrand Luxor Private Limited							

Date of allotment / transfer / acquisition	Number of equity shares allotted/transferred	Face value per equity share (₹)	Issue/acquisition/transfer price per equity share (₹)	Nature of consideration	Nature of transaction	% of the pre-Offer Equity Share capital*(6)	% of the post-Offer Equity Share capital(3)
September 29, 2022	2,495,000	10	-**	Other than cash	Acquisition from Casagrand Millenia Private Limited, pursuant to the Scheme of Arrangement. For further details, see ***"History and Certain Corporate Matters – Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited"*** on page 361.	7.14	[●]
Pursuant to a resolution passed by our Shareholders in the extra ordinary general meeting held on August 14, 2023, our Company has sub-divided its authorized share capital, such that 50,000,000 equity shares of ₹10 each aggregating to ₹500,000,000 were sub-divided into 250,000,000 Equity Shares of ₹2 each aggregating to ₹500,000,000. Accordingly, 2,495,000 equity shares of face value of ₹10 each held by Casagrand Luxor Private Limited were split into 12,475,000 Equity Shares of face value of ₹2 each.							
September 6, 2023	74,850,000(4)	2	-	-	Bonus issue of Equity Shares in the ratio of 6:1	42.86	[●]
Total	**87,325,000(5)**					**50.00**	[●]

** Adjusted for the sub-division of the face value of the equity shares of our Company, as applicable.*

*** 2,495,000 equity shares of ₹ 10 each have been acquired by Casagrand Luxor Private Limited pursuant to the Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited, which were initially acquired by Casagrand Millenia Private Limited for an aggregate consideration of ₹1,130,275,000, at an acquisition price of ₹453.02 per Equity Share of ₹ 10 each from one of the erstwhile shareholders of the Company, K.R. Anerudan in three tranches in Fiscal 2021 and Fiscal 2022. The cost of such acquisition by Casagrand Luxor Private Limited has been has been calculated based on the cost of acquisition of Casagrand Millenia Private Limited without adjustment for subsequent sub-division and bonus issuance of equity shares. For further details, see "**Capital Structure – Notes to Capital Structure – Build-up of Promoters' shareholding in our Company**" and "**History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Scheme of Arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited**" on pages 166 and 361, respectively.*

 # Pursuant to gift deed dated June 18, 2024, Arun MN Estate and Family Welfare Trust acquired 1,000 equity shares from Arun MN on June 19, 2024. The gift of 1,000 Equity Shares of face value of ₹2 each from Arun MN to the Arun Mn Estate and Family Welfare Trust was in compliance with applicable taxation laws.

(1) Our Company was incorporated on November 19, 2003. The date of subscription to the Memorandum of Association is November 17, 2003 and the allotment of equity shares pursuant to such subscription was taken on record by our Board of Directors on December 3, 2003.

(2) Pursuant to resolutions of the Board of Directors and Shareholders each dated March 14, 2022, the Class B Shares were reclassified to ordinary equity shares of ₹10.

(3) To be updated at the Prospectus stage. Subject to finalisation of Basis of Allotment.

(4) Includes 150 Equity Shares of face value of ₹2 each allotted to the nominees of Casagrand Luxor Private Limited, namely CG Sathish, Gautam Agarwaal, Sumanth Krishna Raghunathan, Rajneesh Jain and N Sivasankar Reddy such that each held 30 Equity Shares of face value of ₹2 each.

(5) Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.

(6) There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.

8. **Details of Lock-in**

(a) Details of Promoters' contribution locked-in for three years

Pursuant to Regulation 14 and Regulation 16 of the SEBI ICDR Regulations, an aggregate of 20% of the fully diluted post-Offer Equity Share capital of our Company held by our Promoters, shall be considered as minimum promoters' contribution and locked-in for a period of three years from the date of Allotment or any other period as may be prescribed under applicable law ("**Promoters' Contribution**"). Our Promoters' shareholding in excess of 20% shall be locked in for a period of one year from the Allotment.

Set forth below are the details of the Equity Shares that will be locked-in as Promoters' Contribution from the date of Allotment:

Name of Promoters	Date of allotment / acquisition[(1)]	Nature of the allotment / transaction	Face value Per equity share (₹)	Issue price/acquisition price per Equity Share (₹)	No. of Equity Shares of face value of ₹2 each Locked-in[(2)]	Percentage of the pre-Offer paid-up capital on a fully diluted basis (%)[(3)]	Percentage of the post-Offer paid-up capital on a fully diluted basis (%)	Date up to which the Equity Shares are subject to lock-in
[●]	[●]	[●]	[●]	[●]	[●]	[●]	[●]	[●]
[●]	[●]	[●]	[●]	[●]	[●]	[●]	[●]	[●]
Total					**[●]**	**[●]**	**[●]**	[●]

Note: To be updated at the Prospectus stage.

(1) All the equity shares were fully paid-up on the respective dates of allotment of such equity shares.

(2) Subject to finalisation of Basis of Allotment.

(3) There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.

Our Promoters have given their consent to include such number of Equity Shares held by them as may constitute 20% of the fully diluted post-Offer Equity Share capital of our Company as Promoters' Contribution. Our Promoters have agreed not to sell, transfer, charge, pledge or otherwise encumber in any manner, Promoters' Contribution from the date of filing of this Draft Red Herring Prospectus, until the expiry of the lock-in period specified above, or for such other time as required under SEBI ICDR Regulations, except as may be permitted, in accordance with the SEBI ICDR Regulations.

For details on the build–up of the equity share capital held by our Promoters, see "– ***History of the share capital held by our Promoters – Build-up of our Promoters' shareholding in our Company***" on page 166.

Our Company undertakes that the Equity Shares that are being locked-in are not ineligible for computation of Promoters' Contribution in terms of Regulation 15 of the SEBI ICDR Regulations. In this connection, we confirm the following:

(i) the Equity Shares offered for Promoters' Contribution do not include Equity Shares acquired in the three immediately preceding years (a) for consideration other than cash and revaluation of assets or capitalisation of intangible assets; or (b) which have resulted from bonus issue by utilization of revaluation reserves or unrealised profits of our Company or bonus issue against Equity Shares, which are otherwise ineligible for computation of Promoters' Contribution;

(ii) the Promoters' Contribution does not include any Equity Shares acquired during the one immediately preceding year at a price lower than the price at which the Equity Shares are being offered to the public in the Offer;

(iii) our Company has not been formed by conversion of one or more partnership firms or a limited liability partnership firm;

(iv) the Equity Shares forming part of the Promoters' Contribution are not subject to any pledge with any creditor; and

(v) all the Equity Shares held by our Promoters and Promoter Group are held in dematerialised form.

(b) Details of Equity Shares locked-in for six months

In terms of Regulation 17 of the SEBI ICDR Regulations, the entire pre-Offer Equity Share capital of our Company will be locked-in for a period of six months from the date of Allotment in the Offer, except: (a) the Promoters' Contribution and the shareholding of the Promoters in excess of Promoters' Contribution which shall be locked in as set out above in "***- (a) Details of Promoters' contribution locked-in for three years***" on page 168; (b) any Equity Shares which may be allotted to the employees under ESOP – 2023 pursuant to exercise of stock options held by such employees (whether currently employees or not); (c) Equity Shares which are successfully sold and allotted as part of the Fresh Issue (except the Equity shares allotted to Anchor Investors which shall be locked-in as per the para (c) below); (d) Equity Shares which are successfully transferred as part of the Offer for Sale; and (e) Equity Shares held by a venture capital fund or alternative investment fund of category I or category II or a foreign venture capital investor subject to the terms of Regulation 17(1)(c) of the SEBI ICDR Regulations. Such Equity Shares held by a venture capital fund or alternative investment fund of category I or category II or a foreign venture capital investor shall be locked-in for a period of at least six months from the date of purchase by such venture capital fund or alternative investment fund of category I or category II or foreign venture capital investor.

(c) Lock-in of Equity Shares Allotted to Anchor Investors

50% of the Equity Shares Allotted to Anchor Investors in the Anchor Investors Portion shall be locked-in for a period of 90 days from the date of Allotment and the remaining 50% of the Equity Shares shall be locked-in for a period of 30 days from the date of Allotment.

(d) Other Requirements in respect of Lock-in

Pursuant to Regulation 21(a) of the SEBI ICDR Regulations, the Equity Shares held by our Promoters, which are locked-in for a period of three years from the date of Allotment may be pledged only with scheduled commercial banks, public financial institutions, systemically important non-banking finance companies or Housing Finance Companies as collateral security for loans granted by such entities to our Company or our Subsidiaries for the purpose of financing one or more of the objects of the Offer and such pledge of the Equity Shares is one of the terms of the sanction of such loans. Pursuant to Regulation 21(b) of the SEBI ICDR Regulations, the Equity Shares held by our Promoters, which are locked-in for a period of six months from the date of Allotment may be pledged only with scheduled commercial banks, public financial institutions, systemically important non-banking finance companies or Housing Finance Companies as collateral security for loans granted by such entities, provided that such pledge of the Equity Shares is one of the terms of the sanction of such loans. However, the relevant lock-in period shall continue post the invocation of the pledge referenced above, and the relevant transferee shall not be eligible to transfer the Equity Shares till the relevant lock in period has expired in terms of the SEBI ICDR Regulations.

Pursuant to Regulation 22 of the SEBI ICDR Regulations, (a) the Equity Shares held by our Promoters, which are locked-in may be transferred to and among the members of our Promoter Group or to any new promoters of our Company, and (b) the Equity Shares held by persons other than our Promoters, and locked-in for a period of six months from the date of Allotment in the Offer may be transferred to any other person holding the Equity Shares which are locked-in, subject to continuation of the lock-in in the hands of transferees for the remaining period and compliance with the SEBI Takeover Regulations.

As required under Regulation 20 of the SEBI ICDR Regulations, our Company shall ensure that the details of the Equity Shares locked-in are recorded by the relevant Depository.

9. The BRLMs and their respective associates (as defined under the SEBI Merchant Bankers Regulations) do not hold any Equity Shares as on the date of this Draft Red Herring Prospectus. The BRLMs and their respective associates and affiliates in their capacity, as principals or agents, have engaged or may in future engage in transactions, including commercial banking and investment banking transactions, in the ordinary course of business with our Company, our Subsidiaries, the Selling Shareholders and their respective affiliates or associates or third parties, for which they have received, and may in the future receive, compensation.

10. **Our shareholding pattern**

Set forth below is the shareholding pattern of our Company as on the date of this Draft Red Herring Prospectus:

Category (I)	Category of shareholder (II)	Number of shareholders (III)	Number of fully paid-up equity shares held (IV)	Number of partly paid-up equity shares held (V)	Number of shares underlying Depository Receipts (VI)	Total number of shares held (VII) =(IV)+(V)+ (VI)	Shareholding as a % of total number of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)				Number of shares Underlying Outstanding convertible securities (including Warrants) (X)	Shareholding, as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XI)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XII)		Number of Shares pledged or otherwise encumbered (XIII)		Number of equity shares held in dematerialized form (XIV)
								Number of Voting Rights			Total as a % of (A+B+C)			Number (a)	As a % of total Shares held (b)	Number (a)	As a % of total Shares held (b)	
								Class e.g.: Equity Shares	Class e.g.: Others	Total								
(A)	**Promoter and Promoter Group**	8*	174,650,000	-	-	174,650,000	100.00	174,650,000	-	174,650,000	100.00	-	100.00	-		127,481,063	72.99#	174,650,000
(B)	**Public**	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
(C)	**Non Promoter-Non Public**	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
(C1)	**Shares underlying depository receipts**	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
(C2)	**Shares held by employee trusts**	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
	Total	**8***	**174,650,000**	**-**	**-**	**174,650,000**	**100.00**	**174,650,000**	**-**	**174,650,000**	**100.00**	**-**	**100.00**	-		127,481,063	72.99#	**174,650,000**

** Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders, who are neither our Promoter or members of the Promoter Group, on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each. Further, 1,000 Equity Shares are held by one of the members of our Promoter Group, Arun MN Estate and Family Welfare Trust.*

*#Encumbered pursuant to a non-disposal undertakings each dated May 23, 2024 and May 27, 2025 executed by our Promoters, namely Arun MN and Casagrand Luxor in favour of Vistra ITCL (India) Limited (in its capacity as the debenture trustee). Vistra ITCL (India) Limited has through its letter dated August 23, 2024 read with the consent letters each dated December 4, 2025 and December 23, 2025, subject to certain conditions mentioned therein, consented to: (i) waive the applicability of the non-disposal undertaking dated May 23, 2024 and May 27, 2025 and waive any rights that the debenture holders may have to enforce the non-disposal undertaking dated June 30, 2025 executed in relation to the NCDs issued by CG Beacon on the (a) Offered Shares; and (b) the Equity Shares forming part of the minimum promoters' contribution (the "**MPC Shares**") prior to the filing of this Draft Red Herring Prospectus in the manner set out in the Vistra Consent Letters (which has since been completed); (ii) waive the obligation of our Company to cause and, or, procure that the nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal execute a non-disposal undertaking in favour of Vistra ITCL (India) Limited; and (c) waive the non-disposal undertaking dated May 23, 2024 and May 27, 2025 and the enforcement of the non-disposal undertaking dated June 30, 2025 on the remaining NDU Shares prior to the filing of an updated draft red herring prospectus with the SEBI.*

11. **Shareholding of our Directors, Key Managerial Personnel and Senior Management in our Company**

Except as disclosed below, none of our Directors, Key Managerial Personnel and Senior Management holds any Equity Shares in our Company:

S. No.	Name of the Director/Key Managerial Personnel/ Senior Management	Number of Equity Shares	Percentage of pre-Offer Equity Share capital (in %)**
1.	Arun MN	87,324,000	49.99
2.	Sumanth Krishna Raghunathan*	35	Negligible
3.	Jagmohan T*	35	Negligible
4.	CG Sathish*	35	Negligible
5.	N Sivasankar Reddy *	35	Negligible
6.	Gautam Agarwaal*	35	Negligible
	Total	**87,324,175**	**49.99**

** As a nominee of our Corporate Promoter*
*** There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

12. **Details of shareholding of the major Shareholders of our Company**

(a) As on the date of this Draft Red Herring Prospectus, our Company has eight holders of Equity Shares (including nominee shareholders of the Corporate Promoter).

(b) Set forth below are details of Shareholders holding 1% or more of the paid-up share capital of our Company as on date of this Draft Red Herring Prospectus:

S. No.	Name of the Shareholder	Pre-Offer			
		Number of Equity Shares of ₹2 each	Percentage of Equity Share capital (%)**	Number of Equity Shares on a fully diluted basis	Percentage of Equity Share capital on a fully diluted basis** (%)
1.	Arun MN	87,324,000	49.99	87,324,000	49.99
2.	Casagrand Luxor Private Limited	87,325,000*	50.00	87,325,000*	50.00
	Total	**174,649,000**	**99.99**	**174,649,000**	**99.99**

** Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.*
***There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

(c) Set forth below are details of Shareholders holding 1% or more of the paid-up share capital of our Company as of 10 days prior to the date of this Draft Red Herring Prospectus:

S. No.	Name of the Shareholder	Pre-Offer			
		Number of Equity Shares of ₹2 each	Percentage of Equity Share capital (%)**	Number of Equity Shares on a fully diluted basis	Percentage of Equity Share capital on a fully diluted basis** (%)
1.	Arun MN	87,324,000	49.99	87,324,000	49.99
2.	Casagrand Luxor Private Limited	87,325,000*	50.00	87,325,000*	50.00
	Total	**174,649,000**	**99.99**	**174,649,000**	**99.99**

** Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.*
*** There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

(d) Set forth below are details of Shareholders holding 1% or more of the paid-up share capital of our Company as of one year prior to the date of this Draft Red Herring Prospectus:

S. No.	Name of the Shareholder	Pre-Offer			
		Number of Equity Shares of ₹ 2 each	Percentage of equity share capital (%)**	Number of equity shares on a fully diluted basis	Percentage of equity share capital on a fully diluted basis** (%)
1.	Arun MN	87,324,000	49.99	87,324,000	49.99
2.	Casagrand Luxor Private Limited	87,325,000*	50.00	87,325,000*	50.00
	Total	**174,650,000**	**100.00**	**174,650,000**	**100.00**

** Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Rajneesh Jain, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.*

*** There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

(e) Set forth below are details of Shareholders holding 1% or more of the paid-up share capital of our Company as of two years prior to the date of this Draft Red Herring Prospectus:

S. No.	Name of the Shareholder	Pre-Offer			
		Number of equity shares of ₹ 2 each	Percentage of equity share capital (%)	Number of equity shares on a fully diluted basis	Percentage of equity share capital on a fully diluted basis (%)
1.	Arun MN	87,325,000	50.00	87,325,000	50.00
2.	Casagrand Millenia Private Limited	87,325,000	50.00	87,325,000	50.00
	Total	**174,650,000**	**100.00**	**174,650,000**	**100.00**

** Includes 175 Equity Shares of face value of ₹2 each held by 5 nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Rajneesh Jain, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal such that each holds 35 Equity Shares of face value of ₹2 each.*

*** There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

Employee stock option scheme

The Casagrand Employees Stock Option Plan 2023 was approved pursuant to the resolutions passed by our Board in its meeting dated June 13, 2023, and our Shareholders in their meeting dated June 14, 2023, respectively. The ESOP – 2023 was last amended pursuant to the resolution passed by our Board in its meeting dated December 23, 2025, our Shareholders in their meeting dated December 23, 2025 have ratified such amendments to the ESOP – 2023 (the Casagrand Employees Stock Option Plan 2023 as amended is referred to as "**ESOP- 2023**"). The options granted under the ESOP - 2023 have been granted to employees only. The options granted under the ESOP -2023 are in compliance with the Companies Act, 2013. ESOP - 2023 is in compliance with the SEBI SBEB Regulations and have been certified by P. Muthukumaran and Associate, a Practising Company Secretary, having the membership number 3076, pursuant to its certificate dated December 24, 2025.

The maximum number of options which may be issued pursuant to the ESOP-2023 is 19,405,550, which may result in the issuance of a maximum of 19,405,550 Equity Shares of ₹ 2 each of our Company.

Details of the ESOP – 2023 are disclosed below:

Particulars	Total
Total options granted**	17,073,972
Total options vested (net of forfeited/ lapsed/ cancelled/ exercised options)	Nil
Total options exercised	Nil
Total number of Equity Shares of ₹ 2 each that would arise as a result of full exercise of options granted (net of cancelled options)	16,380,368
Total options forfeited/lapsed/cancelled	693,604
Money realised by exercise of options	Nil
Total number of options in force (vested and unvested options)	16,380,368
Total Equity Shares issued	Nil

*** Of the above, 6,360,528 options will vest in the next 12 months from the date of the DRHP.*

The following table sets forth the particulars of the ESOP - 2023, including options granted during the last three Fiscals, and as on the date of this Draft Red Herring Prospectus:

Particulars	For the period from June 30, 2025 till the date of this Draft Red Herring Prospectus	June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Total options outstanding (including vested and unvested options) as at the beginning of the period	16,380,368	16,748,974	Nil	Nil	NA
Options granted	Nil	Nil	17,073,972	Nil	NA
Options vested (excluding options that have been exercised)	Nil	Nil	Nil	Nil	NA
Options exercised (including options pending for allotment)	Nil	Nil	Nil	Nil	NA
Options forfeited/ lapsed/ cancelled	Nil	368,606	324,998	Nil	NA
Options outstanding (total of vested, unvested, cancelled, and lapsed options)	16,380,368*	16,380,368	16,748,974	Nil	NA
Exercise price of options	2	2	2	Nil	NA
Total no. of Equity Shares of ₹ 2 each that would arise as a result of full exercise of options granted (net of forfeited/ lapsed/ cancelled options)	16,380,368	16,380,368	16,748,974	Nil	NA
Variation in terms of options			Nil		
Money realised by exercise of options			Nil		
Total no. of options in force (vested and unvested options)	16,380,368	16,380,368	16,748,974	NA	NA

Employee wise details of options granted to:

		Name of key managerial personnel/ senior management	Total no. of options granted
(i)	Key management personnel and senior management	N. Sivasankar Reddy	781,276
		Nisha Abhishek Jha	10,987
		Sai Pratap Reddy	390,638
		Gautam Agarwaal	781,276
		CG Sathish	1,106,808
		Bharaneeshwaran N	195,319
		Karthik R G	195,319
		Jagmohan	455,745
(ii)	Any other employee who received a grant in any one year of options amounting to 5% or more of the options granted during the year	**Name of Employee**	**Total no. of options granted**
		Not applicable	Not applicable
(iii)	Identified employees who are granted options, during any one year equal to or exceeding 1% of the issued capital (excluding outstanding warrants and conversions) of our Company at the time of grant	Nil	

Fully diluted EPS on a pre-Offer basis pursuant to the issue of equity shares on exercise of options calculated in accordance with the applicable accounting standard on 'Earnings Per Share'	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Difference between employee compensation cost calculated using the intrinsic value of stock options and the employee compensation cost that shall have been recognised if the Company had used fair value of	Not applicable since the employee compensation cost has been computed based on fair value of options by discounted cash flow model.				

Particulars	For the period from June 30, 2025 till the date of this Draft Red Herring Prospectus	June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
options and impact of this difference on profits and EPS of the Company					
Description of the pricing formula and the method and significant assumptions used during the year to estimate the fair values of options, including weighted-average information, namely, risk-free interest rate, expected life, expected volatility, expected dividends and the price of the underlying share in market at the time of grant of the option	The fair value of the employee stock option granted has been estimated using Black-Scholes model of pricing. The Black-Scholes model requires the consideration of certain variables such as share price, exercise price, volatility, risk free rate, expected dividend yield, and expected option life, for the calculation of fair value of the option. Assumptions across grants are: stock price (₹45), exercise price (₹2), exercise period (seven years), risk free rate of interest (7.13%), volatility (50%) and dividend yield (nil).				
Impact on profits and EPS of the last three years if the Company had followed the accounting policies specified in the SEBI SBEBSE Regulations in respect of options granted in the last three years			Nil		
Intention of the key managerial personnel, senior management and whole-time directors who are holders of Equity Shares allotted on exercise of options granted under an employee stock option scheme or allotted under an employee stock purchase scheme, to sell their Equity Shares within three months after the date of listing of the Equity Shares in the initial public offer, if any			Nil		
Intention to sell Equity Shares arising out of an employee stock option scheme or allotted under an employee stock purchase scheme within three months after the date of listing, by directors, key managerial personnel, senior management and employees having Equity Shares issued under an employee stock option scheme or employee stock purchase scheme amounting to more than one per cent. of the issued capital (excluding outstanding warrants and conversions)			Not applicable		

*****_Of the above 6,360,528 options will vest in the next 12 months from the date of the DRHP._

13. None of our Promoters, members of our Promoter Group, the directors of our Corporate Promoter, our Directors or their relatives have sold or purchased any Equity Shares of our Company during the six months immediately preceding the date of this Draft Red Herring Prospectus.

14. Our Promoters, Arun MN and CG Luxor have executed non-disposal undertakings each dated May 23, 2024, May 27, 2025 and June 30, 2025 in relation to their entire shareholding in our Company (the "**NDU**") in favour of Vistra ITCL (India) Limited (in its capacity as the debenture trustee) ("**NDU Shares**") for certain NCDs issued by our Company and one of our Subsidiaries, CG Beacon, details of which are set out below:

Name of the Lender	Name of the entity	Sanctioned amount (in ₹ million)	Amount outstanding as of September 30, 2025 (in ₹ million)	Shareholding pledged (%)	Coupon rate per annum
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	Our Company	2,000.00	2,000.00	99.99	21.75%
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	Our Company	2,000.00	2,000.00	72.99	21.75%
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	CG Beacon*	2,280.00	2,280.00	99.99*	20.50%

CG Beacon and our Promoters have entered into a non-disposal undertaking dated June 30, 2025 ("CG Beacon NDU**"), pursuant to which, the lender has the right to enforce an obligation on our Promoters requiring non-disposal of the equity shares held by our Promoters, however such right shall be enforceable only in the event of an event of default as set out in the documents executed in relation to the NCDs issued by CG Beacon. Accordingly, as on the date of this Draft Red Herring Prospectus, the shareholding of our promoters is not subject to a non-disposal undertaking under the CG Beacon NDU.*

Our Promoters, Arun MN and Casagrand Luxor, each propose to offer Equity Shares aggregating up to ₹ 100.00 million in the Offer for Sale ("**OFS Shares**"). As on the date of this Draft Red Herring Prospectus, Vistra ITCL (India) Limited has through its letter dated August 23, 2024 read with the consent letters dated December 4, 2025 and December 23, 2025 ("**Vistra Consent Letters**"), subject to certain conditions mentioned therein, including:

(a) our Company, our Promoters and the nominee Shareholders on behalf of our Corporate Promoter continuing to comply with their obligations under the debenture documents; and

(b) the Offer not, in any manner whatsoever, adversely affecting (i) the security obligations under the debenture documents created in favour of Vistra ITCL (India) Limited and/ or the debenture holders; or (ii) any other rights and entitlements of the debenture holders and, or Vistra ITCL (India) Limited under any of the debenture documents, consented to: (i) waive the applicability of the non-disposal undertaking dated May 23, 2024 and May 27, 2025 and waive any rights that the debenture holders may have to enforce the non-disposal undertaking dated June 30, 2025 executed in relation to the NCDs issued by CG Beacon on the (a) OFS Shares; and (b) the Equity Shares forming part of the minimum promoters' contribution (the "**MPC Shares**") prior to the filing of this Draft Red Herring Prospectus in the manner set out in the Vistra Consent Letters (which has since been completed); (ii) waive the obligation of our Company to cause and, or, procure that the nominee Shareholders on behalf of our Corporate Promoter, namely, Sumanth Krishna Raghunathan, Jagmohan T, CG Sathish, N Sivasankar Reddy and Gautam Agarwaal execute a non-disposal undertaking in favour of Vistra ITCL (India) Limited; and (iii) waive the non-disposal undertakings dated May 23, 2024 and May 27, 2025 and the enforcement of the non-disposal undertaking dated June 30, 2025 on the remaining NDU Shares prior to the filing of an updated draft red herring prospectus with the SEBI. Accordingly, as of the date of this Draft Red Herring Prospectus, 72.99% of the equity share capital of our Company (held by our Promoters) is subject to the NDU.

15. There have been no financing arrangements whereby our Promoters, members of our Promoter Group, the directors of our Corporate Promoter, our Directors, or their relatives have financed the purchase by any other person of securities of our Company other than in the normal course of business during the six months immediately preceding the date of filing of this Draft Red Herring Prospectus.

16. Our Company, our Directors and the BRLMs have not entered into any buy-back or other arrangements with any person for purchase of Equity Shares.

17. No person connected with the Offer, including our Company, each of our Promoters who are also the Selling Shareholders in their respective capacity, the members of the Promoter Group, the members of

the Syndicate, or our Directors, shall offer any incentive, whether direct or indirect, in any manner, whether in cash or kind or services or otherwise to any Bidder for making a Bid, except for fees or commission for services rendered in relation to the Offer.

18. The Equity Shares are fully paid-up and there are no partly paid-up Equity Shares as on the date of this Draft Red Herring Prospectus. The Equity Shares to be issued pursuant to the Offer shall be fully paid-up at the time of Allotment.

19. Except for the options granted pursuant to ESOP - 2023, our Company has no outstanding warrants, options to be issued or rights to convert debentures, loans, or other convertible instruments into, or which would entitle any person any option to receive, Equity Shares as on the date of this Draft Red Herring Prospectus. The allottees of Equity Shares pursuant to ESOP - 2023 were either employees of the Company or its Subsidiaries, as of the date of the grant of their respective options under ESOP - 2023.

20. Except for the Offer, Pre-IPO Placement and the issuance of Equity Shares pursuant to exercise of employee stock options under ESOP – 2023, there will be no further issuance of Equity Shares whether by way of issue of bonus shares, preferential allotment, rights issue or in any other manner during the period commencing from the date of filing of this Draft Red Herring Prospectus with SEBI until the Equity Shares have been listed on the Stock Exchanges or all application monies have been refunded, as the case may be.

21. There shall be only one denomination of Equity Shares, unless otherwise permitted by law. Our Company will comply with such disclosure and accounting norms as may be specified by SEBI from time to time.

22. Except for the issuance of Equity Shares pursuant to exercise of employee stock options under ESOP – 2023, and pursuant to the Fresh Issue, our Company presently does not intend or propose to alter the capital structure for a period of six months from the Bid/ Offer Opening Date, by way of split or consolidation of the denomination of Equity Shares, or further issue of Equity Shares (including issue of securities convertible into or exchangeable for, directly or indirectly into Equity Shares), whether on a preferential basis or by issue of bonus or rights or further public issue of Equity Shares or otherwise.

23. The BRLMs and any associates of the BRLMs (except for Mutual Funds sponsored by entities which are associates of the BRLMs or insurance companies promoted by entities which are associates of the BRLMs or AIFs sponsored by entities which are associates of the BRLMs or FPIs (other than individuals, corporate bodies and family offices) which are associates of the BRLMs or pension funds sponsored by entities which are associates of the BRLMs) shall not apply in the Offer under the Anchor Investor Portion. Further, no person related to our Promoters or members of our Promoter Group shall apply in the Offer under the Anchor Investor Portion.

24. Our Company shall ensure that any transactions in Equity Shares by our Promoters and the members of our Promoter Group during the period between the date of filing this Draft Red Herring Prospectus filed in relation to this Offer and the date of closure of the Offer shall be reported to the Stock Exchanges within 24 hours of such transactions.

25. Our Company is in compliance with the Companies Act, 1956 and Companies Act, 2013, to the extent applicable, with respect to issuance of Equity Shares from the date of incorporation of our Company till the date of filing of this Draft Red Herring Prospectus.

26. None of the Book Running Lead Managers or their associates (as defined under the SEBI Merchant Bankers Regulations) hold any Equity Shares of our Company, as on the date of this Draft Red Herring Prospectus.

27. The Pre-IPO Placement, if undertaken, shall be reported to the Stock Exchanges within 24 hours of such transactions.

OBJECTS OF THE OFFER

The Offer comprises the Fresh Issue of up to [●] Equity Shares aggregating up to ₹12,000 million by our Company and an Offer for Sale of up to [●] Equity Shares aggregating up to ₹200 million by the Selling Shareholders. For details, see "***The Offer***" on page 145.

Offer for Sale

The object of the Offer for Sale is to allow the Selling Shareholders to sell an aggregate of up to [●] Equity Shares held by them aggregating up to ₹200 million. Each of the Selling Shareholders will be entitled to their respective portion of the proceeds from the Offer for Sale in proportion of the Equity Shares offered by the respective Selling Shareholders as part of the Offer for Sale after deducting their proportion of Offer related expenses and relevant taxes thereon. Our Company will not receive any proceeds from the Offer for Sale. Set forth hereunder are the details of the number of Equity Shares of face value of ₹2 each offered by each of the Selling Shareholders in the Offer:

Selling Shareholder	Aggregate number of Equity Shares of face value of ₹2 each being offered in the Offer for Sale	Aggregate Value of Offer for Sale	Date of corporate approval	Date of consent letter
Arun MN	Up to [●] Equity Shares of face value of ₹2 each	Up to ₹ 100 million	N.A.	December 24, 2025
Casagrand Luxor Private Limited	Up to [●] Equity Shares of face value of ₹2 each	Up to ₹ 100 million	August 16, 2024	December 24, 2025

Fresh Issue

The net proceeds of the Fresh Issue, i.e., gross proceeds of the Fresh Issue less the Offer expenses apportioned to our Company ("**Net Proceeds**") are proposed to be utilized in the following manner:

1. Prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by our Company;

2. Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries; and

3. General corporate purposes.

(collectively, the "**Objects**")

In addition, our Company expects to receive the benefits of listing of the Equity Shares on the Stock Exchanges, enhancement of our Company's visibility and brand name amongst our existing and potential customers and creation of a public market for the Equity Shares in India.

The main objects clause and objects incidental and ancillary to the main objects clause as set out in the Memorandum of Association enables our Company: (i) to undertake our existing business activities; and (ii) to undertake the proposed activities for which the funds are being raised by us in the Offer, including the activities towards which the loans proposed to be repaid or pre-paid from the Net Proceeds were utilized. Further, the main objects and objects incidental and ancillary to the main objects set out in the respective memorandum of association of our Subsidiaries, enables the respective Subsidiaries to undertake the activities proposed to be funded from the Net Proceeds.

Net Proceeds

The details of the proceeds of the Fresh Issue are summarized in the table below:

S. No	Particulars	Estimated Amount (in ₹ million)[(2)]
(a)	Gross proceeds of the Fresh Issue	12,000.00
(b)	Less: Offer expenses in relation to the Fresh Issue apportioned to our Company[(1)]	[●][(1)(2)]

S. No	Particulars	Estimated Amount (in ₹ million)[2]
(c)	**Net Proceeds[3]**	[●][2]

*(1) See "– **Offer related expenses**" on page 195.*

*(2) To be determined after finalisation of the Offer Price and updated in the Prospectus prior to filing of the RoC. For details on Offer related expenses, see "**- Offer related expenses**" on page 195.*

(3) Includes the proceeds, if any, received pursuant to the Pre-IPO Placement. Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. The utilisation of the proceeds raised pursuant to the Pre-IPO Placement will be done towards the Objects in compliance with applicable law. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus

Utilisation of Net Proceeds

The Net Proceeds are proposed to be utilised in accordance with the details provided in the table below:

Particulars	Amount (in ₹ million)
Prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by our Company	2,500.00
Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries	6,500.00
General corporate purposes [1]	[●]
Total Net Proceeds[1]	[●]

(1) To be finalized upon determination of the Offer Price and updated in the Prospectus prior to filing with the RoC. The amount utilised for general corporate purposes shall not exceed 25% of the Gross Proceeds.

Proposed schedule of implementation and deployment of Net Proceeds

We propose to deploy the Net Proceeds for the aforesaid purposes in accordance with the estimated schedule of implementation and deployment of funds as set forth in the table below:

(in ₹ million)

S. No	Particulars	Amount to be funded from Net Proceeds	Amount to be deployed from the Net Proceeds in Fiscal 2026
1.	Prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by our Company	2,500.00	2,500.00
2.	Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries	6,500.00	6,500.00
3.	General corporate purposes[1]	[●]	[●]
	Total Net Proceeds[1][2]	[●]	[●]

(1) To be finalized upon determination of the Offer Price and updated in the Prospectus prior to filing with the RoC. The amount utilised for general corporate purposes shall not exceed 25% of the Gross Proceeds.

(2) Includes the proceeds, if any, received pursuant to the Pre-IPO Placement. Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. The utilisation of the proceeds raised pursuant to the Pre-IPO Placement will be done towards the Objects in compliance with applicable law. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus.

In accordance with Clause 9(A)(2)(b) of Part A of Schedule VI of the SEBI ICDR Regulations, our Company has obtained a certificate dated December 24, 2025 from Vaithisvaran and Co. LLP, Statutory Auditors of our Company certifying that the borrowings have been utilised towards the purposes for which such borrowings were availed.

The above-stated fund requirements, deployment of the funds and the intended use of the Net Proceeds as described in this Draft Red Herring Prospectus are based on our current business plan, internal management estimates based on current market conditions and other commercial and technical factors, including interest rates, exchange rate fluctuations and other charges, and the financing and other agreements entered into by our Company and Subsidiaries. We may have to revise our funding requirements and deployment on account of a variety of factors such as our financial and market condition, timing of completion of the Offer, change in costs, our business and growth strategies, competitive landscape, general factors affecting our results of operations, financial condition and access to capital, funding requirements in the operations of our Subsidiaries and other external factors such as changes in the business environment or regulatory climate and interest or exchange rate fluctuations, which may not be within the control of our management. This may entail rescheduling the proposed utilisation of the Net Proceeds and changing the allocation of funds from its planned allocation at the discretion of our management, subject to compliance with applicable law. For risk in this regard, see "***Risk Factors – Any variation in the utilization of the Net Proceeds would be subject to certain compliance requirements, including prior shareholders' approval***" on page 98.

Subject to applicable law, in case of variations in the actual utilization of funds earmarked for the purposes set forth above, increased fund requirements for a particular purpose may be financed by our internal accruals, additional equity and/or debt arrangements with existing and future lenders, as required.

Further, our Company may decide to accelerate the estimated Objects ahead of the schedule specified above. However, in the event that estimated utilization out of the Net Proceeds in a scheduled Fiscal being not undertaken in its entirety, the remaining Net Proceeds shall be utilised in Fiscal 2027, as may be decided by our Company, in accordance with applicable laws. Any such change in our plans may require rescheduling of our expenditure programs and increasing or decreasing expenditure for a particular object vis-à-vis the utilization of Net Proceeds.

Means of finance

The fund requirements for the Objects are proposed to be entirely funded from the Net Proceeds and hence, no amount is proposed to be raised through any other means of finance. Accordingly, we confirm that there are no requirements to make firm arrangements of finance through verifiable means towards at least 75% of the stated means of finance, excluding the amount to be raised through the Fresh Issue and existing internal accruals, under Regulation 7(1)(e) of the SEBI ICDR Regulations. In case of a shortfall in the Net Proceeds or any increase in the actual utilisation of funds earmarked for the Objects, our Company may explore a range of options including utilizing our internal accruals.

Details of the Objects

1. Prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by our Company

Our Company has entered into various financing arrangements with banks and financial institutions. Further, our Company has also issued non-convertible debentures to various financial institutions. Our Company avails fund based and non-fund based facilities in the ordinary course of business for purposes such as, *inter alia*, meeting our working capital requirements or business requirements, such as funds required in relation to the acquisition of land, construction and development of our projects. As on September 30, 2025, our Company and Subsidiaries had total outstanding borrowings of ₹49,135.96 million, on a consolidated basis. For further details, see "***Financial Indebtedness***" on page 870.

Our Company proposes to utilize an estimated amount of ₹2,500.00 million from the Net Proceeds towards prepayment or repayment, in full or in part, of all or a portion of certain outstanding borrowings availed by it, including payment of any accrued interest thereon. The repayment and/or prepayment of borrowings will help reduce our outstanding indebtedness, assist us in maintaining a favourable debt-equity ratio, reduce our interest outflow and enable utilisation of some additional amount from our internal accruals for further investment in business growth and expansion. In addition, we believe that any improvement in debt-equity ratio will enable us to raise further resources at competitive rates and additional funds / capital in the future to fund potential business development opportunities and plans to grow and expand our business in the future.

Given the nature of these borrowings and the terms of repayment or prepayment, the aggregate outstanding amounts under these borrowings may vary from time to time and, in accordance with the relevant repayment schedule, our Company has repaid, and may in the future, repay some of the borrowings set out below, prior to Allotment or avail additional credit facilities. If at the time of Allotment, any of the below mentioned loans are repaid in part or if further funds are drawn down under existing loans, then we may utilise the Net Proceeds for prepayment/ repayment of any such disbursements obtained by our Company. Our Company may choose to repay/ prepay certain borrowings availed by it other than those identified in the table below, which may include additional borrowings availed after the filing of this Draft Red Herring Prospectus, the details of which shall be provided in the Red Herring Prospectus. However, the aggregate amount to be utilised from the Net Proceeds towards repayment/ prepayment of certain borrowings, in part or in full, including payment of accrued interest thereon, would not exceed ₹2,500.00 million.

Further, pursuant to the terms of the borrowing arrangements, prepayment of certain indebtedness may attract prepayment charges as prescribed by the respective lender. Such prepayment charges, as applicable, shall be funded out of the Net Proceeds, as per the requirements of the loans availed by our Company which are proposed to be repaid/ pre-paid out of the proceeds of the Fresh Issue. If the Net Proceeds are insufficient for making payments for such pre-payment penalties or premiums or interest, such excessive amount shall be met from our internal accruals.

The following table provides details of certain borrowings availed by our Company as on September 30, 2025, out of which we propose to pre-pay or repay, in full or in part, up to an amount aggregating to ₹2,500.00 million from the Net Proceeds:

[*Remainder of the page is left intentionally blank*]

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project/ land parcel	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
1.	Hero Fincorp Limited	Term Loan - Financial Institutions	1. Towards infusion of funds into group companies for meeting construction-related expenditures pertaining to specific projects undertaken by such group companies. 2. Towards group working capital requirements.	Casagrand Linore & Thirumudivakkam	1,500.00	752.59	13.50%*	September 28, 2024	September 30, 2024	36 months	Repayable in 24 monthly instalments after 12 months from the date of first disbursement	Prepayment charge of 2% shall apply on the outstanding facility amount after the lock-in period, except in cases of project-related or mandatory prepayments.
2.	LIC Housing Finance Limited	Term Loan - Financial Institutions	1. Towards takeover of existing loan of ₹925.90 million from JM Financial Credit Solutions Limited taken for the purpose of purchase of land, construction finance and reimbursement of expenses of other projects of the group. 2. The balance sum of ₹2,074.10 Million for the construction and completion of the Project "Casagrand Elysium".	Casagrand Elysium, Casagrand Windsor Court, Casagrand Massimo, Santhavallore	3,000.00	1,386.96	11.75%	April 15, 2024	May 7, 2024	48 months	Repayable in 30 monthly instalments commencing from the 19th month from the date of first disbursement.	2% of the principal amount prepaid ahead of the repayment schedule.
3.	STCI Finance Limited	Term Loan - Financial Institutions	1. Full repayment / refinance of outstanding debt in the form of NCDs of Motilal Oswal Finvest Limited having present	Casagrand Avenue Park	850.00	235.58	13.00%	October 28, 2024	November 19, 2024	48 months	Repayment begins after a 24-month moratorium period and is completed over eight	2% prepayment charge on the prepaid amount shall apply if the loan is pre-

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project/ land parcel	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
			outstanding of around Rs 476.00 million (including accrued interest) which was taken for general corporate purposes. 2. Balance for construction & project related expenses of project - Casagrand Avenue Park.								equal quarterly payments.	paid, in part or in full, with a prior written notice of 30 days.
4.	Certus Investment Management Private Limited	NCD	Towards general corporate purposes of the project, land cost, cost-to-complete of the project, coupon, facility manager fees, DSRA Requirement and other Debenture Obligations.	Ashok Nagar	800.00	404.10	14.20%	May 10, 2024	May 15, 2024	52 months	Repayable in ten unequal quarterly instalments starting from June 30, 2026	No prepayment penalty clause
	Total				**6,150.00**	**2,779.23**						

** Interest rates as per latest statement of loans was different from interest rates as per sanction letter. Such difference was on account of change in the underlying MCLR. The range of interest rates applicable on the borrowings availed by our Company (including Hero Fincorp Limited) typically varies depending on the purpose for which such loan is borrowed such as land acquisition, construction finance, and general corporate purposes.*

(1) In accordance with Clause 9(A)(2)(b) of Part A of Schedule VI of the SEBI ICDR Regulations, Vaithisvaran and Co. LLP, our Statutory Auditors, by way of their certificate dated December 24, 2025, have confirmed that these borrowings have been utilized for the purpose for which they were availed, as provided under the relevant borrowing documents.

Subsequent to prepayment or repayment, in full or part of the borrowings availed by our Company out of the Net Proceeds as set out above, the funds received pursuant to such borrowings are proposed to be utilized in the manner as agreed with the lender under the financing documents entered into in relation to such borrowings. For details in relation to the terms and conditions of our borrowing arrangements as well as restrictive covenants in relation thereto, see "***Risk Factors – Our business is capital intensive and is therefore dependent on the availability of real estate financing, which may not be available on terms acceptable to us in a timely manner or at all. Our inability to service our debt obligations, decline in our credit ratings or an increase in the cost at which we incur such debt could have an adverse effect on our business, results of operations and cash flows.***" and *"**Financial Indebtedness***" on pages 55 and 870, respectively.

The selection of borrowings proposed to be prepaid or repaid amongst our borrowing arrangements availed will be based on various factors, including (i) cost of the borrowing, including applicable interest rates, charges and expenses, (ii) any conditions attached to the borrowings restricting our ability to prepay / repay the borrowings and time taken to fulfil, or obtain waivers for fulfilment of such conditions, (iii) receipt of consents for prepayment from the respective lenders, as applicable, (iv) levy of any prepayment penalties and the quantum thereof, (v) provisions of any laws, rules and regulations governing such borrowings, and (vi) other commercial considerations including, among others, the amount of the loan outstanding and the remaining tenor of the loan. The selection and extent of the borrowings proposed to be prepaid and / or repaid as mentioned in the table above, is not determined and we may utilize the Net Proceeds to prepay and / or repay the facilities disclosed above in accordance with commercial considerations, including amounts outstanding at the time of prepayment and/ or repayment.

There have neither been any delays or defaults by us in relation to the above-mentioned borrowings intended to be repaid/prepaid using Net Proceeds nor has there been any rescheduling/restructuring of such borrowings.

2. Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries

Our Company proposes to invest an aggregate estimated amount of ₹6,500.00 million from the Net Proceeds in its wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, towards prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings, including any accrued interest thereon, availed by such wholly owned Subsidiaries/ step-down Subsidiaries.

Given the nature of these borrowings and the terms of repayment or prepayment, the aggregate outstanding amounts under these borrowings may vary from time to time and, in accordance with the relevant repayment schedule, our Company has repaid, and may in the future, repay or refinance some of the borrowings set out below, prior to Allotment or avail additional credit facilities. If at the time of Allotment, any of the below mentioned loans are repaid in part or draw down further funds under existing loans, then we may utilise the Net Proceeds for prepayment/ repayment of any such facilities or disbursements obtained by our Company. Given the nature of these borrowings and the terms of repayment or prepayment, the aggregate outstanding amounts under these borrowings may vary from time to time and, in accordance with the relevant repayment schedule, our wholly owned Subsidiaries/ step-down Subsidiaries have repaid, and may in the future, repay or refinance some of the borrowings set out below, prior to Allotment or avail additional credit facilities. If at the time of Allotment, any of the below mentioned loans are repaid in part or if further funds are draw down under existing or refinanced loans, then we may utilise the Net Proceeds for prepayment/ repayment of any such disbursements obtained by our wholly owned Subsidiaries/ step down Subsidiaries. Our wholly owned Subsidiaries or step down Subsidiaries may choose to repay/ prepay certain borrowings availed by it other than those identified in the table below, which may include additional borrowings availed after the filing of this Draft Red Herring Prospectus. However, the aggregate amount to be utilised from the Net Proceeds towards repayment/ prepayment of the borrowings, in part or in full, including payment of accrued interest thereon, availed by such wholly owned Subsidiaries/ step-down Subsidiaries would not exceed ₹6,500.00 million.

The following table provides details of certain borrowings availed by our wholly owned Subsidiaries and wholly owned step-down Subsidiaries as September 30, 2025, out of which we propose to pre-pay or repay, in full or in part, up to an amount aggregating to ₹6,500.00 million from the Net Proceeds, through investment in such subsidiaries/step down subsidiaries:

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
Danub Homes Private Limited												
1.	LIC Housing Finance Limited	Term loan – Financial Institutions	1. Maximum of ₹1,380.00 million (or actual outstanding whichever is lower) towards closure of existing loan with JM Financial Credit Solutions Ltd taken for the purpose cost of acquisition of the project land. All other charges, if any, to be borne by the borrower 2. Construction of the project 'Casagrand First City'.	Casagrand First City	3,800.00	465.44	12.90%	July 21, 2022	September 30, 2022	60 months	Repayable in 36 monthly instalments from 24 months from the first date of disbursement	2% of the principal amount prepaid ahead of the repayment schedule.
Casa Grande Civil Engineering Private Limited												
2.	Aditya Birla Capital Limited	Term Loan – Financial Institutions	1. Upto ₹ 350.00 million towards takeover of the existing facility availed from Kotak Mahindra lnvestments Limited (KMIL) / To be disbursed directly to KMIL taken for project expenses. 2. Up to ₹ 650.00 million towards balance cost of other ongoing projects of the group & transaction costs	Casagrand Platinum & Casagrand Primrose	1,000.00	532.89	11.00% & 12.00%*	December 29, 2024	December 31, 2024	48 months	Repayable in 24 monthly instalments after 24 months from the date of first disbursement	Prepayment through re-financing: 2% on prepayment Where sale price of the units are below the minimum stipulated prices, no penalty of the repayment equivalent to the differential amount between the sale price and minimum stipulated prices No penalty for any repayment made within 90 days from the date of interest reset or revised interest rate subject to 30 days of written communication No penalty for any repayment made within 90 days from the date of upward revision of rate of interest No Penalty for Prepayment through Promoter's equity or

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
												any other sources: Subject to prior written consent of the Lender in the event Borrower prepays the Loan
3.	Bank of Maharashtra	Term Loan - Bank	Towards working capital requirement of the project	Casagrand Auburn	54.00	43.20	10.60%	September 24, 2024	September 30, 2024	60 months	Repayable in 60 monthly instalments from the date of first disbursement	2% of the prepaid amount if the prepaid amount is more than 25% of the sanctioned limit.
Casagrand Fresh Private Limited												
4.	Bajaj Housing Finance Limited	Term loan – Financial Institutions	Towards construction cost and/or working capital requirement of the project Casagrand Massimo	Casagrand Massimo	1,850.00	1,171.99	11.50%*	December 29, 2024	December 31, 2024	84 months	Repayable in 42 monthly instalments after 42 months from the date of first disbursement	2% prepayment charges shall if repaid ahead of the repayment schedule subject to at least 45 days written notice to the lender. 2% prepayment charges on the outstanding amount if taken over by any financial institution.
Casagrand Everta Private Limited												
5.	HDFC Bank Limited	Term Loan - Bank	Towards construction and development of the project "Casagrand Astute".	Casagrand Astute	1,650.00	550.00	9.05%	December 20, 2023	March 21, 2024	48 months	Bullet repayment of the full principal amount upon completion of 48 months.	2% of the loan amount being prepaid subject to borrower giving atleast 15 days prior written notice to the lender
Casagrand Magick Rufy Private Limited												
6.	ICICI Bank Limited	Term Loan - Bank	Towards partial financing of the cost of the project "Casagrand Connect" (excluding land acquisition expenses) and transaction related expenses.	Casagrand Connect	600.00	600.00	10.33%	January 31, 2023	March 31, 2023	48 months	Bullet repayment of the full principal amount upon completion of 48 months.	1% of principal amount of the loan being prepaid subject to 15 days written prior notice
Casagrand Bizpark Private Limited												

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
7.	ICICI Bank Limited	Term Loan - Bank	1. Upto ₹ 2,480.00 million towards acquisition of the Asset, limited to 80% of the total acquisition cost or purchase consideration (including stamp duty, registration charges, and brokerage). 2. Remaining ₹ 300.00 million towards part financing of the refurbishment cost of the asset and meeting transaction-related expenses.	Ecotech	2,780.00	2,775.55	9.65%	September 13, 2023	September 16, 2023	36 months	Repayable on the 15th day of the 36th month from the date of first disbursement.	1. No prepayment premium on proceeds of the IPO of borrower or parent company 2. 1% of the principal amount prepaid (part or full) subject to 15 days prior notice in writing
Casagrand Zingo Private Limited												
8.	Standard Chartered Bank	Term Loan - Bank	1. Towards funding of other identified projects of the group 2. Development of the Project Mercury and transaction related expenses 3. Reimbursement of cost incurred towards the project Mercury by the Obligors	Casagrand Mercury	1,500.00	484.40	12.50%	April 30, 2024	February 28, 2025	60 months	Repayable in 7 half yearly instalments from 24 months from the date of first disbursement	1% of the loan being repaid with applicable taxes
9.	Standard Chartered Capital Limited	Term loan – Financial Institutions	1. Towards (i) refinancing the Existing Indebtedness with Credit Solutions India Trust taken towards payment of (a) ₹ 1,800.00 million- as the consideration for the	Casagrand Mercury	2,850.00	1,907.60	12.50%	April 30, 2024	April 30, 2024	60 months	Repayable in 7 half yearly instalments from 24 months from the date of first disbursement	1% of the loan being prepaid with applicable taxes

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
			acquisition of the entire Perambur Acquired Land by the Perambur Land Owner, under the Perambur Land Title Deeds; (b) the interest free refundable security deposit of ₹ 300.00 million to be paid by the Company to the JDA Land owners; (ii) Funding of other identified projects of the group.									
Casagrand Hyderwise Private Limited												
10.	Tata Capital Housing Finance Limited	Term loan – Financial Institutions	1. Term loan 1: Upto Rs 1,150.00 million towards reimbursement of incremental equity infused in the Project 1 Casagrand Evon 2. Term loan 2: Rs.850.00 million towards construction finance of the Project 1 Casagrand Evon]and transaction related expenses thereto.	Casagrand Evon	2,000.00	1,577.44	12.50% & 12.95%*	December 20, 2024	December 24, 2024	72 months	Repayment is scheduled to begin from the 37th month following the first disbursement and will be completed over 36 consecutive monthly instalments.	Nil Prepayment Charges in case of repayment from Sales receivables of the project or own source and 2% plus applicable taxes on principal repaid in any other event
Casa Grande Shelter Private Limited												
11.	Axis RERA Opportunities Fund II	NCD	To be utilised for acquisition / repayment of land acquisition cost	Kundrathur	400.00	400.00	15.90%	August 21, 2024	October 28, 2024	45 months	Repayable in 15 quarters from deemed date of allotment (Inclusive of lock-in	Nil prepayment penalty post lock-in-period. If paid prior to lock-in, then 2% on the outstanding amount.

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
											period of 12 months)	
Casagrand Lotus Private Limited												
12.	Aditya Birla Capital Limited	Term loan – Financial Institutions	Towards meeting the other ongoing project expensed of the group and transaction cost.	Casagrand Casablanca	2,000.00	1,174.99	12.00%	June 26, 2024	June 29, 2024	60 months	Repayable in 24 monthly instalments after 36 months from the date of first disbursement	1. Prepayment through re-financing: 2% on prepayment 2. Prepayment through own sources: 2% of the amount so repaid
Casagrand Anchor Private Limited												
13.	Standard Chartered Capital Limited	Term loan – Financial Institutions	1. Towards (i) refinancing the Existing Indebtedness with Credit Solutions India Trust taken for the payment to Vandalurs sellers for acquisition of entire shareholding of Vandalur land owner; (ii) funding the reimbursements in relation to restoration of the Borrower's equity share capital that was utilized for reduction of the Existing Indebtedness; and (iii) funding transaction related expenses 2. Towards the development of other identified projects of the Group. 3. Towards funding of the development costs	Casagrand Suncity	2,500.00	628.50	13.25%	December 27, 2023	January 15, 2024	48 months	Repayment in three half yearly and one quarterly instalments (Moratorium period - 2 years).	1% of the loan being prepaid with applicable taxes

S. No.	Name of the lender	Nature of the borrowing	Purpose for which amount was utilised[1]	Name of the project	Amount sanctioned as at September 30, 2025 (in ₹ million)	Outstanding amount as per books of accounts as at September 30, 2025 (in ₹ million)	Rate of interest / coupon rate (per annum) as at September 30, 2025	Date of sanction	Date of disbursement	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
			of the Project Casagrand Suncity Phase I.									
			Total		**22,984.00**	**12,312.00**						

** Interest rates as per latest statement of loans was different from interest rates as per sanction letter. Such difference was on account of change in the underlying MCLR. The range of interest rates applicable on the borrowings availed by our Subsidiaries typically varies depending on the purpose for which such loan is borrowed such as land acquisition, construction finance, and general corporate purposes.*

(1) In accordance with Clause 9(A)(2)(b) of Part A of Schedule VI of the SEBI ICDR Regulations, Vaithisvaran and Co. LLP, our Statutory Auditors, by way of their certificate dated December 24, 2025, have confirmed that these borrowings have been utilized for the purpose for which they were availed, as provided under the relevant borrowing documents.

Set out below are the details of projects undertaken by such Subsidiaries as of June 30, 2025:

Subsidiary	Project
Casagrand Magick Rufy Private Limited	Casagrand Athens
	Casagrand Connect
Casa Grande Civil Engineering Private Limited	Casagrand Aria
	Casagrand Dior
	Casagrand Palm Springs
	Casagrand Linore
	Casagrand Platinum
	Casagrand Primrose
Casagrand Bizpark Private Limited	Ecotech – Phase I
	Ecotech – Phase II
	Casagrand Bizpark
Casagrand Everta Private Limited	Astute
Casagrand Hyderwise Private Limited	Casagrand Hanford
	Casagrand Belair
	Casagrand Evon
	GS Infinity
	Windsor Court
Casagrand Lotus Private Limited	Casagrand Casablanca
Casagrand Zingo Private Limited	Casagrand Mercury - I
Casagrand Anchor Private Limited	Casagrand Connect
	Casagrand Suncity
	Casagrand Suncity Phase II
	Casagrand Suncity Phase III
Danub Homes Private Limited	Casagrand Aspires
	Casagrand Elinor
	Casagrand Firstcity
Casagrand Fresh Private Limited	Casagrand Reva
	Casagrand Convention Centre
	Casagrand Highclere
	Casagrand Frenchtown
	Casagrand Madelyn
	Casagrand Massimo
	Casagrand Cheers
Casa Grande Shelter Private Limited	Nil

Further, set out below are details of the key financial indicators of such Subsidiaries for the three months ended June 30, 2025 and the Financial Years ending March 31, 2025, March 31, 2024 and March 31, 2023:

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
	Casagrand Magick Rufy Private Limited			
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,531.46	1,529.15	722.99	90.49
Revenue from operations	75.97	3,870.93	3,181.81	35.75
EBITDA	(16.29)	9,37.30	645.05	14.48
EBITDA Margin (in %)	(21.44)	24.21	20.27	40.50
Profit/(loss) after tax for the year	2.31	806.16	632.50	90.05
Basic earnings per equity share(in ₹/share)	231.00	80,616.00	63,250.00	9,005.00
Diluted earnings per equity share (in ₹/share)	231.00	80,616.00	63,250.00	9,005.00
Net asset value per equity share (in ₹/share)	153,146.25	152,915.00	72,299.00	9,049.00
Total borrowings (including lease liabilities)	812.82	759.96	629.78	1,230.49
	Casa Grande Civil Engineering Private Limited			
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,385.37	1,391.99	1,235.92	1,242.25
Revenue from operations	64.65	3,542.62	417.58	1,659.04
EBITDA	(76.52)	113.14	(15.82)	25.39

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
EBITDA Margin (in %)	(118.36)	3.19	NC*	1.53
Profit/(loss) after tax for the year	(13.05)	129.27	(7.81)	13.75
Basic earnings per equity share(in ₹/share)	(1,306.48)	12,923.57	(781.00)	1,375.00
Diluted earnings per equity share (in ₹/share)	(1,306.48)	12,923.57	(781.00)	1,375.00
Net asset value per equity share (in ₹/share)	138,536.84	139,198.84	123,592.00	124,225.00
Total borrowings (including lease liabilities)	2,691.24	2,397.93	4,225.57	2,401.03
Casagrand Bizpark Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(75.11)	(58.23)	(81.75)	(71.98)
Revenue from operations	-	40.68	131.73	0.00
EBITDA	(16.62)	(12.42)	3.60	(32.76)
EBITDA Margin (in %)	NA	(30.53)	2.73	NA
Profit/(loss) after tax for the year	(16.88)	22.72	(9.34)	(39.77)
Basic earnings per equity share(in ₹/share)	(1,688.00)	2,272.00	(934.00)	(3,977.00)
Diluted earnings per equity share (in ₹/share)	(1,688.00)	2,272.00	(934.00)	(3,977.00)
Net asset value per equity share (in ₹/share)	(7,511.00)	(5,823.00)	(8,175.00)	(7,198.00)
Total borrowings (including lease liabilities)	6,323.67	5,998.93	3,721.98	566.41
Casagrand Everta Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(3.31)	(1.58)	0.83	(0.04)
Revenue from operations	0.23	0.20	0.00	0.00
EBITDA	(0.09)	(1.17)	(0.24)	(0.04)
EBITDA Margin (in %)	(39.13)	(585.00)	NA	NA
Profit/(loss) after tax for the year	(1.73)	(2.41)	0.79	(0.04)
Basic earnings per equity share(in ₹/share)	(173.00)	(241.00)	79.00	(4.00)
Diluted earnings per equity share (in ₹/share)	(173.00)	(241.00)	79.00	(4.00)
Net asset value per equity share (in ₹/share)	(331.00)	(158.00)	83.00	4.00
Total borrowings (including lease liabilities)	1,445.62	1,460.31	1,147.72	534.60
Casagrand Hyderwise Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(64.38)	(48.91)	(20.13)	(10.81)
Revenue from operations	1.84	1.45	1.94	0.00
EBITDA	(16.71)	(5.47)	(8.33)	(3.77)
EBITDA Margin (in %)	(908.15)	(377.24)	NC*	NA
Profit/(loss) after tax for the year	(15.46)	(28.81)	(9.32)	(7.58)
Basic earnings per equity share(in ₹/share)	(1,543.94)	(2,875.19)	(932.00)	(758.00)
Diluted earnings per equity share (in ₹/share)	(1,543.94)	(2,875.19)	(932.00)	(758.00)
Net asset value per equity share (in ₹/share)	(6,438.00)	(4,891.00)	(2,013.00)	(1,081.00)
Total borrowings (including lease liabilities)	5,893.13	4,819.54	1,422.15	1,174.62
Casagrand Lotus Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(4.47)	0.14	(0.07)	0.07

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Revenue from operations	0.21	1.89	0.00	0.00
EBITDA	(2.27)	1.22	(0.19)	(0.03)
EBITDA Margin (in %)	(1,080.95)	64.55	NA	NA
Profit/(loss) after tax for the year	(4.61)	0.21	(0.14)	(0.03)
Basic earnings per equity share(in ₹/share)	(460.26)	23.57	(14.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(460.26)	23.57	(14.00)	(3.00)
Net asset value per equity share (in ₹/share)	(447.00)	14.00	(7.00)	7.00
Total borrowings (including lease liabilities)	3,033.66	1,832.57	2,357.96	0.00
Casagrand Zingo Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(20.28)	(4.29)	0.15	0.07
Revenue from operations	1.91	2.30	0.15	0.00
EBITDA	(3.17)	1.48	(0.55)	(0.01)
EBITDA Margin (in %)	(165.97)	64.35	NC*	NA
Profit/(loss) after tax for the year	(15.99)	(4.44)	0.08	(0.01)
Basic earnings per equity share(in ₹/share)	(1,598.97)	(443.20)	8.00	(1.00)
Diluted earnings per equity share (in ₹/share)	(1,598.97)	(443.20)	8.00	(1.00)
Net asset value per equity share (in ₹/share)	(2,028.00)	(429.00)	15.00	7.00
Total borrowings (including lease liabilities)	3,373.23	3,546.68	2,067.99	1,649.76
Casagrand Anchor Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	314.50	377.23	(0.72)	(0.04)
Revenue from operations	1.79	6.08	0.00	0.00
EBITDA	(3.58)	0.69	(1.53)	(0.08)
EBITDA Margin (in %)	(2.00)	11.35	NA	NA
Profit/(loss) after tax for the year	(62.73)	29.22	(0.68)	(0.12)
Basic earnings per equity share(in ₹/share)	(6,270.83)	2,921.67	(68.00)	(12.00)
Diluted earnings per equity share (in ₹/share)	(6,270.83)	2,921.67	(68.00)	(12.00)
Net asset value per equity share (in ₹/share)	31,450.00	37,723.00	(72.00)	(4.00)
Total borrowings (including lease liabilities)	1,270.92	1,450.68	2,151.99	1,618.44
Danub Homes Private Limited				
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,247.69	1,253.48	959.78	(14.79)
Revenue from operations	587.68	4,461.81	5,968.30	36.08
EBITDA	(50.37)	109.50	1,309.23	17.21
EBITDA Margin (in %)	(8.57)	2.45	21.94	47.70
Profit/(loss) after tax for the year	(5.79)	293.70	974.57	(1.58)
Basic earnings per equity share(in ₹/share)	(580.86)	29,373.42	97,457.00	(158.00)
Diluted earnings per equity share (in ₹/share)	(580.86)	29,373.42	97,457.00	(158.00)
Net asset value per equity share (in ₹/share)	124,769.40	125,348.00	95,978.00	(1,479.00)
Total borrowings (including lease liabilities)	1,911.32	2,285.15	2,761.37	2,706.38

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
	Casagrand Fresh Private Limited			
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(13.78)	(3.74)	(2.72)	0.02
Revenue from operations	3.23	7.59	0.00	0.00
EBITDA	0.79	1.54	(3.77)	64.09
EBITDA Margin (in %)	24.46	20.29	NA	NA
Profit/(loss) after tax for the year	(10.04)	(1.02)	(2.74)	(0.06)
Basic earnings per equity share(in ₹/share)	(1,001.93)	(101.86)	(274.00)	(6.00)
Diluted earnings per equity share (in ₹/share)	(1,001.93)	(101.86)	(274.00)	(6.00)
Net asset value per equity share (in ₹/share)	(1,378.00)	(374.00)	(272.00)	2.00
Total borrowings (including lease liabilities)	6,285.81	6,417.58	4,457.75	922.94
	Casa Grande Shelter Private Limited**			
Equity share capital	1.00	1.00	1.00	NA
Net worth	109.32	116.68	11.08	NA
Revenue from operations	1.54	9.41	14.58	NA
EBITDA	(1.87)	(5.99)	(3.32)	NA
EBITDA Margin (in %)	(121.43)	(63.66)	(22.77)	NA
Profit/(loss) after tax for the year	(7.36)	105.60	10.08	NA
Basic earnings per equity share(in ₹/share)	(73.59)	1,055.94	100.80	NA
Diluted earnings per equity share (in ₹/share)	(73.59)	1,055.94	100.80	NA
Net asset value per equity share (in ₹/share)	1,093.20	1,166.80	110.80	NA
Total borrowings (including lease liabilities)	432.65	485.78	129.23	NA

**NC = Not calculable as the EBITDA is negative.*

(1) EBITDA is calculated as total profit/ loss for the period/year plus tax expenses, net finance cost and depreciation and amortization expense reduced by other income.

(2) EBITDA Margin is calculated as EBITDA divided by the total revenue from operations in the relevant period/Fiscal.

***CG Shelter was converted from a limited liability partnership to a private limited company with effect from December 11, 2023. The information set out in the table above reflects the financial information of CG Shelter post such conversion to a private limited company.*

For other details of our Subsidiaries including their business, projects, financial metrics, etc., see "***History and Certain Corporate Matters - Our Subsidiaries***" on page 367.

Subsequent to prepayment or repayment, in full or part of the borrowings availed by our Subsidiaries out of the Net Proceeds as set out above, the funds received pursuant to such borrowings are proposed to be utilized in the manner as agreed with the lender under the financing documents entered into in relation to such borrowings. For details in relation to the terms and conditions of our borrowing arrangements as well as restrictive covenants in relation thereto, see *"**Risk Factors – Our business is capital intensive and is therefore dependent on the availability of real estate financing, which may not be available on terms acceptable to us in a timely manner or at all. Our inability to service our debt obligations, decline in our credit ratings or an increase in the cost at which we incur such debt could have an adverse effect on our business, results of operations and cash flows.***" and *"**Financial Indebtedness***" on pages 55 and 870, respectively

The selection of borrowings proposed to be prepaid or repaid amongst our borrowing arrangements availed will be based on various factors, including (i) cost of the borrowing, including applicable interest rates, charges and expenses, (ii) any conditions attached to the borrowings restricting the ability to prepay / repay the borrowings and time taken to fulfil, or obtain waivers for fulfilment of such conditions, (iii) receipt of consents for prepayment from the respective lenders, as applicable, (iv) levy of any prepayment penalties and the quantum thereof, (v) provisions of any laws, rules and regulations governing such borrowings, and (vi) other commercial considerations including, among others, the amount of the loan outstanding and the remaining tenor of the loan. The selection and extent of the borrowings proposed to be prepaid and / or repaid as mentioned in the table above, is not determined and we may utilize the Net Proceeds to prepay and / or repay the facilities disclosed above in

accordance with commercial considerations, including amounts outstanding at the time of prepayment and/ or repayment.

The abovementioned factors will also determine the form or mode of investment by our Company in our wholly owned Subsidiaries/ step down subsidiaries, i.e., whether they will be in form of subscription or purchase of equity shares, preference shares, convertible or non-convertible securities, debt or any other instrument or combinations for prepayment/ repayment of the borrowing arrangements availed by such Subsidiaries/ step down subsidiaries. The manner (debt/equity) in which the funds will be invested in our Subsidiaries/ step down subsidiaries along with terms thereof has not been finalized as on the date of this Draft Red Herring Prospectus and shall be finalised on the basis of the financial conditions and business requirements of such wholly owned Subsidiaries/ step-down Subsidiaries, at the time of making such investment.

There have neither been any delays or defaults by us in relation to the above-mentioned borrowings intended to be repaid/prepaid using Net Proceeds nor has there been any rescheduling/restructuring of such borrowings.

3. General corporate purposes

Our Company proposes to deploy the balance Net Proceeds aggregating to ₹[●] million towards general corporate purposes, subject to such amount not exceeding 25% of the Gross Proceeds, in compliance with the SEBI ICDR Regulations. The general corporate purposes for which our Company proposes to utilise Gross Proceeds include, but are not restricted to, the following:

i. construction of ongoing projects of the Company and Subsidiaries;

ii. expenses in relation to approvals of forthcoming projects of the Company and Subsidiaries;

iii. land acquisition for future projects including advance for joint development agreement projects;

iv. strategic initiatives including organic and inorganic growth;

v. strengthening marketing capabilities and brand building exercises;

vi. meeting ongoing general corporate exigencies and contingencies;

vii. capital expenditure;

viii. administrative overheads and expenses of our Company; and

ix. any other purpose.

The allocation or quantum of utilisation of funds towards the specific purposes described above will be determined by our Board, based on our business requirements and other relevant considerations, from time to time. Our management, in accordance with the policies of the Board, shall have the flexibility in utilising surplus amounts, if any.

Bridge Financing

Our Company has not raised any bridge loans from any bank or financial institution as on the date of this Draft Red Herring Prospectus, which are proposed to be repaid from the Net Proceeds.

Appraising entity

None of the objects for which the Net Proceeds will be utilised have been appraised by any agency, bank or financial institution.

Monitoring of Utilisation of Funds

In terms of Regulation 41 of the SEBI ICDR Regulations, our Company shall appoint a Monitoring Agency for monitoring the utilisation of Gross Proceeds, prior to filing of the Red Herring Prospectus, as the size of the Fresh Issue exceeds ₹1,000.00 million, in accordance with Regulation 41 of the SEBI ICDR Regulations. Our Audit Committee and the Monitoring Agency will monitor the utilisation of the Gross Proceeds. Our Company undertakes to place the report(s) of the Monitoring Agency on receipt before the Audit Committee without any delay. Our Company will disclose the utilisation of the Gross Proceeds, including interim use under a separate

head in our balance sheet for such periods as required under the SEBI ICDR Regulations, the SEBI Listing Regulations and any other applicable laws or regulations, clearly specifying the purposes for which the Gross Proceeds have been utilised if any, of such currently unutilised Gross Proceeds. Our Company will also, in its balance sheet for the applicable Fiscals, provide details, if any, in relation to all such Gross Proceeds that have not been utilised, if any, of such currently unutilised Gross Proceeds.

Pursuant to Regulation 18(3) and Regulation 32(3) of the SEBI Listing Regulations, our Company shall, on a quarterly basis, disclose to the Audit Committee the uses and applications of the Gross Proceeds. On an annual basis, our Company shall prepare a statement of funds utilised for purposes other than those stated in the Red Herring Prospectus and place it before the Audit Committee and make other disclosures as may be required until such time as the Gross Proceeds remain unutilised. Such disclosure shall be made only until such time that all the Gross Proceeds have been utilised in full. The statement shall be certified by the statutory auditor of our Company and such certification shall be provided to the Monitoring Agency. Furthermore, in accordance with Regulation 32(1) of the SEBI Listing Regulations, our Company shall furnish to the Stock Exchanges on a quarterly basis, a statement indicating (i) deviations, if any, in the actual utilization of the proceeds of the Fresh Issue from the objects of the Offer; and (ii) details of category wise variations in the actual utilization of the Gross Proceeds.

Offer related expenses

The total expenses of the Offer are estimated to be approximately ₹[●] million.

The expenses of the Offer include, amongst others, listing fees, underwriting fees, selling commission, fees payable to the BRLMs, fees payable to legal counsel, the Registrar to the Offer, Bankers to the Offer, processing fee to the SCSBs for processing ASBA Forms, brokerage and selling commission payable to members of the Syndicate, Registered Brokers, Collecting RTAs and CDPs, printing and stationery expenses, advertising and marketing expenses and all other incidental and miscellaneous expenses for listing the Equity Shares on the Stock Exchanges.

Other than (a) listing fees which will be borne by the Company, and (b) fees and expenses in relation to the legal counsel to the Selling Shareholders which shall be borne by the Selling Shareholders (the Selling Shareholders agree to share the costs and expenses (including all applicable taxes except securities transaction tax ("**STT**") which shall be solely borne by the respective Selling Shareholder), all costs, charges, fees and expenses associated with and incurred in connection with the Offer, including Offer advertising, printing, road show expenses, accommodation and travel expenses, stamp, transfer, issuance, documentary, registration, costs for execution and enforcement of the Offer Agreement, Registrar to the Offer's fees, fees to be paid to the BRLMs, fees and expenses of legal counsel to the Company and the BRLMs, fees and expenses of the auditors, fees to be paid to sponsor banks, SCSBs (processing fees and selling commission), brokerage for syndicate members, commission to Registered Brokers, Collecting DPs and RTAs, and payments to consultants, and advisors, shall be shared among the Company and the Selling Shareholders in proportion to the number of Equity Shares issued and Allotted by the Company through the Fresh Issue and sold by the Selling Shareholders through the Offer for Sale. All such payments shall be made by the Company on behalf of the Selling Shareholders and the Selling Shareholders agrees to reimburse the Company for any expenses incurred by the Company on behalf of the Selling Shareholders. The fees of the BRLMs shall be paid directly from the public offer account(s) where the proceeds of the Offer have been received, and immediately upon receipt of final listing and trading approvals from the Stock Exchanges, in the manner as may be set out in the escrow and sponsor bank agreement. It is further clarified that all payments shall be made first by the Company and that the Selling Shareholders shall reimburse the Company for respective proportion of the expenses. Further, in the event that the Offer is postponed, withdrawn or abandoned for any reason or in the event that the Offer is not successfully completed, all expenses in relation to the Offer including the fees of the BRLMs and legal counsels and their respective reimbursement for expenses which may have accrued up to the date of such postponement, withdrawal, abandonment or failure as set out in their respective engagement letters/ the Offer Agreement, shall be borne, by the Company and the Selling Shareholders in a proportionate manner.

The break-up of the estimated Offer related expenses is as follows:

(*in ₹ million*)

Activity	Estimated expenses*	As a % of the total estimated Offer expenses#	As a % of the total Offer size#
Fees payable to the BRLMs and commissions (including underwriting commission, brokerage and selling commission)	[●]	[●]	[●]

Activity	Estimated expenses*	As a % of the total estimated Offer expenses#	As a % of the total Offer size#
Commission/processing fee for SCSBs and Sponsor Bank. Brokerage, underwriting and selling commission and bidding charges for Members of the Syndicate, Registered Brokers, RTAs and CDPs(1)(2)(3)	[●]	[●]	[●]
Fees payable to the Registrar to the Offer	[●]	[●]	[●]
Others	[●]	[●]	[●]
1. Listing fees, SEBI filing fees, upload fees, BSE and NSE processing fees, book building software fees and other regulatory expenses	[●]	[●]	[●]
2. Printing and distribution of stationery	[●]	[●]	[●]
3. Advertising and marketing expenses	[●]	[●]	[●]
4. Fees payable to legal counsel	[●]	[●]	[●]
5. Fees payable to other advisors to the Offer, including but not limited to Statutory Auditors, master title lawyer, industry expert, architect etc.	[●]	[●]	[●]
6. Miscellaneous	[●]	[●]	[●]
Total estimated Offer expenses	[●]	[●]	[●]

**Offer expenses include goods and services tax, where applicable. Offer expenses are estimates and are subject to change.*

#Offer expenses will be incorporated at the time of filing of the Prospectus.

(1) Selling commission payable to the SCSBs on the portion for RIIs and NIIs which are directly procured by the SCSBs, would be as follows:

*Portion for RIIs**	*[●]% of the Amount Allotted (plus applicable taxes)*
*Portion for Non-Institutional Investors**	*[●]% of the Amount Allotted (plus applicable taxes)*

** Amount Allotted is the product of the number of Equity Shares Allotted and the Offer Price.*

Selling Commission payable to the SCSBs will be determined on the basis of the bidding terminal id as captured in the Bid Book of BSE or NSE.

(2) No uploading/ processing fees shall be payable by our Company or the Selling Shareholders to the SCSBs on the applications directly procured by them.

Processing fees payable to the SCSBs on the portion for RIIs and NIIs (excluding UPI Bids) which are procured by the members of the Syndicate/sub-Syndicate/Registered Broker/CRTAs/ CDPs and submitted to SCSB for blocking, would be as follows:

*Portion for RIIs and NIIs **	*₹[●] per valid application (plus applicable taxes)*

** Processing fees payable to the SCSBs for capturing Syndicate Member/Sub-syndicate (Broker)/Sub-broker code on the ASBA Form for Non-Institutional Investors and Qualified Institutional Bidders with bids above ₹0.5 million would be ₹[●] plus applicable taxes, per valid application.*

(3) Brokerage, selling commission on the portion for RIIs and NIIs which are procured by members of the Syndicate (including their sub-Syndicate Members), Registered Brokers, CRTAs and CDPs would be as follows:

*Portion for RIIs**	*[●]% of the Amount Allotted* (plus applicable taxes)*
Portion for Non-Institutional Investors	*[●]% of the Amount Allotted* (plus applicable taxes)*

** Amount Allotted is the product of the number of Equity Shares Allotted and the Offer Price.*

Processing fees payable to the SCSBs for Bid cum Application Forms which are procured by the Registered Brokers / RTAs / CDPs and submitted to the SCSB for blocking shall be ₹[●] per valid Bid cum Application Form (plus applicable taxes).

Processing fees for applications made by UPI Bidders would be as follows:

RTAs / CDPs/ Registered Brokers	*₹[●] per valid application (plus applicable taxes)*
Sponsor Bank	*₹[●] per valid application (plus applicable taxes)* *The Sponsor Bank shall be responsible for making payments to third parties such as the remitter bank, the NPCI and such other parties as required in connection with the performance of its duties under applicable SEBI circulars, agreements and other applicable laws.*

The processing fees for applications made by UPI Bidders may be released to the remitter banks (SCSBs) only after such banks provide a written confirmation on compliance with the SEBI ICDR Master Circular.

All such commissions and processing fees set out above shall be paid as per the timelines in terms of the Syndicate Agreement and the Cash Escrow and Sponsor Bank Agreement.

Interim use of Net Proceeds

The Net Proceeds shall be retained in the Public Offer Account until receipt of the listing and trading approvals from the Stock Exchanges by our Company. Pending utilization of the Net Proceeds for the purposes described above, our Company undertakes to deposit the Net Proceeds only in one or more scheduled commercial banks included in the Second Schedule of the Reserve Bank of India Act, 1934, as may be approved by our Board or the IPO Committee. No lien(s) shall be created on the funds lying in the bank accounts pending utilization of the proceeds of the Offer.

In accordance with Section 27 of the Companies Act, 2013, our Company confirms that it shall not use the Net Proceeds for buying, trading or otherwise dealing in shares of any other listed company or for any investment in the equity markets.

Other Confirmations

Except to the extent of any proceeds received pursuant to the sale of Offered Shares proposed to be sold in the Offer by the Selling Shareholders, no part of the proceeds of the Offer will be paid by our Company to our Promoters, members of the Promoter Group, our Directors or our Key Managerial Personnel or Senior Management or Group Companies.

Our Company has not entered into and is not planning to enter into any arrangement/ agreements with any of our Promoters, members of Promoter Group, Directors, Key Managerial Personnel, Senior Management or Group Companies in relation to the utilisation of the Net Proceeds. Further, there are no material existing or anticipated interest of such individuals and entities in the Objects of the Offer except as set out above.

Variation in Objects

In accordance with Sections 13(8) and 27 of the Companies Act and applicable rules, our Company shall not vary the objects of the Offer without our Company being authorised to do so by the Shareholders by way of a special resolution. In addition, the notice issued to our Shareholders in relation to the passing of such special resolution (the "**Notice**") shall specify the prescribed details as required under the Companies Act and applicable rules. The Notice shall simultaneously be published in the newspapers, one in English, and one in the regional language of the jurisdiction where our Registered and Corporate Office is situated, i.e., Tamil as our Registered and Corporate Office is situated in Tamil Nadu, in accordance with the Companies Act and applicable rules. Our Promoters will be required to provide an exit opportunity to such Shareholders who do not agree with the proposal to vary the Objects, at such price, and in such manner, in accordance with the Companies Act, our AoA, and the SEBI ICDR Regulations.

BASIS FOR OFFER PRICE

The Price Band and Offer Price will be determined by our Company in consultation with the BRLMs, on the basis of assessment of market demand for the Equity Shares offered through the Book Building Process and the quantitative and qualitative factors described below. The face value of the Equity Shares is ₹2 each and the Offer Price is [●] times the face value at the lower end of the Price Band and [●] times the face value at the higher end of the Price Band. The financial information included herein is derived from our Restated Consolidated Financial Information.

Bidders should refer to "***Risk Factors***", "***Our Business***", "***Restated Consolidated Financial Information***", "***Other Financial Information***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 45, 285, 457, 868 and 892, respectively, to have an informed view before making an investment decision.

Qualitative Factors

Some of the qualitative factors which form the basis for computing the Offer Price are:

We are the largest residential real estate developer in Chennai, Tamil Nadu

- We are the largest developer in the residential segment and are a well-known residential brand in Chennai (Tamil Nadu) with a market share of approximately 25% in terms of launches and approximately 18% in terms of demand during the period January 1, 2017 to June 30th, 2025. (*Source: CBRE Report*)

- Over the years, we have grown our operations in Chennai (Tamil Nadu). In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, we realised pre-sales volumes of 3.32 million square feet of Saleable Area (2,052 units), 6.91 million square feet of Saleable Area (4,425 units), 5.46 million square feet of Saleable Area (3,670 units), and 3.96 million square feet of Saleable Area (2,873 units), respectively, in Chennai (Tamil Nadu).In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, our pre-sales in Chennai (Tamil Nadu) amounted to ₹ 21,966.46 million, ₹ 41,609.07 million, ₹ 34,505.44 million, and ₹ 24,356.84 million, which accounted for 68.73%, 66.92%, 72.13% and 68.67% of our total pre-sales in such periods, respectively.

We have a curated well-known residential brand in Chennai with product offerings of apartments and independent villas for our customers

- As per the CBRE Report, we are a fast growing residential brand expanding our presence in Chennai (Tamil Nadu) over the past five years.

- In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, the number of units sold within six months from the date of launch of projects launched in the respective Fiscals, was 24.69%, 28.71%, 39.48% and 32.16% of the total units available in such projects, respectively. We prioritize the needs of customers by providing support beginning from initial enquiries and extending to the possession of units, allowing us to grow our brand. This includes providing site visits, assigning dedicated customer relationship management agents, assisting with home loans, and conducting pre-handover inspections to address any issues.

End-to-end in-house execution with a focus on quick turnaround

- We have developed in-house capabilities for every stage of the project development life-cycle, commencing from identification and acquisition of land parcels to execution, which involves designing, planning, construction, marketing and sales and culminating in project delivery.

- In our experience, timely and efficient development of projects helps us control costs and bring new projects to market and allows us to take advantage of market opportunities and capitalise on the growing demand of customers, thereby ensuring us to remain competitive.

- Further, fast completion of projects allows us to reinvest our manpower and cash flows generated into new projects thereby helps us improve our return on our investment and build credibility and reputation with our customers.

Experienced Promoter and professional senior management team

- We have an experienced management team, led by our Individual Promoter, Chairman and Managing Director, Arun Mn, who provides us with guidance on our overall operations and strategy.

- We continue to leverage the experience and understanding of our Individual Promoter, Directors, Key Managerial Personnel and Senior Management team to further grow our business and strategically target new opportunities.

For further details, see '***Our Business – Competitive Strengths***' on page 289.

Quantitative Factors

Certain information presented in this chapter relating to our Company is derived from the Restated Consolidated Financial Information. For further information, see '***Financial Information***' on page 457.

Some of the quantitative factors which may form the basis for computing the Offer Price are as follows:

1. Basic and Diluted Earnings per Equity Share ("EPS")

Fiscal/period ended	Basic EPS (₹)	Diluted EPS (₹)	Weight
March 31, 2025	13.43	13.43	3
March 31, 2024	14.71	14.71	2
March 31, 2023	12.95	12.95	1
Weighted Average	**13.78**	**13.78**	
Three months ended June 30, 2025^	(1.86)	(1.86)	

^ Not annualized

Notes:

- *EPS calculations are in accordance with Ind AS 33 (Earnings per share).*
- *The ratios have been computed as below:*
  1. *Basic earnings per Equity Share (₹) = Profit/ (loss) attributed to Equity Shareholders of the Company for the period/ year divided by weighted average number of Equity Shares outstanding during the period/ year.*
  2. *Diluted earnings per Equity Share (₹) = Profit/ (loss) attributed to Equity Shareholders of the Company for the period/ year divided by weighted average number of dilutive Equity Shares outstanding during the period/ year.*
- *The number of Equity Shares and weighted average number of Equity Shares outstanding during the three months ended June 30, 2025 and Fiscals 2025, 2024, 2023 (as adjusted for sub-division and bonus) was 174,650,000.*
- *The weighted average basic and diluted EPS is a product of basic and diluted EPS for the three months ended June 30, 2025 and Fiscals 2025, 2024 and 2023 and respective assigned weight, dividing the resultant by total aggregate weight.*
- *Weighted average number of Equity Shares is the number of Equity Shares outstanding at the beginning of the period/ year adjusted by the number of Equity Shares issued during the period/ year multiplied by the time weighting factor. The time weighting factor is the number of days for which the specific shares are outstanding as a proportion of total number of days during the period/ year.*

Fiscal 2023 compared to Fiscal 2024:

Our EPS increased from Fiscal 2023 to Fiscal 2024 primarily due to increase in total profit/(loss) for the year from ₹ 2,261.24 million in Fiscal 2023 to ₹ 2,569.47 million in Fiscal 2024 primarily on account of increase in revenue from operations, decrease in other expenses and decrease in effective tax rate.

Fiscal 2024 compared to Fiscal 2025:

Our EPS decreased from Fiscal 2024 to Fiscal 2025 due to decrease in total profit/(loss) for the year from ₹2,569.47 million in Fiscal 2024 to ₹ 2,345.15 million in Fiscal 2025 primarily on account of increase in employee cost and other expenses.

2. Price/Earning ("P/E") Ratio in relation to the Price Band of ₹[●] to ₹[●] per Equity Share:

Particulars	P/E at the Floor Price (number of times)	P/E at the Cap Price (number of times)
Based on basic EPS for financial year ended March 31, 2025	[●]*	[●]*
Based on diluted EPS for financial year ended March 31, 2025	[●]*	[●]*

**To be computed after finalization of price band.*

3. Industry P/E ratio

Based on the peer group information (excluding our Company) given below are the highest, lowest and industry average P/E ratio:

Particulars	P/E Ratio
Highest	154.49
Lowest	18.65
Industry Composite	82.03

***** *As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.*

Notes:

(1) The industry composite has been calculated as the arithmetic average P/E of the industry peer set disclosed in this Draft Red Herring Prospectus.

(2) P/E Ratio has been computed based on the closing market price of equity shares on December 15h, 2025 divided by the diluted earnings per share for the year ended March 31,2025.

(3) All the financial information for listed industry peers mentioned above is taken as is sourced from the audited consolidated financial statements of the relevant companies for Fiscal 2025, as available on the websites of the stock exchanges.

4. Return on Net Worth ("RoNW")

Fiscal/ period ended	RoNW (%)	Weight
March 31, 2025	23.61	3
March 31, 2024	36.72	2
March 31, 2023	50.89	1
Weighted Average	32.53	-
June 30, 2025^	(3.37)	

^ Not annualized

Notes:

- *Return on Net Worth (RoNW) (%) = Profit for the period/ year divided by the Net Worth at the end of the period/ year.*
- *Net Worth means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation in accordance with Regulation 2(1)(hh) of the SEBI ICDR Regulations. It includes value of the non-controlling interests.*
- *The weighted average RoNW is a product of RoNW for Fiscals 2025, 2024 and 2023 and respective assigned weight, dividing the resultant by total aggregate weight.*

5. Net Asset Value ("NAV")

Net Asset Value per Equity Share	(₹)
Three months period ended June 30, 2025	55.30
As on March 31, 2025	56.87
As on March 31, 2024	40.07
As on March 31, 2023	25.44
After the Offer	
At the Floor Price	[●]
At the Cap Price	[●]
At Offer Price	[●]

Notes:

- *Net Asset Value per Equity Share (₹) = Net Worth at the end of the period/ year (net worth includes value of the non-controlling interests) divided by the Weighted average number of Equity Shares outstanding during the period/ year.*
- *Net Worth means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation in accordance with Regulation 2(1)(hh) of the SEBI ICDR Regulations. It includes value of the non-controlling interests.*
- *Weighted average number of Equity Shares is the number of Equity Shares outstanding at the beginning of the period/ year adjusted by the number of Equity Shares issued during the period/ year multiplied by the time weighting factor. The time weighting factor is the number of days for which the specific shares are outstanding as a proportion of total number of days during the period/ year*

6. Comparison with Listed Industry Peers

Particulars	Face value (₹)	Revenue from operations (₹ Mn)	EPS (Basic) (₹)	EPS (Diluted) (₹)	P/E	RoNW (%)	Net Worth (₹ Mn)	NAV per Equity Share (₹)	EV / EBITDA (FY 25)	Market Cap / Total Income (FY 25)	Market Cap / Tangible Assets (FY 25)
The Company	2	26,958.87	13.43	13.43	[●]*	23.61%	9,931.69	56.87	[●]*	[●]*	[●]*
Listed Peers											
Prestige Estates Projects Limited	10	73,494.00	11.19	11.19	147.89	3.88%	159,045.00	369.25	26.60	9.21	NA
Sobha Limited	10	40,386.93	9.28	9.28	154.49	2.08%	45,605.06	426.40	35.14	3.68	NA
Puravankara Limited	5	20,136.10	(7.59)	(7.52)	NA	(10.54%)	17,358.60	73.20	NA	2.72	NA
Shriram Properties Limited	10	8,234.40	4.53	4.53	18.65	5.70%	13,559.80	79.60	8.70	1.48	NA
Keystone Realtors Limited	10	20,041.00	13.85	13.71	39.00	6.76%	27,845.90	220.95	18.58	3.18	NA
Brigade Enterprises Limited	10	50,742.10	28.74	28.68	30.85	11.50%	59,153.40	242.06	13.66	4.07	NA
Mahindra Lifespace Developers Limited	10	3,722.72	3.95	3.95	101.42	3.24%	18,962.75	122.27	NA	13.39	NA

**To be computed after finalisation of the Price Band.*

Source: All the financial information for the industry peers mentioned above is on a consolidated basis and is sourced from the published financial result, annual report and investors' presentation as available of the respective company for the relevant year in public domain.

NA – Not available on public platforms/regulatory filings/the website of such industry peers.

Notes:

- *P/E ratio has been computed based on the closing market price of equity shares on BSE on December 15th, 2025 divided by the Diluted EPS for the year ended March 31, 2025.*
- *Number of equity shares is taken as on March 31, 2025.*
- *Net Asset Value per Equity Share (₹) = Net Worth at the end of the period/ year divided by the Weighted average number of Equity Shares outstanding during the period/ year.*
- *RoNW = Profit/ (loss) for the year divided by the Net Worth at the end of the period/ year*
- *Net Worth means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation. It includes value of the non-controlling interests.*
- *Net worth for peers represents the Total Equity as mentioned in their annual reports for the relevant period/ year submitted to the Stock Exchanges*
- *EV (Enterprise Value) = Market cap plus the net borrowings as of March 31, 2025*
- *Net borrowings of peers is computed as non-current borrowings plus current borrowings minus cash and cash equivalents and other balances with banks.*
- *Market cap has been computed based on the closing market price of equity shares on BSE on December 15th, 2025 and closing equity share on BSE as on March 31, 2025*
- *EBITDA is calculated as profit/(loss) for the period/year plus Finance Costs plus tax expense plus depreciation and amortization expense. EBITDA for peers is calculated as profit/(loss) for the year plus Finance Costs plus income tax expense/(income) plus depreciation and amortisation expense less Exceptional gain/(loss) less share of associates' and JV's profit/(loss). For our Company the Finance cost is calculated after adding back the interest cost transferred to construction cost.*
- *Tangible Assets = Sum of plant, property and equipment plus capital work in progress, investment property and investment property under construction, if any.*

7. Key Performance Indicators

The table below sets forth the details of KPIs that our Company considers have a bearing for arriving at the basis for Offer Price. These KPIs have been used historically by our Company to understand and analyse our business performance, which as a result, help us in analysing the growth of business in comparison to our peers.

The key financial and operational metrics set forth below as KPIs, have been approved and verified by the Audit Committee pursuant to its resolution dated December 24, 2025 (copy made available under "***Material Contracts and Documents for Inspection***" on page 1022) certified on behalf of the management of our Company by

way of certificate dated December 24, 2025**,** and have been subject to verification and certification by Vaithisvaran & Co. LLP, the Statutory Auditors, with firm registration number 004494S/S200037, pursuant to certificate dated December 24, 2025 which has been included as part of the "***Material Contracts and Documents for Inspection***" on page 1022. The management and the members of our Audit Committee have verified and confirmed the details of all KPIs pertaining to our Company and have also confirmed that the KPIs disclosed below have been identified and disclosed in accordance with the SEBI ICDR Regulations and the Industry Standards on Key Performance Indicators Disclosures in the Draft Offer Document and Offer Document ("**KPI Standards**"). Further, since our entire shareholding is held by our Promoters and members of Promoter Group, the Audit Committee, pursuant to its resolution dated December 24, 2025, has confirmed that there are no KPIs pertaining to our Company that have been disclosed to any investors at any point of time during the three years period prior to the date of filing of this Draft Red Herring Prospectus.

The KPIs disclosed below have been used historically by our Company to understand and analyze the business performance, which in result, help it in analyzing the growth of various verticals in comparison to our Company's listed peers, and other relevant and material KPIs of the business of our Company that have a bearing for arriving at the basis for Offer Price have been disclosed below.

A list of our KPIs as of and for the three months ended June 30, 2025, and the Financial Years ended March 31, 2025, March 31, 2024 and March 31, 2023 is set out below:

KPI	Unit	As at and for Fiscal/ period ended			
		June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Revenue from operations	in ₹ million	1,721.44	26,958.87	26,139.90	24,919.53
Total income[(1)]	in ₹ million	1,929.41	27,756.03	26,697.50	25,136.86
Revenue Growth (%)[(2)]	%	NA	3.13%	4.90%	NA
EBITDA[(3)]	in ₹ million	740.02	8,183.24	8,137.14	6,418.03
EBITDA Margin (%)[(4)]	%	42.99%	30.35%	31.13%	25.76%
Profit after tax for the period/ Year	in ₹ million	(325.12)	2,345.15	2,569.47	2,261.24
Profit after tax margin (%)[(5)]	%	(16.85%)	8.45%	9.62%	9.00%
Debt[(6)]	in ₹ million	44,721.67	42,297.30	36,336.54	24,502.05
Cost of debt [(7)]	%	2.41%	11.05%	12.32%	12.75%
Net Debt[(8)]	in ₹ million	41,434.21	36,705.61	32,750.91	21,034.04
Net Debt/total Equity[(9)]	Number	4.29	3.70	4.68	4.73
Debt / Total Equity[(10)]	Number	4.63	4.26	5.19	5.51
Cash inflow/(outflow) from Operating Activities[(11)]	in ₹ million	(2,148.50)	8,061.07	(568.97)	(5,821.94)
Operating Cash Flows Growth (%)[(12)*]	%	NA	NA	NA	NA
Working Capital[(13)]	in ₹ million	95,682.14	91,775.04	36,620.37	26,139.16
Working Capital to Revenue from Operations	Number	55.58	3.40	1.40	1.05
Operating Cash Flow to Net Debt	Number	(0.05)	0.22	(0.02)	(0.28)
Return on Equity [(14)]	%	(3.37)%	23.61%	36.72%	50.89%
Return on Capital Employed [(15)#]	%	0.53%	6.97%	15.80%	19.17%
Launches – Projects[(16)]	Number	8	17	18	14
Launches – Saleable Area	in mn sq. ft	6.36	13.49	12.64	7.39

KPI	Unit	As at and for Fiscal/ period ended			
		June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Pre-Sales – Saleable Area	in mn sq. ft	4.37	9.72	7.24	5.60
Pre-Sales – Value	in ₹ million	31,960.72	62,177.82	47,835.56	35,468.12
Collections[17]	in ₹ million	11,909.86	51,294.88	33,590.00	27,340.63
Ongoing Projects – Saleable Area[18]	in mn sq. ft	44.10	37.74	25.58	14.13

**Revenue and operating cash flow growth percentages for the months ended June 30, 2025 and the Fiscal 2023 are not calculated as profit and loss and cash flow figures for the three months ended June 30, 2024 and the Fiscal 2022 are not provided in the above table.*

 # Return on capital employed is not annualised for the period ended June 30, 2025.

Notes:

(1) Total Income is calculated as the sum of revenue from operations and other income.

(2) Growth in Revenue from operations (%) is calculated as a percentage of revenue from operations of the relevant year minus revenue from operations of the preceding year, divided by revenue from operations of the preceding year.

(3) EBITDA is calculated as profit/(loss) for the period/ year plus Finance Costs plus tax expense plus depreciation and amortization expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.

(4) EBITDA Margin is calculated as EBITDA divided by revenue from operations.

(5) Profit after tax margin is calculated as total profit/(loss) for the period/ year divided by total income for the relevant Fiscal.

(6) Debt is calculated is non-current borrowings plus current borrowings.

(7) Includes interest on borrowings, interest on lease liabilities, other borrowings costs before deducting the borrowing cost transferred to construction activity expenses.

(8) Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and other bank balances (other than cash and cash equivalents).

(9) Total Equity is calculated as an equity share capital plus other equity including non-controlling interest.

(10) Debt/ Total equity ratio is calculated as non-current borrowings plus current borrowings divided by total equity.

(11) Cash inflow/(outflow) from Operating Activities is gross of Income tax (paid)/ refund.

(12) Growth in operating cashflow (%) is calculated as a percentage of operating cashflow of the relevant year minus operating cashflow of the preceding year, divided by operating cashflow of the preceding year.

(13) Working capital is calculated as current assets minus current liabilities for the period/ year.

(14) Return on Equity is calculated as total profit/(loss) for the period/ year divided by total equity.

(15) Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the period/ year plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs

(16) No. of projects launched in the respective period/ fiscal year and includes new phase of the existing project.

(17) Collections are inclusive of taxes

(18) The area for ongoing projects is the Saleable area

Description on the historic use of the KPIs by our Company to analyze, track or monitor the operational and/or financial performance of our Company

In evaluating our business, we consider and use certain KPIs, as presented above, as a supplemental measure to review and assess our financial and operating performance. The presentation of these KPIs is not intended to be considered in isolation or as a substitute for the Restated Consolidated Financial Information. We use these KPIs to evaluate our financial and operating performance. Some of these KPIs are not defined under Ind AS and are not presented in accordance with Ind AS. These KPIs have limitations as analytical tools. Although these KPIs are not a measure of performance calculated in accordance with applicable accounting standards, our Company's management believes that it provides an additional tool for investors to use in evaluating amortizing operating results and trends because it provides consistency and comparability with past financial performance, when taken collectively with financial measures prepared in accordance with Ind AS.

The above KPIs of our Company have also been disclosed, along with other key financial and operating metrics, in "***Our Business***" *and* "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 285 and 892, respectively. All such KPIs have been defined consistently and precisely in "***Definitions and Abbreviations*** – ***Conventional and General Terms and Abbreviations***" on page 15.

Subject to applicable law, our Company confirms that it shall continue to disclose all the key performance indicators included in this "***Basis for Offer Price***" section on a periodic basis, at least once a year (or for any lesser period as determined by the Board of our Company), for a duration that is at least the later of (i) one year after the date of listing of the Equity Shares on the Stock Exchanges); or (ii) until the utilization of the Net Proceeds.

Explanation for the KPI metrics

The following table provides the rationale for our key performance indicators that have a bearing on arriving at the basis for the Offer Price:

KPI	Explanation
Revenue from operations	Revenue from operations represents the total turnover of the business as well as provides information regarding our year over year growth. Revenue from operations is as per the Restated Consolidated Financial Information.
Total Income	Total income represents our overall financial performance. Total income includes revenue from operations and other income.
Revenue Growth (%)	Revenue growth provides information regarding our year over year growth of our revenue from operations.
EBITDA	EBITDA provides information regarding the operational efficiency of our business. EBITDA is calculated as profit/(loss) for the period/year plus Finance Cost plus tax expense plus depreciation and amortisation expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.
EBITDA Margin (%)	EBITDA Margin the percentage of EBITDA divided by revenue from operations and is an indicator of the operational profitability of our business before interest, depreciation, amortization, and taxes.
Profit/(loss) after tax for the Period/Year	Profit for the period/year represents the profit that we make for the financial year or during a given period. It provides information regarding the profitability of our business. Total profit/(loss) for the period/year is as per the Restated Consolidated Financial Information
Profit after tax margin (%)	This provides the financial benchmarking against peers as well as to compare against our historical performance of our business. Profit after tax margin is calculated as profit after tax for the period/year divided by total income.
Debt	Debt is calculated is non-current borrowings plus current borrowings.
Cost of Debt	Cost of Debt represent the effective interest rate a company pays on its borrowed funds
Net Debt	Net Debt provides information regarding our leverage and liquidity profile.
Net Debt/Total Equity	Net Debt/Total Equity is a measure of our leverage over equity invested and earnings retained over time.
Debt/ Total equity	Debt/ Total equity ratio is calculated as non-current borrowings plus current borrowings divided by total equity.
Cash inflow/(outflow) from Operating Activities	Cash inflow/(outflow) from operating activities measures the amount of cash generated or used by our core business operations, assessing its financial health and ability to sustain operations.
Operating Cash Flows Growth (%)	Operating Cash Flows Growth provides information regarding the year over year growth of our operating cashflows.
Working Capital	Working Capital measures the liquidity, by assessing our Company's ability to cover short-term liabilities with current assets.
Working Capital to Revenue from Operations	Working Capital to revenue from operations also known as working capital turnover ratio measures how efficiently we are using our working capital to support our revenue and our growth. It is calculated as a percentage of Working Capital of the relevant year/period divided by Revenue from Operations of the relevant year/period.
Operating Cash Flow to Net Debt	Operating Cash Flow to Net Debt measures our ability to repay its debt from the cash generated from its core operations. Operating cashflow to Net debt calculated as operating cashflow divided by Net Debt.
Return on Equity (%)	Return on Equity measures a company's profitability by showing how much profit it generates from its shareholders' equity
Return on Capital Employed (%)	Return on capital employed is to measure how efficiently our Company utilizes its capital to generate profit

KPI	Explanation
Launches – Projects	Represents the number of projects launched in the respective fiscal year and includes new phase of the existing projects. The projects launched during the relevant fiscal year measures the strategic execution of planning, expansion and responding to market opportunities.
Launches – Saleable Area	Saleable area for the projects launched during the period/year measures the saleable area i.e. size of the projects reflecting the scale of the projects of our Company.
Pre-Sales – Saleable Area	Pre-Sales in terms of area indicates the saleable area of the units sold of our projects before completion which reflects demand for its projects in the market.
Pre-Sales – Value	Pre-Sales in terms of value during the period/year indicates the value of the units sold of projects of our Company before completion reflecting project viability and revenue forecasting.
Collections	Collections during the period/year represent the gross amount of payments received from customers for completed sales or services rendered, demonstrating cash flow management of our Company and are inclusive of taxes.
Ongoing Projects – Saleable Area	Ongoing projects as of period/year-end measure the number of projects in pipeline, indicating the operational capacity, and potential revenue streams from the ongoing projects. The saleable area of ongoing projects provides an indication of the size of such projects.

8. Comparison of KPIs with listed industry peers in India

Set forth below is a comparison of our KPIs with our peer group companies listed in India and operating in the same industry as our Company, whose business profile is comparable to our business in terms of our size, scale and our business model:

		As at and for the three months period ended June 30, 2025							
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Revenue from operations	in ₹ million	1,721.44	23,073.00	8,519.34	5,244.00	2,423.00	2,731.20	12,811.40	319.70
Total income[(1)]	in ₹ million	1,929.41	24,687.00	9,014.06	5,386.40	2,615.00	2,886.40	13,328.60	406.10
Revenue Growth (%)[(2)]	%	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*
EBITDA[(3)]	in ₹ million	740.02	10,552.00	733.00	NA	465.00	293.00	3,750.00	NA
EBITDA Margin (%)[(4)]	%	42.99%	45.73%	8.60%	15.00%	19.19%	10.73%	29.27%	NA
Profit after tax for the period/ year	in ₹ million	(325.12)	3,115.00	136.18	(685.50)	206.00	163.30	1,579.50	512.60
Profit after tax margin (%)[(5)]	%	(16.85%)	12.62%	1.51%	(12.73%)	7.88%	5.66%	11.85%	126.23%
Debt[(6)]	in ₹ million	44,721.67	NA	10,190.00	35,430.00	5,670.00	3,035.00	47,450.00	NA
Cost of Debt [(7)]	%	2.41%	NA	NA	11.35%	11.30%	NA	8.25%	8.10%
Net Debt[(8)]	in ₹ million	41,434.21	68,306.00	(6,870.00)	28,250.00	3,800.00	(4,104.00)	22,690.00	NA
Net Debt/total Equity[(9)]	Number	4.29	NA	(0.15)	1.68	0.28	-	0.34	(0.23)
Debt / Total Equity[(10)]	Number	4.63	0.42	NA	NA	NA	0.11	NA	NA
Cash inflow/(outflow) from Operating Activities[(11)]	in ₹ million	(2,148.50)	18,163.00	NA	1,540.00	240.00	1,178.00	3,220.00	NA
Operating Cash Flows Growth (%)[(12)]	%	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*
Working Capital[(13)]	in ₹ million	95,682.14	NA	NA	NA	NA	NA	NA	NA

As at and for the three months period ended June 30, 2025									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Working Capital to Revenue from Operations	Number	55.58	NA	NA	NA	NA	NA	NA	NA
Operating Cash Flow to Net Debt	Number	(0.05)	NA	NA	NA	NA	NA	NA	NA
Return on Equity [(14)]	%	(3.37)%	NA	NA	NA	NA	NA	NA	NA
Return on Capital Employed [(15)]	%	0.53%	NA	NA	NA	NA	NA	NA	NA
Launches – Projects[(16)]	Number	8	4	2	NA	1	3	3	NA
Launches - Saleable Area	in mn sq. ft	6.36	14.94	1.62	NA	0.90	0.90	1.63	0.82
Pre-Sales – Saleable Area	in mn sq. ft	4.37	9.55	1.44	1.25	0.82	0.63	0.95	0.58
Pre-Sales - Value	in ₹ million	31,960.72	121,264.00	20,788.00	11,240.00	4,410.00	10,680.00	11,180.00	4,490.00
Collections[(17)]	in ₹ million	11,909.86	45,227.00	15,990.00	8,570.00	3,380.00	5,750.00	17,280.00	5,180.00
Ongoing Projects- Saleable Area[(18)]	in mn sq. ft	44.10	NA	28.81	NA	NA	8.61	26.00	NA

As at and for the year ended March 31, 2025									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Revenue from operations	in ₹ million	26,958.87	73,494.00	40,386.93	20,136.10	8,234.40	20,041.00	50,742.10	3,722.72
Total income[(1)]	in ₹ million	27,756.03	77,355.00	41,627.59	20,931.30	9,733.80	21,214.40	53,135.40	4,638.75
Revenue Growth (%)[(2)]	%	3.13%	(6.70%)	30.41%	(7.85%)	(4.75%)	(9.82%)	3.63%	75.53%
EBITDA[(3)]	in ₹ million	8,183.24	29,449.00	4,183.93	NA	2,028.30	3,326.30	16,540.00	NA
EBITDA Margin (%)[(4)]	%	30.35%	40.07%	10.36%	18.00%	24.63%	16.60%	32.60%	NA
Profit after tax for the year	in ₹ million	2,345.15	6,169.00	946.86	(1,829.20)	773.00	1,881.30	6,804.70	613.55
Profit after tax margin (%)[(5)]	%	8.45%	7.97%	2.27%	(8.74%)	7.94%	8.87%	12.81%	13.23%
Debt[(6)]	in ₹ million	42,297.30	NA	11,308.76	NA	6,460.00	3,160.00	44,442.00	14,317.43
Cost of Debt [(7)]	%	11.05%	NA	NA	11.85%	11.30%	NA	8.67%	8.64%
Net Debt[(8)]	in ₹ million	36,705.61	70,591.00	(6,304.00)	29,490.00	3,260.00	(5,578.00)	9,621.50	11,312.00
Net Debt/total Equity[(9)]	Number	3.70	0.44	(0.14)	1.70	0.24	-	0.14	0.60
Debt / Total Equity[(10)]	Number	4.26	0.42	0.25	1.36	NA	0.12	0.75	NA
Cash inflow/(outflow) from Operating Activities[(11)]	in ₹ million	8,061.07	NA	3,576.68	(4,985.40)	1,549.40	301.70	13,148.40	(5,060.11)
Operating Cash Flows Growth (%)[(12)]	%	NA	NA	(50.64%)	(151.68%)	(34.09%)	(86.50%)	128.27%	NA
Working Capital[(13)]	in ₹ million	91,775.04	NA	NA	NA	NA	NA	23,739.30	NA
Working Capital to Revenue from Operations	Number	3.40	NA	NA	NA	NA	NA	0.47	NA

As at and for the year ended March 31, 2025									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Operating Cash Flow to Net Debt	Number	0.22	NA	NA	NA	NA	NA	NA	NA
Return on Equity [(14)]	%	23.61%	NA	3.00%	NA	NA	NA	12.90%	NA
Return on Capital Employed [(15)]	%	6.97%	NA	6.00%	NA	9.00%	NA	NA	2.99%
Launches – Projects[(16)]	Number	17	11	8	10	3	7	11	NA
Launches - Saleable Area	in mn sq. ft	13.49	25.63	8.76	7.21	2.23	4.16	9.50	2.26
Pre-Sales – Saleable Area	in mn sq. ft	9.72	12.58	4.68	5.67	4.31	1.69	7.05	3.18
Pre-Sales - Value	in ₹ million	62,177.82	170,231.00	62,765.00	50,060.00	22,881.50	30,280.00	78,470.00	28,040.00
Collections[(17)]	in ₹ million	51,294.88	120,840.00	55,180.00	39,370.00	14,843.40	23,270.00	72,500.00	18,310.00
Ongoing Projects- Saleable Area[(18)]	in mn sq. ft	37.74	NA	28.60	NA	NA	7.96	26.28	NA

As at and for the year ended March 31, 2024									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Revenue from operations	in ₹ million	26,139.90	78,771.00	30,969.46	21,852.60	8,645.30	22,222.50	48,966.90	2,120.90
Total income[(1)]	in ₹ million	26,697.50	94,253.00	32,178.82	22,601.00	9,873.50	22,756.30	50,641.50	2,791.18
Revenue Growth (%)[(2)]	%	4.90%	(5.27%)	(6.44%)	76.83%	28.19%	224.10%	42.16%	(65.04)%
EBITDA[(3)]	in ₹ million	8,137.14	40,466.00	3,979.57	NA	2,228.40	1,629.20	13,618.10	754.00
EBITDA Margin (%)[(4)]	%	31.13%	51.37%	12.85%	24.00%	25.78%	7.33%	27.81%	35.55%
Profit after tax for the period/year	in ₹ million	2,569.47	16,287.00	491.13	420.00	754.20	1,110.30	4,010.40	983.05
Profit after tax margin (%)[(5)]	%	9.62%	17.28%	1.53%	1.86%	7.64%	4.88%	7.92%	35.22%
Debt[(6)]	in ₹ million	36,336.54	NA	19,135.09	NA	6,310.00	7,650.00	46,498.00	8,771.89
Cost of Debt [(7)]	%	12.32%	NA	NA	11.59%	11.60%	NA	8.82%	8.60%
Net Debt[(8)]	in ₹ million	32,750.91	72,986.00	12,622.00	21,510.00	4,410.00	3,590.00	25,903.00	6,986.05
Net Debt/total Equity[(9)]	Number	4.68	0.62	0.50	1.14	0.35	0.20	0.62	0.37
Debt / Total Equity[(10)]	Number	5.19	0.59	0.76	1.15	NA	0.43	1.31	NA

As at and for the year ended March 31, 2024									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Cash inflow/(outflow) from Operating Activities[(11)]	in ₹ million	(568.97)	17,137.00	7,246.07	9,646.80	2,350.80	2,235.30	5,759.90	(6,572.19)
Operating Cash Flows Growth (%)[(12)]	%	NA	NA	(40.51%)	376.71%	4784.27%	(37.18%)	(48.83%)	NA
Working Capital[(13)]	in ₹ million	36,620.37	NA	NA	NA	NA	NA	NA	NA
Working Capital to Revenue from Operations	Number	1.40	NA	NA	NA	NA	NA	NA	NA
Operating Cash Flow to Net Debt	Number	(0.02)	NA	NA	NA	NA	NA	NA	NA
Return on Equity [(14)]	%	36.72%	NA	2.00%	NA	NA	NA	13.00%	NA
Return on Capital Employed [(15)]	%	15.80%	NA	7.00%	NA	11.00%	NA	NA	(2.62%)
Launches – Projects[(16)]	Number	18	15	6	12	6	6	12	NA
Launches - Saleable Area	in mn sq. ft	12.64	40.19	7.02	9.47	NA	1.68	6.18	4.42
Pre-Sales – Saleable Area	in mn sq. ft	7.24	20.25	6.08	7.36	4.60	1.20	7.55	2.47
Pre-Sales - Value	in ₹ million	47,835.56	210,403.00	66,441.00	59,140.00	23,622.80	22,660.00	60,125.00	23,281.90
Collections[(17)]	in ₹ million	33,590.00	119,544.00	57,966.00	36,090.00	13,912.30	22,030.00	59,151.00	13,850.00
Ongoing Projects-Saleable Area[(18)]	in mn sq. ft	25.58	NA	24.38	NA	NA	4.34	22.00	NA

As at and for the year ended March 31, 2023									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Revenue from operations	in ₹ million	24,919.53	83,150.00	33,101.14	12,357.70	6,744.03	6,856.60	34,446.10	6,066.10
Total income[(1)]	in ₹ million	25,136.86	87,720.00	34,024.33	14,069.90	8,139.27	7,249.00	35,632.10	6,595.65
Revenue Growth	%	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*

As at and for the year ended March 31, 2023									
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
(%)[2]									
EBITDA[3]	in ₹ million	6,418.03	25,433.00	4,618.36	NA	1,828.00	1,430.80	9,776.00	610.00
EBITDA Margin (%)[4]	%	25.76%	30.59%	13.95%	31.00%	27.11%	20.87%	28.38%	10.06%
Profit after tax for the period/ Year	in ₹ million	2,261.24	10,668.00	1,042.05	665.20	682.50	795.00	2,221.70	1,028.30
Profit after tax margin (%)[5]	%	9.00%	12.16%	3.06%	4.73%	8.39%	10.97%	6.24%	15.59%
Debt[6]	in ₹ million	24,502.05	NA	20,035.49	NA	5,530.00	4,515.00	38,216.00	2,681.07
Cost of Debt [7]	%	12.75%	NA	NA	11.31%	11.90%	NA	8.67%	8.20%
Net Debt[8]	in ₹ million	21,034.04	60,594.00	16,396.00	22,080.00	4,330.00	189.00	21,393.00	186.67
Net Debt/total Equity[9]	Number	4.73	0.59	0.66	1.11	0.36	0.01	0.55	0.01
Debt / Total Equity[10]	Number	5.51	0.54	0.81	0.96	NA	0.27	1.22	NA
Cash inflow/(outflow) from Operating Activities[11]	in ₹ million	(5,821.94)	18,683.00	12,181.12	2,023.60	48.13	3,558.50	11,255.40	(1,366.41)
Operating Cash Flows Growth (%)[12]	%	NA*	NA*	NA*	NA*	NA*	NA*	NA*	NA*
Working Capital[13]	in ₹ million	26,139.16	NA	NA	NA	NA	NA	NA	NA
Working Capital to Revenue from Operations	Number	1.05	NA	NA	NA	NA	NA	NA	NA
Operating Cash Flow to Net Debt	Number	(0.28)	NA	NA	NA	NA	NA	NA	NA
Return on Equity [14]	%	50.89%	NA	4.00%	NA	NA	NA	10.00%	NA
Return on Capital Employed [15]	%	19.17%	NA	8.00%	NA	10.00%	NA	NA	8.60%
Launches – Projects[16]	Number	14	NA	NA	9	7	4	14	NA
Launches – Saleable Area	in mn sq. ft	7.39	26.38	3.96	6.04	NA	0.61	5.46	3.20
Pre-Sales – Saleable Area	in mn sq. ft	5.60	15.09	5.65	4.00	4.00	1.03	6.30	2.23

		As at and for the year ended March 31, 2023							
KPI	**Unit**	**Casagrand Premier Builder Limited**	**Prestige Estates Projects Limited**	**Sobha Limited**	**Puravankara Limited**	**Shriram Properties Limited**	**Keystone Realtors Limited**	**Brigade Enterprises Limited**	**Mahindra Lifespace Developers Limited**
Pre-Sales – Value	in ₹ million	35,468.12	129,309.00	51,978.00	31,070.00	18,461.00	16,040.00	41,084.90	18,120.00
Collections[17]	in ₹ million	27,340.63	98,055.00	52,823.00	22,580.00	11,943.00	18,620.00	54,238.00	11,650.00
Ongoing Projects – Saleable Area[18]	in mn sq. ft	14.13	NA	20.75	NA	NA	4.94	21.30	NA

Return on capital employed is not annualised for the three month period ended June 30, 2025.

**Revenue and operating cash flow growth rates for the three months ended June 30, 2025 and the Fiscal 2023 are not calculated for the Company as profit/ loss and cash flow figures for three months ended June 30, 2024 and Fiscal 2022 are not available in the Restated Consolidated Financial Information.*

Source: All the financial information for the industry peers mentioned above is on a consolidated basis and is sourced from the published financial results, annual reports and investors' presentation as available of the respective company for the relevant period in public domain, except for PAT Margin, EBITDA Margin and Growth in operating cash flows, which is derived from the financial information available above.

NA – Not available on public platforms/ regulatory filings/ the website of such companies.

$ The financial and operational data for peers includes contribution from residential, commercial, retail and hospitality business, wherever applicable.

Notes:

(1) Total Income is calculated as the sum of revenue from operations and other income.

(2) Growth in Revenue from operations (%) is calculated as a percentage of revenue from operations of the relevant period/ year minus revenue from operations of the preceding period/ year, divided by revenue from operations of the preceding period/ year.

(3) EBITDA is calculated as profit/(loss) for the period/year plus Finance Costs plus tax expense plus depreciation and amortization expense. Finance cost is calculated after adding back the interest cost transferred to construction cost.

(4) EBITDA Margin is calculated as EBITDA divided by revenue from operations.

(5) Profit after tax margin is calculated as total profit/(loss) for the period/ year divided by total income for the relevant period/ year.

(6) Debt is calculated is non-current borrowings plus current borrowings.

(7) Includes interest on borrowings, interest on lease liabilities, other borrowings costs before deducting the borrowing cost transferred to construction activity expenses.

(8) Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and other bank balances (other than cash and cash equivalents).

(9) Total Equity is calculated as an equity share capital plus other equity including non-controlling interest.

(10) Debt/ Total equity ratio is calculated as non-current borrowings plus current borrowings divided by total equity.

(11) Cash inflow/(outflow) from Operating Activities is gross of Income tax (paid)/ refund.

(12) Growth in operating cashflow (%) is calculated as a percentage of operating cashflow of the relevant year minus operating cashflow of the preceding year, divided by operating cashflow of the preceding year.

(13) Working capital is calculated as current assets minus current liabilities for the period/year.

(14) Return on Equity is calculated as total profit/(loss) for the period/year divided by total equity.

(15) Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the period/ year plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs.

(16) No. of projects launched in the respective period/fiscal year and includes new phase of the existing project.

(17) Collections are inclusive of taxes

(18) The area for ongoing projects is the Saleable area..

Comparison of KPIs based on material additions or dispositions to our business

Our Company has not made any material additions or dispositions to our business during the six months period ended June 30, 2025 and the Fiscals 2025, 2024 and 2023.

9. Weighted average cost of acquisition

A. Price per share of our Company based on primary/ new issue of Equity Shares or convertible securities (excluding Equity Shares issued under employee stock option plans and issuance of Equity Shares pursuant to a bonus issue) during the 18 months preceding the date of this Draft Red Herring Prospectus, where such issuance is equal to or more than 5% of the fully diluted paid up share capital of our Company (calculated based on the pre-Offer capital before such transactions and excluding employee stock options granted but not vested) in a single transaction or multiple transactions combined together over a span of rolling 30 days. ("Primary Issuances")

Our Company has not issued any Equity Shares, excluding shares issued pursuant to a bonus issue during the 18 months preceding the date of this Draft Red Herring Prospectus, where such issuance is equal to or more than 5% of the fully diluted paid-up share capital of our Company (calculated based on the pre-Offer capital before such transaction(s) and excluding ESOPs granted but not vested), in a single transaction or multiple transactions combined together over a span of rolling 30 days.

B. Price per share of our Company based on secondary sale / acquisition of Equity Shares or convertible securities, where our Promoters, Selling Shareholders, members of our Promoter Group, or Shareholder(s) having the right to nominate director(s) to the Board of the our Company are a party to the transaction (excluding gifts), during the 18 months preceding the date of filing of this Draft Red Herring Prospectus, where either acquisition or sale is equal to or more than 5% of the fully diluted paid-up share capital of our Company (calculated based on the pre-Offer capital before such transactions and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of rolling 30 days ("Secondary Transactions")

There have been no secondary sales/transfers or acquisitions of any Equity Shares or convertible securities (excluding gifts) where the Promoters, members of the Promoter Group, the Promoter Selling Shareholders or Shareholder(s) having the right to nominate director(s) in the Board of Directors of the Company are a party to the transaction, during the 18 months preceding the date of this Draft Red Herring Prospectus, where either acquisition or sale is equal to or more than 5% of the fully diluted paid up share capital of the Company (calculated based on the pre-offer capital before such transaction(s)), in a single transaction or multiple transactions combined together over a span of rolling 30 days.

C. Since there are no transactions to report under (A) and (B) above, the following are the details basis the last five primary and secondary transactions (secondary transactions where Promoter, Promoter Group, Selling Shareholders or Shareholder(s) having the right to nominate director(s) to the Board, are a party to the transaction), during the three years preceding the date of this Draft Red Herring Prospectus, irrespective of the size of transactions:

Primary transactions: Nil (as the only issuance and allotment was a bonus issue of 149,700,000 Equity Shares on September 6, 2023).

Secondary transactions:

Date of transfer	Name of transferor	Name of transferee	No. of Equity Shares	Face value (₹)	Nature of consideration	Total consideration (in ₹)	Price per equity share (₹)
June 19, 2024##	Arun Mn	Arun Mn Estate and Family Welfare Trust	1,000	2	-	-	-

Gift of Equity Shares by Arun MN, our Individual Promoter to Arun Mn Estate and Family Welfare Trust, a member of our Promoter Group

D. Weighted average cost of acquisition, floor price and cap price

Type of transactions	Weighted Average Cost of Acquisition (in ₹)	Floor Price (₹[●])*	Cap Price (₹[●])*
Last 5 primary transactions	NA	NA	NA
Last 5 secondary transactions	NA	[●] times*	[●] times*

** To be updated at Prospectus stage.*

E. Detailed explanation for Offer Price/Cap Price being [●] price of weighted average cost of acquisition of primary issuance price/secondary transaction price of Equity Shares (set out in point 9 above) along with our Company's key financial and operational metrics and financial ratios for the three months ended June 30, 2025 and the Fiscals 2025, 2024 and 2023.

[●]*

Note: This will be included on finalisation of Price Band

F. Explanation for Offer Price/Cap Price being [●] price of weighted average cost of acquisition of primary issuance price/secondary transaction price of Equity Shares (set out in point 9 above) in view of the external factors which may have influenced the pricing of the Offer.

[●]*

Note: This will be included on finalisation of Price Band

The Offer Price is [●] times of the face value of the Equity Shares. The Offer Price of ₹ [●] has been determined by our Company, in consultation with the BRLMs, on the basis of market demand from Bidders for Equity Shares of face value of ₹2 each, as determined through the Book Building Process, and is justified in view of the above qualitative and quantitative parameters.

Bidders should read the above-mentioned information along with the sections titled "***Risk Factors***", "***Our Business***", "***Financial Information***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on pages 45, 285, 457 and 892, respectively, to have a more informed view. The trading price of the Equity Shares of face value of ₹2 each could decline due to the factors mentioned in the section "***Risk Factors***" on page 45 and you may lose all or part of your investments.

STATEMENT OF POSSIBLE SPECIAL TAX BENEFITS

Date: December 23, 2025

To:

The Board of Directors
Casagrand Premier Builder Limited
5th Floor, NPL Devi
New No.111, Old No.59
LB Road, Thiruvanmiyur
Chennai 600 041
Tamil Nadu, India

Dear Sir/Madam,

Re: Statement of possible special tax benefits ("the Statement") available to Casagrand Premier Builder Limited ("the Company"), its Material Subsidiaries and its shareholders prepared in accordance with the requirement under Schedule VI – Part A - Clause (9) (L) of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("the SEBI ICDR Regulations")

This certificate is issued in accordance with the terms of our engagement letter dated 02nd January 2025.

We, Vaithisvaran & Co LLP, Chartered Accountants, are the statutory auditors of the Company. We hereby confirm the enclosed annexure (the "Statement") prepared by the Company, provides the possible special tax benefits under direct tax and indirect tax laws presently in force in India, including the Income-tax Act, 1961, read with the Income-tax Rules, 1962, as amended by the Finance Act, 2025 i.e. applicable for the Financial Year 2025-26 relevant to the assessment year 2026-27, or other applicable rules, circulars, orders and notifications thereunder ("Direct Taxation Laws"), the Central Goods and Services Tax Act, 2017, the Integrated Goods and Services Tax Act, 2017, Union Territory Goods and Services Tax Act, 2017, applicable goods and services tax legislations, as promulgated by various states in India, Customs Act, 1962, the Customs Tariff Act, 1975, each as amended by the Finance Act, 2025 applicable for the Financial Year 2025-26 and Foreign Trade Policy 2023, including the rules, regulations, circulars, orders and notifications issued thereunder (the "Indirect Taxation Laws" and collectively with the Direct Taxation Laws, the "Taxation Laws"), available to the Company, its shareholders and to its material subsidiaries identified as per the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, being Casa Grande Garden City Builders Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Civil Engineering Private Limited, Casagrand Magick Rufy Private Limited, Casagrand Horizons Private Limited and Danub Homes Private Limited ("Material Subsidiaries").

A statement of possible special tax benefits available to the Company, its shareholders and Material Subsidiaries is required as per Schedule VI (Part A) (9)(L) of the SEBI ICDR Regulations. While the term 'special tax benefits' has not been defined under the SEBI ICDR Regulations, it is assumed that with respect to special tax benefits available to the Company, its shareholders and/or Material Subsidiaries, the same would include those benefits as enumerated in the Statement. The benefits discussed in the enclosed Statement are not exhaustive and cover the possible special tax benefits available to the Company, its shareholders and/or Material Subsidiaries and do not cover any general tax benefits available to them. Any benefits under the Taxation Laws other than those specified in the Statement are considered to be general tax benefits and therefore not covered within the ambit of the Statement.

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We hereby confirm that while providing this certificate we have complied with the Code of Ethics and the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the Institute of Chartered Accountants of India.

Several of the benefits mentioned in the enclosed Statement are dependent on the Company, its shareholders and/or Material Subsidiaries fulfilling the conditions prescribed under the relevant provisions of the Taxation Laws. Hence, the ability of the Company, its shareholders and/or Material Subsidiaries to derive the possible special tax benefits is dependent upon fulfilling such conditions, which may or may not be fulfilled. We are unable to express any opinion or provide any assurance as to whether the Company, its shareholders and/or Material Subsidiaries will continue to obtain the benefits per the Statement in future or the conditions prescribed for availing the benefits per the Statement have been/ would be met with.

The Statement is only intended to provide general information to the investors and is neither designed nor intended to be a substitute for a professional tax advice. Our views are based on the existing provisions of Taxation Laws and its interpretation, which are subject to change from time to time. We do not assume responsibility to update the views consequent to such changes**.** Further, we give no assurance that the revenue authorities / courts will concur with our views expressed herein. In view of the individual nature of the tax consequences and the changing tax laws, each investor is advised to consult his or her own tax consultant with respect to the specific tax implications arising out of their participation in the Offer.

The contents of the enclosed Statement are based on information, explanations and representations obtained from the Company and on the basis of our understanding of the business activities and operations of the Company and its Material Subsidiaries. The preparation of the contents of the Statement is the responsibility of the management of the Company. We have relied upon the information and documents of the Company being true, correct and complete and have not audited or tested them.

This certificate is addressed to and is provided to enable the board of directors of the Company to include this certificate and the Statement in the draft red herring prospectus, updated draft red herring prospectus, red herring prospectus and prospectus prepared by the Company in connection with the Offer (the "**Offer Documents**") to be filed by the Company with the Securities and Exchange Board of India, BSE Limited, National Stock Exchange of India Limited and Registrar of Companies, Tamil Nadu at Chennai.

This certificate is not to be used, referred to or distributed by any other person or for any other purpose except for those stated in this certificate without our prior written consent.

All capitalized terms used but not defined herein shall have the meaning assigned to them in the Offer Documents.

Yours Sincerely,

For Vaithisvaran & Co LLP
Chartered Accountants
ICAI Firm Registration No: 004494S/ S200037

Naveen K
Partner
Membership No. 272051
UDIN: 25272051APRGNL3907

Annexure

ANNEXURE TO THE STATEMENT OF SPECIAL TAX BENEFITS AVAILABLE TO CASAGRAND PREMIER BUILDER LIMITED (THE "COMPANY"), ITS SHAREHOLDERS (THE "SHAREHOLDERS") AND THE MATERIAL SUBSIDIARIES

The information provided below sets out the possible special tax benefits available to Casagrand Premier Builder Limited **(**"**the Company**"), to the Shareholders and to the Material Subsidiaries of the Company under the Taxation Laws.

Possible special tax benefits available to the Company, its shareholders and Material Subsidiaries under the Direct Taxation Laws

I. SPECIAL DIRECT TAX BENEFITS AVAILABLE TO THE COMPANY:

The statement of tax benefits outlined below is as per the Act, as amended from time to time and applicable for as on date of issuance of this statement.

1. Lower corporate tax rate under Section 115BAA of the Act:

1.1. As per Section 115BAA of the Act, with effect from Financial Year 2019-20 (i.e. Assessment Year ('AY') 2020-21), a domestic company has an option to pay income tax in respect of its total income at a concessional tax rate of 22% (plus surcharge of 10% and cess of 4%) subject to satisfaction of certain conditions.

1.2. In case a company opts for Section 115BAA of the Act, provisions of MAT under Section 115JB of the Act would not be applicable and MAT credit of the earlier year(s) will not be available.

1.3. The option needs to be exercised on or before the due date of filing the tax return by filing Form 10-IC on income tax e-filing. Once the option has been exercised for any previous year, it cannot besubsequently withdrawn for the same or any other previous year.

1.4. The Company has opted for the provisions of Section 115BAA of the Act for AY 2020-21 onwards and hence, the beneficial tax rate of 22% (plus surcharge of 10% and education cess of 4%) is applicable.

2. Deduction under Section 35D of the Act:

The Company is eligible for amortization of preliminary expenses being the expenditure on public issue of shares under Section 35D(2)(c)(iv) of the Act, subject to the limit specified in Section 35D(3) of the Act.

3. Deduction under Section 80JJAA of the Act, in respect of employment of new employees

Subject to the fulfillment of prescribed conditions as provided in Section, the Company is entitled to claim deduction of an amount equal to 30% of additional employee cost (relating to specified category of employees) incurred in the course of business in the previous year, for three assessment years including the assessment year relevant to the previous year in which such employment is provided under Section 80JJAA of the Act.

II. SPECIAL DIRECT TAX BENEFITS AVAILABLE TO MATERIAL SUBSIDIARIES UNDER THE ACT

The Material Subsidiaries of the Company, being Indian entities can claim the above benefits as is available to the Company as provided in under the provisions of the Act as provided in I above (Special direct tax benefits available to the Company under The Income-tax Act, 1961 and the rules, circulars, orders and notifications thereunder).

III. SPECIAL DIRECT TAX BENEFITS AVAILABLE TO THE SHAREHOLDERS UNDER THE ACT

Taxability of dividend income:

1. Dividend income earned by the shareholders would be taxable in their hands at the applicable rates. The maximum surcharge applicable to shareholders who are individuals, Hindu Undivided Family, Association of Persons, Body of Individuals, whether incorporated or not and every artificial juridical person would be 15% (plus education cess at rates in force from time to time, presently 4%), irrespective of the amount of dividend.

2. Further, the shareholders would be entitled to take credit of the Tax Deducted at source by the Company against the taxes payable by them on dividend income.

3. The resident shareholder (being domestic company) shall be eligible for deduction under Section 80M of the Act.

Possible special tax benefits available to the Company, its shareholders and Material Subsidiaries under the Indirect Taxation Laws

I. SPECIAL INDIRECT TAX BENEFITS AVAILABLE TO THE COMPANY AND ITS MATERIAL SUBSIDIARIES

There are no special tax benefits available to the Company and its Material Subsidiaries under the Indirect Taxation Laws.

II. SPECIAL INDIRECT TAX BENEFITS AVAILABLE TO SHAREHOLDERS OF THE COMPANY

There are no special tax benefits available to the Shareholders of the Company under the Indirect Taxation Laws.

For Casagrand Premier Builder Limited

Sumanth Krishna Raghunathan

Whole Time Director,

Place: Chennai

Date: December 23, 2025

SECTION IV: ABOUT OUR COMPANY

INDUSTRY OVERVIEW

*Unless otherwise indicated, industry and market data used in this section has been derived from the industry report titled "Residential, Commercial Office and Warehousing" dated December 23, 2025 (the "**CBRE Report**") CBRE South Asia Private Limited ("**CBRE**") and (ii) the report titled "Dubai Real Estate Market" dated November 12, 2025 (the "**Colliers Report**") prepared and issued by MENA Real Estate Solutions LLC (Dubai Branch) trading as Colliers ("**Colliers**") and both CBRE Report and Colliers Report were exclusively commissioned and paid for by us to enable investors to understand the industry in which we operate in connection with the Offer. Unless otherwise indicated, financial, operational, industry and other related information derived from the CBRE Report and Colliers Report and included herein with respect to any particular Calendar Year/ Fiscal refers to such information for the relevant Calendar Year/ Fiscal. The CBRE Report and Colliers Report will form part of the material documents for inspection and a copy of the CBRE Report and Colliers Report is available on the website of our Company at https://casagrand.co.in/investor-relation-category/industry-report/. Industry sources and publications are also prepared based on information as of specific dates and may no longer be current or reflect current trends. Industry sources and publications may also base their information on estimates, projections, forecasts and assumptions that may prove to be incorrect. Accordingly, investors must rely on their independent examination of, and should not place undue reliance on, or base their investment decision solely on this information. The recipient should not construe any of the contents of the CBRE Report and Colliers Report as advice relating to business, financial, legal, taxation or investment matters and are advised to consult their own business, financial, legal, taxation, and other advisors concerning the transaction. References to various segments in the CBRE Report and Colliers Report and information derived therefrom are references to industry segments and in accordance with the presentation, analysis and categorisation in the CBRE Report and Colliers Report. Our segment reporting in our financial statements is based on the criteria set out in Ind AS 108, Operating Segments and we do not present such industry segments as operating segments.*

*For further information, see "**Risk Factors – Industry information included in this Draft Red Herring Prospectus has been derived from industry reports prepared by CBRE and Colliers exclusively commissioned and paid for by us for such purpose**" on page 124. Also see, "**Certain Conventions, Use of Financial Information and Market Data and Currency of Presentation – Industry and Market Data**" on page 19.*

The below information has been extracted from the CBRE Report.

INDIAN RESIDENTIAL SECTOR OVERVIEW

The key drivers of demand for residential segment in India are as follows:

- India is one of the largest and fastest growing economies globally and the fourth-largest economy in the world according to the International Monetary Fund ("**IMF**"). With a projected GDP annual growth rate of 6.2% over the next two fiscal years, India is expected to further strengthen its position among the global economies. *(Source: IMF)*

- India's strong economic fundamentals, characterised by a narrowing current account deficit (0.2% of GDP as of Q1 Fiscal 2026), rising foreign exchange reserves and a notable 15% y-o-y increase (from Fiscal 2024 to Fiscal 2025) in Gross Foreign Direct Investment, present a favourable environment for real estate growth. *(Source: Economic Survey 2024 to 2025)*

- India is home to one of the world's largest urban populations (535 million as of 2024), with current urban population share of about 37% (2024) and is projected to increase to 40.9% by 2030E and 50.0% by 2050E. *(Source: World Bank, Technopak Analysis)*

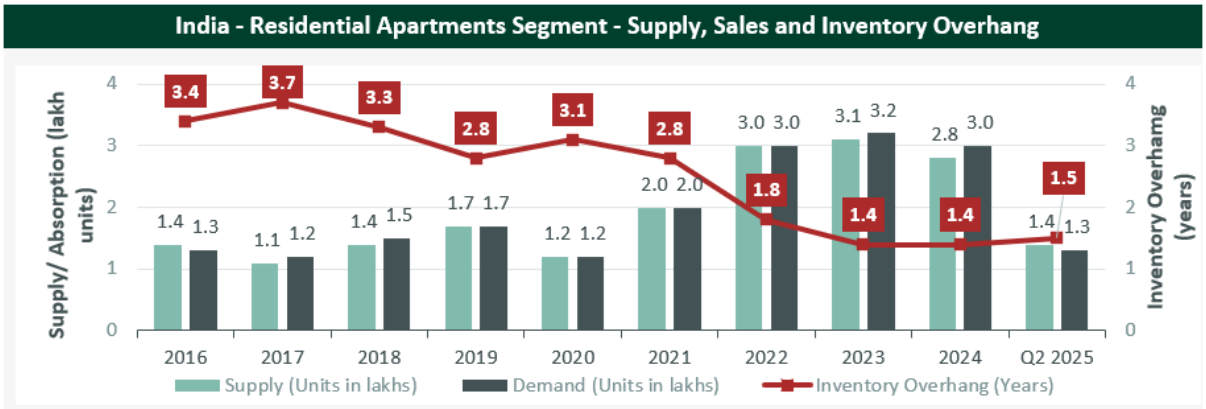
- The average household size in India has reduced to 4.1 members in Fiscal 2024 from 5.3 members in Fiscal 2001 and is further projected to reduce to 3.9 by Fiscal 2030. *(Source: MoSPI, Technopak Analysis)*

- India's middle-class and high-income households have witnessed an increase, indicating the country's rapidly rising income levels. Between Fiscal 2010 and Fiscal 2020, the number of middle-class households increased at a CAGR of 14.8%, increasing its composition from 23.7% to 73.1%. This has led to a shift in lifestyle preferences. By Fiscal 2030, it is predicted that this market will continue to expand and account for about 79.0% of households. *(Source: Technopak Analysis)*

Growth in India's residential sector is fuelled by the rapid urbanization rate in the last two decades coupled with improved per capita earnings, growth in service industries, nuclearization of families, implementation of RERA and other above mentioned macro-economic factors. The organized residential real estate sector in India ended the year 2023 on a strong note, with sales climbing to an all-time high and unit launches touching a decadal peak. The market demonstrated positive activity in 2024 as well, with annual sales surpassing approximately 3 lakh housing units for the second consecutive year. During the period from 01st January 2025 to 30th June 2025, the residential market witnessed a balanced trajectory involving new launches at approximately 1.4 lakh units and sales at approximately 1.3 lakh units. Although activity in the first half of 2025 showed normalisation compared to the same period in the previous year, primarily attributable to a high base effect and the inherent cyclicality of the market, the sector maintained healthy performance in absolute terms.

Residential Supply, Sales and Inventory Overhang

Over the past few years, overall absorption in the residential segment in terms of number of dwelling units has witnessed an upward trend across the top Indian cities of Delhi NCR, Mumbai, Bengaluru, Pune, Chennai, Hyderabad & Kolkata. Post the COVID year (2020), the market had a fast paced rebound and witnessed increase in supply and absorption in the following years, surpassing pre-COVID levels and recording a historic high during the period from 2022 to 2024. The supply and absorption trends from 2016 to Q2 2025 along with inventory overhang are provided below:



(Source: CBRE)

The average annual new launches and absorption across top 7 cities during the period from 2016 to Q2 2025 have been approximately 2 lakh units.

The residential real estate sector in the country remained resilient in 2024, recording sales of approximately 3 lakh units. This sustained momentum was attributable to the growing appetite for home ownership amidst rising household incomes, evolving buyers' preferences, infrastructural enhancements and economic opportunities in metropolitan hubs. Tier-l cities of Mumbai, Pune, Delhi NCR and Bengaluru led the sales activity, driven by strong end-user demand and the introduction of supply across newer growth nodes in these cities. Fuelled by a growing desire for home ownership, rising incomes, ongoing infrastructure improvements and government initiatives such as reduced GST on construction materials, the housing market is anticipated to maintain a steady performance in 2025.

Dynamics pertaining to the residential real estate segment are influenced by several factors including location, product type, price range, positioning among several others. Key challenges pertaining to the Indian Residential Real Estate sector have been enumerated below:

- PMAY scheme launched in the year 2015 which has been one of the key drivers boosting the supply and demand for affordable housing segment, has been extended until 31st December 2025 which might impact the supply and sales of the affordable housing units post 2025. *(Source: Ministry of Housing and Urban Affairs)*

- After riding the strong momentum in sales across tier 1 markets, several large developers are now also foraying into tier II cities. During this expansion cycle, each market/state may exhibit varying set of opportunities & challenges due to the diverse nature of policies, regulatory guidelines, customer preferences coupled with increasing land prices. To overcome this aspect and with a view to mitigating risks, higher number of joint venture/joint development instances may be expected in the residential segment.

- The residential market is currently driven by sustained demand and corresponding launches. However, rising capital values amidst an uncertain global economic scenario may cause homebuyers to take a wait-and-watch approach towards their purchase decisions across select cities & micro-markets.

- Considering the land acquisitions made by developers in recent years, it is anticipated that the positive momentum will sustain and stimulate further apartment launches with Mumbai, Hyderabad, Pune, Chennai and Bengaluru, likely driving supply infusion during 2025 and subsequent years. However, escalating land costs amidst limited funding options for early-stage projects may challenge developers' future land acquisitions.

- Adaption to changing consumer preferences as illustrated below, is considered as a key contributor to the success of real estate developments.

    - The luxury housing segment is expected to remain attractive to HNIs, NRIs and affluent investors in 2025. As luxury housing evolves beyond traditional bungalows, modern residences catering to diverse lifestyles are gaining popularity. This shift has led to customized housing solutions tailored to specific needs, with multigenerational living gaining prominence alongside.

    - Sustainability has become a critical differentiator in real estate development, with an increasing emphasis on constructing eco-friendly and energy-efficient dwellings. As buyers in the premium/luxury category tend to be more aware and demanding of such features, prompting developers to focus on integration of energy-efficient appliances, rainwater harvesting systems, indoor air quality control, renewable energy sources, etc when catering to the demand for premium/luxury homes.

- Post COVID, many global markets, including India, witnessed resurgence in construction activity in 2021. While recovery remained on track in 2022, the industry faced challenges such as impact on regional supply chains due to the Russia-Ukraine conflict along with rising inflation globally as the prices of raw materials such as cement and steel increased during the period. However, the prices stabilised in the year 2023. Real estate market would continue to be sensitive to such events and its ability to adapt to market conditions would be critical for success.

- Potential trade tariffs introduced by the US across the globe have created market uncertainty and could delay decision making. It is currently uncertain how future trade tariffs will eventuate, and impact both the global and Indian economies in the near future.

(Source: CBRE)

RESIDENTIAL MARKET OVERVIEW - CHENNAI

CITY OVERVIEW

Chennai, the gateway of South India and epicentre of Tamil Nadu's economy

Chennai, the capital city of Tamil Nadu is situated on the southeast coast of India. Its strategic location, robust infrastructure, rich cultural heritage and bustling economy have undoubtedly made it a metro city that draws people from across India. The Chennai Metropolitan Area (CMA) has recently been expanded to 5,904 sq.km. covering districts of Tiruvallur, Kancheepuram, Chengalpattu and Ranipet owing to the urban outgrowth and sprawl.

Chennai has a diversified economic base anchored by automobile, hardware manufacturing, healthcare, IT and BFSI industries. The city is also known as the 'Detroit of India' owing to existence of a robust automobile sector with the presence of prominent automobile companies such as Nissan, Hyundai, Ashok Leyland, TVS, Royal Enfield, etc accounting for approximately 30% of India's auto exports. *(Source: Tamil Nadu Guidance Bureau).* The city ranks third in GCC leasing activity in India after Bengaluru and Hyderabad during the period from 2022 to Q2 2025. Chennai currently houses about 250 GCCs that employ 150,000+ professionals, contributing about 11% of India's total GCC talent pool with notable ER&D capabilities *(Source: The National Association of Software and Service Companies).* The city has a strong workforce across sectors, which is a reflection of the robust education infrastructure present in the city. *(Source: Tamil Nadu Guidance Bureau).* Growth in the IT/ ITeS sector post the 2000's coupled with inherent regional dynamics have transformed Chennai into a prominent investment destination for multinational corporates and industrial groups. The growth of manufacturing and IT/ITeS sectors has led to increasing migration of talent towards the city over the past few years. The resultant rise in Chennai's population and expanding urban sprawl drove residential demand, especially in the suburban and peripheral locations of South and West Chennai.

CHENNAI RESIDENTIAL REAL ESTATE MARKET OVERVIEW

Residential real estate segment in Chennai has witnessed notable growth over the past two decades with the increasing economic activity in the city. With the evolution of IT/ITeS sector and manufacturing industries in the city in the 2000s, Chennai attracted graduates and working professionals from various parts of the state of Tamil Nadu and the country for better employment opportunities. This migration is one of the key factors that changed the city's housing requirements and led to the emergence of high-rise gated communities.

Key drivers of demand for residential segment in Chennai are elucidated below:

Well planned large metropolis: The fourth largest urban agglomeration in India in terms of population and the most densely populated city in the state with a city population of approximately 4.97 million and an urban agglomeration population of 8.65 million as per the 2011 Census.

Increasing economic activity: Growing commercial and industrial activity in the city driven by large Multi-National Companies has garnered high employment opportunities and hence attracting large migrant populace to the city.

Strong physical infrastructure network: Well laid physical infrastructure viz. suburban railways, mass rapid transit system, Metro rail, ORR and IRR ensures good connectivity to prominent hubs in the city. The city is well connected to various parts of the country and internationally through established airport and seaports.

Social Infrastructure: Presence of wide network of hotels, hospitals, schools, retail and entertainment centres create a robust social infrastructure in the city.

Ease of Living: According to 'Ease of Living Index, 2024' released by the Ministry of Housing and Urban Affairs, Chennai ranks fourth in the country.

Government initiatives: Chennai benefits from proactive government initiatives promoting investments in the city such as promotion of start-up hubs, IT/ITeS policy to promote IT/ITeS activity, sector specific policies and single window clearance that has led to increase in economic activity attracting investments and generating employment opportunities in the city.

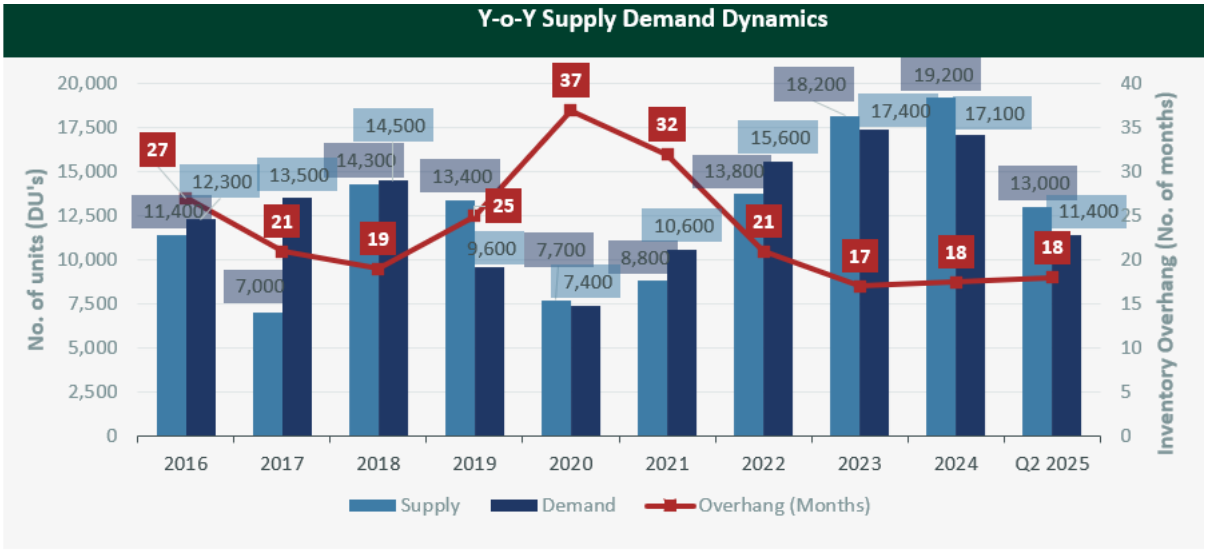
SUPPLY DEMAND TRENDS

The table below highlights the key statistics pertaining to Chennai Residential apartments segment:

Particular	Details
Total Stock (As of Q2 2025)[1]	approx. 2,93,900 units
Under-Construction Supply (As of Q2 2025)	approx. 70,900 units
Unsold Inventory (As of Q2 2025)	approx. 26,800 units (approx. 9% of overall stock)
Average Annual Supply (2022 to Q2 2025)	approx. 18,000 to 19,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 17,000 to 18,000 units
Inventory Overhang	18 Months

Source: CBRE

(1) Stock includes the residential units that are completed, under construction, sold and unsold



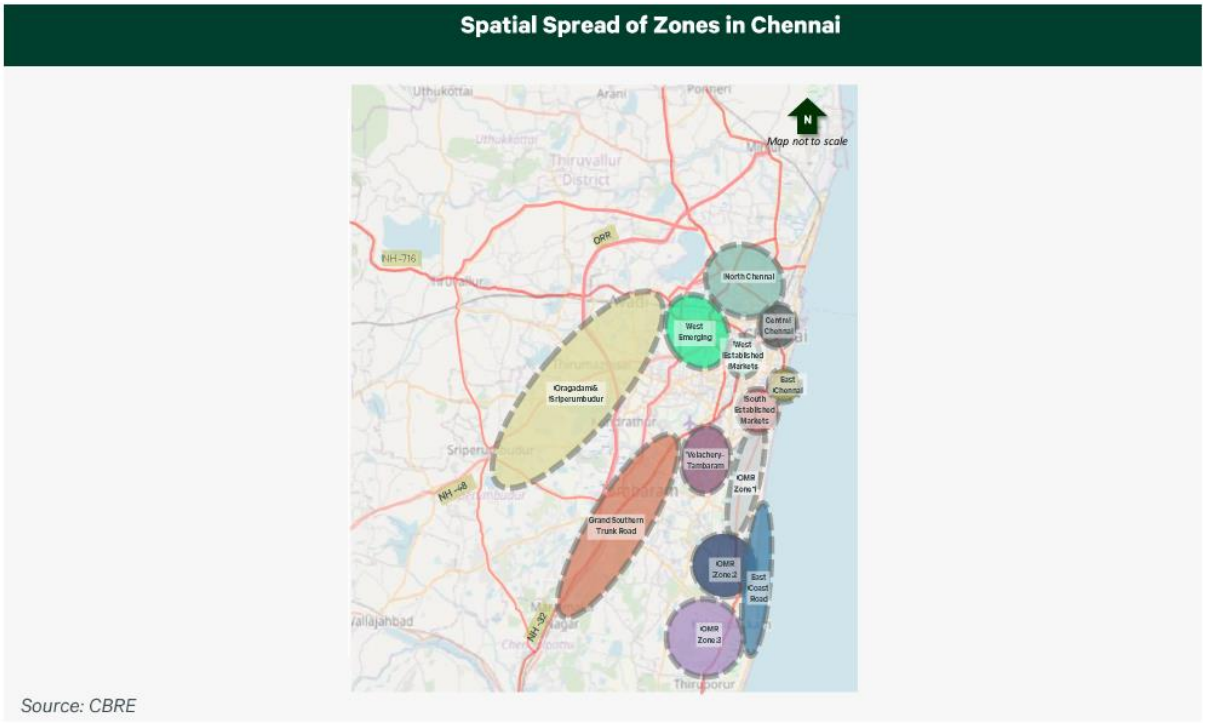
Source: CBRE

The chart above highlights the supply introduction and yearly absorption trend for residential apartments segment in Chennai. Residential demand in the city from 2016 to Q2 2025 has kept pace with supply in most years. Post the initial impact of policy reforms in the real estate industry in terms of introduction of RERA (Real Estate Regulatory Authority), GST (Goods and Service Tax) and demonetization, the year 2018 witnessed a comeback in terms of residential supply considering the pent-up launches from previous years. With the opening up of economy and increasing buyer confidence post COVID, there was an uptick in launches and demand in the year 2022 and 2023 surpassing pre-covid levels. Chennai's residential market witnessed a robust increase in launches during the year 2024 reaching an all-time high of 19,200 units in the year. The momentum continued as of Q2 2025 with launch of 13,000 units in the first half of the year.

Absorption has been sustained between 2015 and 2020 with specific residential pockets across the city witnessing increasing demand trends. The most active residential markets in Chennai include OMR and West Emerging Markets. In-line with the supply, demand witnessed significant growth over the past years, with sales reaching approximately 17,100 units in the year 2024. The first half of 2025 continued to reflect strong market momentum, with absorption levels reaching approximately 11,400 units. This increase was supported by the launch of projects in sought-after micro-markets by regional developers, along with the emergence of large-scale community developments in preferred locations. Inventory overhang declined significantly and has remained low in recent years, driven by increased demand during this period.

KEY ZONES AND THEIR PROFILE

The map below represents the spatial spread of residential zones in Chennai City:



The city has been bifurcated into various sub-markets based on activity levels (viz. concentration & profile of development activity) as detailed below:

OMR Zone 1: OMR vector is positioned as the designated IT corridor of the city. OMR Zone 1, located in proximity to the city, witnesses commercial and residential activity. It is also the most premium stretch on OMR in terms of commercial and residential pricing.

- Key locations – Perungudi, Thoraipakkam, Taramani, Karapakkam
- Buyer Profile – Mix of mid to senior-level IT and other corporate employees

OMR Zone 2: The vector witnesses spill over commercial office demand from OMR Zone 1 and is also the most active residential vector in the corridor, considering the proximity and affordability of real estate in comparison to other South Established Markets.

- Key locations – Padur, Perumbakkam, Navalur, Egattur, Sholinganallur, Siruseri
- Buyer Profile – Mix of entry to mid-level IT and other corporate employees

OMR Zone 3: The vector is characterised by the presence of nascent real estate activity and availability of large developable land parcels. Residential activity in the location is dominated by the presence of large scale affordable residential developments.

- Key locations – Thaiyur, Kelambakkam, Pudupakkam, Thiruporur
- Buyer Profile – Mix of entry to mid-level IT and industrial employees

Grand Southern Trunk Road: The location is characterised by presence of a mix of industrial and IT developments. This zone is also emerging as one of the key vectors for affordable to mid-end residential activity in the city.

- Key locations – Chromepet, Perungaluthur, Vandalur, MM Nagar, Guduvanchery, Pallavaram
- Buyer Profile – Mix of entry to mid-level IT and industrial employees

Velachery – Tambaram: The zone has witnessed a paradigm shift with the launch of numerous medium to large-scale residential projects and commercial developments over the recent years. This is primarily attributable to its strategic locational advantages viz. close proximity to OMR, GST Road and the sub-urban markets of Velachery.

- Key locations – Velachery, Adambakkam, Alandur, Medavakkam, Pallikaranai, Madipakkam
- Buyer Profile – Mix of mid to senior-level IT and other corporate employees

East Coast Road: ECR stretch, running parallel to the coast of Bay of Bengal, is positioned as the leisure and entertainment destination of the city known for its scenic beauty. Residential activity in the region is driven by high-end to luxury sea facing apartments, villas and plotted developments.

- Key locations – Injambakkam, Kanathur, Kottivakkam, Muttukadu
- Buyer Profile – CEOs, CFOs, High Net Worth Individuals from entertainment industry, large business families and expats

South Established Markets: It is one of the prominent mixed-use locations in the city enjoying proximity to the central region. The location is characterised by the presence of numerous high-end residential developments and well-established social infrastructure in terms of retail, hospitality, educational institutions and hospitals.

- Key locations – Adyar, Besant Nagar, Guindy, Saidapet, Kotturpuram, Thiruvanmiyur
- Buyer Profile – Mid to large scale business families, mid to senior-level corporate and govt. executives

West Emerging Markets: Extensive IT activity in the location along Mount Poonamallee High Road has catalysed demand across other real estate segments along this zone. The West Emerging Markets are gaining prominence in terms of residential thresholds over the past few years, fuelled by growth of IT and industrial activity.

- Key locations – Ambattur, Avadi, Mogappair, Padi, Porur, Ramapuram
- Buyer Profile – Mix of entry to mid-level IT and industrial employees, small/mid-size business families

West Established Markets: This region witnesses the presence of high-end residential developments concentrated around Anna Nagar and surrounding regions which are located in proximity to the central regions of the city.

- Key locations - Anna Nagar, Ashok Nagar, Kodambakkam, Vadapalani, Saligramam, Shenoy Nagar
- Buyer Profile - Mid to large size business families, mid-senior level corporate executives

Oragadam & Sriperumbudur: The stretch has emerged as a prominent industrial hub in the city housing large scale manufacturing facilities and warehousing developments. The location is also witnessing increasing residential activity across apartments, plots and villas in the recent past.

- Key locations – Sriperumbudur, Oragadam, Thirumazhisai, Thandalam
- Buyer Profile – Entry to mid-level industrial employees

Central Chennai: Established residential zone with presence of premium and luxury residential developments. The location is characterised by limited availability of large land parcels and witnesses the presence of prime Grade A commercial and retail developments.

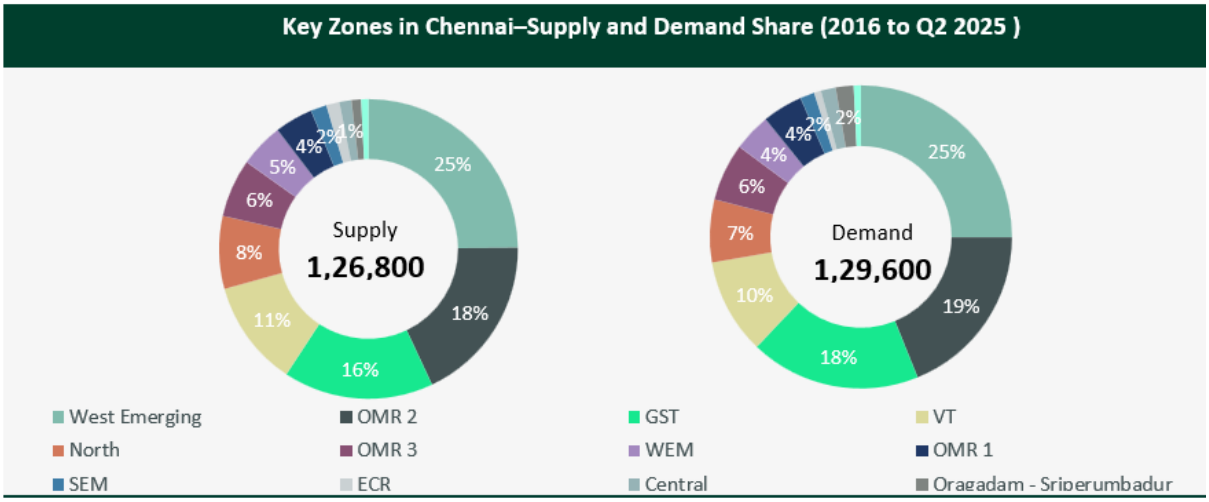
- Key locations - Nungambakkam, T Nagar, Egmore, Royapettah, Gopalapuram
- Buyer Profile - CEOs, CFOs, senior level corporate executives, large business families and promoters of major corporates, expats, government officials and entertainment/media industry stakeholders

East Chennai: Due to its proximity to the sea and the central business district, the area has developed into a high-end, luxury residential zone, reflecting the premium value of the location.

- Key locations - Alwarpet, Boat Club, Mandaveli, Mylapore, R.A Puram
- Buyer Profile - Mid to senior level corporate executives, mid to large size business families, government officials and entertainment/media industry stakeholders

North Chennai: The location is characterised by the presence of port related activities such as container freight stations and warehouses considering the proximity to Chennai and Ennore ports in the city. The location has witnessed a surge in mid to high-end residential developments over the past few years.

- Key locations - Madhavaram, Perambur, Villivakkam, Purasaiwalkam
- Buyer Profile - Small to mid-size business families, entry to mid-level industrial employees



Source: CBRE

The 'West Emerging Markets' vector has witnessed increased residential activity in the recent past and has established itself as the prominent market with a supply share of approximately 25% (2016 to Q2 2025). This is fuelled by increased commercial supply (forecast to witness a growth of approximately 37% from approximately 12.8 million sq.ft. in Q2 2025 to approximately 17.6 million sq.ft. over the next 2 to 3 years based on under-construction and planned projects;) and the priority metro corridor that is actively under construction. OMR is one of the predominant residential locations considering the dense commercial activity along the region that witnessed a growth of approximately 76% from approximately 27 million sq.ft. in 2012 to approximately 47.4 million sq.ft. in Q2 2025 and other factors such as land availability, affordability and the under-construction metro corridor. Central and East Zones continue to remain a niche market with limited market share, primarily catering to high-end to luxury demand.

KEY DEVELOPERS AND THEIR SHARE

Residential activity in the city is dominated by local developers contributing to approximately 80% of the overall supply and top ten developers in the city contributing approximately 50% of the overall supply during the period from 1st January 2017 to 30th June 2025.

Casagrand has established itself as the largest developer in the residential sector and a well-known residential brand in Chennai with a market share of approximately 25% in terms of launches and approximately 18% in terms of demand during the period 1st January 2017 to 30th June 2025. Casagrand has presence across almost all the zones in the city with high concentration in the markets of OMR (including OMR Zone 1, OMR Zone 2 and OMR Zone 3), West Emerging, GST Road and Velachery-Tambaram. The OMR (including OMR Zone 1, OMR Zone 2 and OMR Zone 3), West Emerging and GST Road zones have contributed approximately 29%, 25% and 16% to the overall supply of residential apartment units in Chennai, respectively over the period from 1st January 2017 to 30th June 2025. The following table sets forth the significance of certain zones in Chennai, Tamil Nadu along with Casagrand's position in terms of supply and demand share in such zones between January 1, 2017 and June 30, 2025.

Zone	Significance and Contribution of the Micro-Market to the overall supply and demand of Chennai	Casagrand's Position within the Zone
West Emerging	Supply Contribution – approx. 25% Demand Contribution – approx. 25%	First in terms of both supply and demand of residential units
OMR Zone 1	Supply Contribution – approx. 4% Demand Contribution – approx. 4%	Second in terms of supply and first in terms of demand of residential units
OMR Zone 2	Supply Contribution – approx. 18% Demand Contribution – approx. 19%	First in terms of both supply and demand of residential units
OMR Zone 3	Supply Contribution – approx. 6% Demand Contribution – approx. 6%	First in terms of both supply and demand of residential units
Velachery Tambaram	Supply Contribution – approx. 11% Demand Contribution – approx. 10%	First in terms of both supply and demand of residential units
North	Supply Contribution – approx. 8% Demand Contribution – approx. 7%	First in terms of supply and second in terms of demand of residential units
GST	Supply Contribution – approx. 16% Demand Contribution – approx. 18%	First in terms of supply and second in terms of demand of residential units

Source: CBRE

Casagrand is a fast growing residential brand expanding their presence in Chennai over the past 5 years where the share of the developer has increased to approximately 25% during the period from 1st January 2017 to 30th June 2025 in comparison to approximately 2% during the period from 1st January 2011 to 31st December 2016 in terms of launches or supply of residential units. The developer largely focusses on mid-end projects across locations offering competitive pricing in comparison to peers and has been able to achieve healthy sales velocity over the last few years. Majority of the projects of the developer in Chennai were sold out in a timeframe of 2 to 3 years from launch and before completion of construction.

ZONE OVERVIEW – WEST EMERGING MARKETS

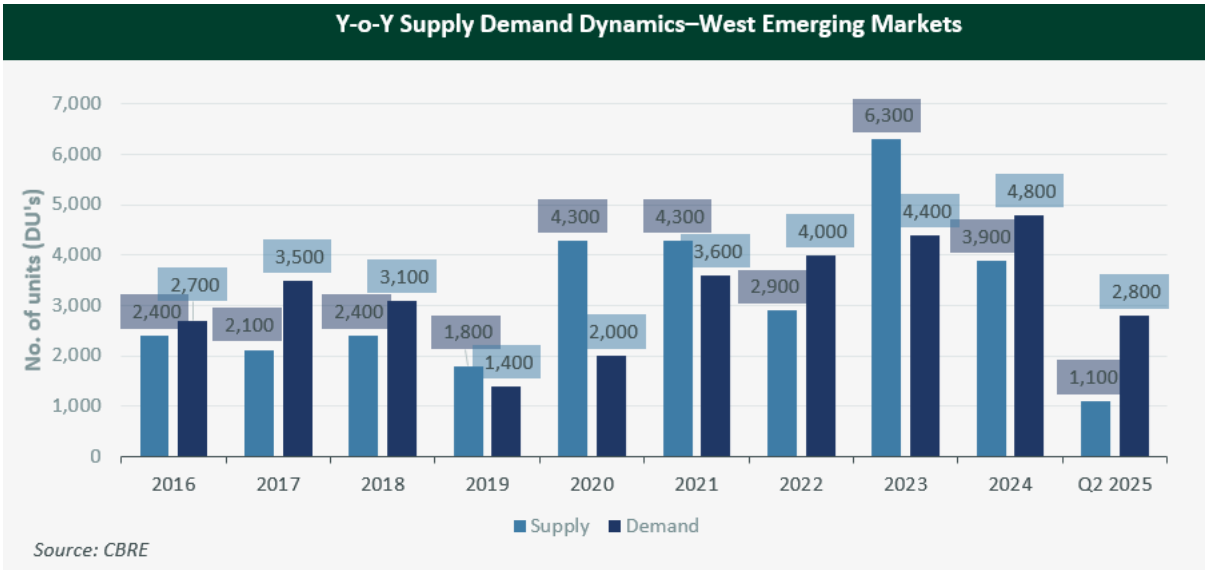
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in West Emerging Markets:

Particular	Details
Total Supply (As of Q2 2025)	approx. 65,700 units
Unsold Inventory (As of Q2 2025)	approx. 4,800 units (approx. 7% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 4,100 to 4,200 units
Average Annual Absorption (2022 to Q2 2025)	approx. 4,600 to 4,700 units
Inventory Overhang	12 Months

(Source: CBRE)

The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in West Emerging Markets.

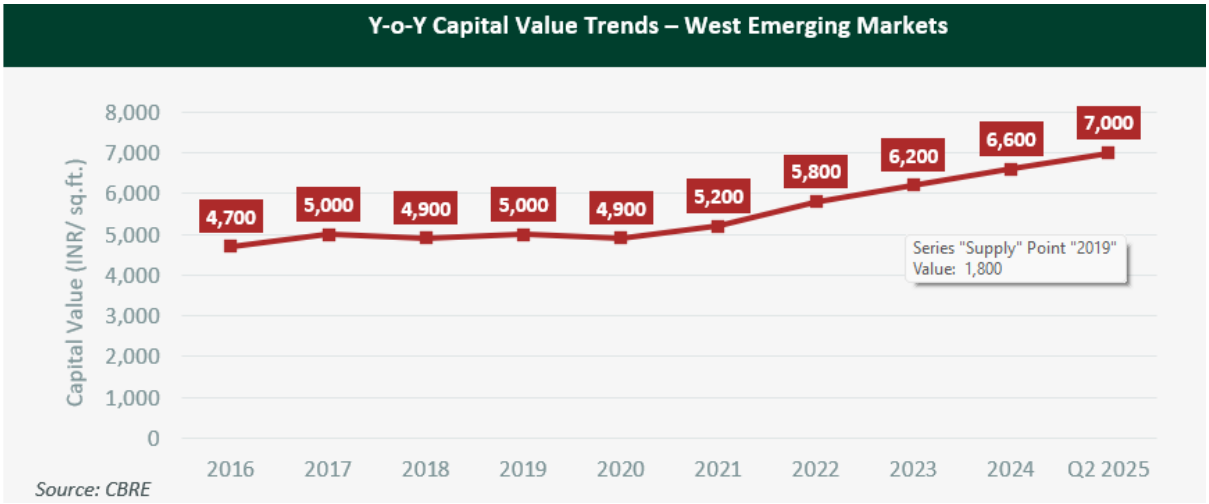


West Emerging Markets have witnessed notable growth in residential demand over the past decade, as the vector started gaining prominence in terms of commercial office activity. Driven by the establishment of few prominent commercial and industrial developments along the corridor during the period from 2007 to 2012, demand for the residential segment in the market witnessed an uptick in subsequent years (from 2011 to 2015).

Average annual supply was in the range of approximately 1,800 to 2,200 units and average annual demand was in the range of approximately 2,600 to 3,000 units during the period from 2016 to 2019. The years from 2020 to 2022 witnessed numerous launches, an all-time high, despite the slowdown in the overall residential market owing to COVID. Increasing demand levels during this period was driven by the quantum of upcoming IT activity and the metro corridor under construction in Porur and surrounding locations. Subsequently, supply and demand levels in the year 2023 also witnessed a steep rise to reach approximately 6,300 and approximately 4,400 units respectively. Despite a dip in supply in 2024 compared to the previous year, demand remained robust at 4,800 units. The zone is witnessing increased traction with a share of approximately 25% to the overall supply in the city. Large scale launches in the mid to high-end segment in locations such as Porur/Manapakkam, Kuthambakkam, Kovur, Kundrathur and Mangadu contributed to the overall supply in the zone.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in West Emerging Markets.



West Emerging Markets comprise of a varied profile of buyers across affordable, mid and high-end segments and the pricing varies accordingly. The pricing in the micro-markets of Ambattur, Avadi are in the range of ₹ 5,500 to 6,000/sq.ft. Residential demand in Porur, Manapakkam and its surrounding locations is primarily driven by mid-

level IT employees with launches concentrated in the mid to high-end segment. Other significant locations in the zone include Mogappair and Koyambedu that witness spill over residential demand from west established markets of Anna Nagar. The demand for these locations is driven by the high-income local populace and pricing ranges from ₹ 8,000 to 10,000/sq.ft. Average pricing in the zone at large remained stable during the period 2017 to 2020 prior to COVID. However, considering the numerous launches and high levels of demand post COVID (driven by increasing real estate activity and under-construction metro priority corridor-IV), the capital values in this zone has witnessed healthy appreciation and currently range from ₹ 6,500 to 7,500/sq.ft.

KEY DEVELOPERS AND THEIR SHARE

West Emerging Market is dominated by the presence of prominent regional and national developers catering to a mix of IT, industrial and the local populace. The top five developers in the zone contributed approximately 50% of the overall supply during the period from 2017 to Q2 2025.

Casagrand ranks 1st in the zone with a supply share of approximately 24% (approximately 7,000 units) spread across 15 projects from 2017 to Q2 2025. The supply introduced by the developer is concentrated in the locations of Mogappair, Manapakkam, Kovur and Korattur. Notably, projects launched by the developer over the past year viz. Linore, Medora and Massimo achieved an absorption of approximately 95%, 90% and 49% respectively as of Q2 2025. Other key developers in the region include Shriram Properties, Baashyaam Constructions and Brigade Group, having launched 1 to 3 large developments each in the locations of Mogappair, Koyambedu and Mangadu. It is to be noted that the top developers in the zone generally focus on different positioning/budget segments considering the market dynamics of the location and the developer's interest.

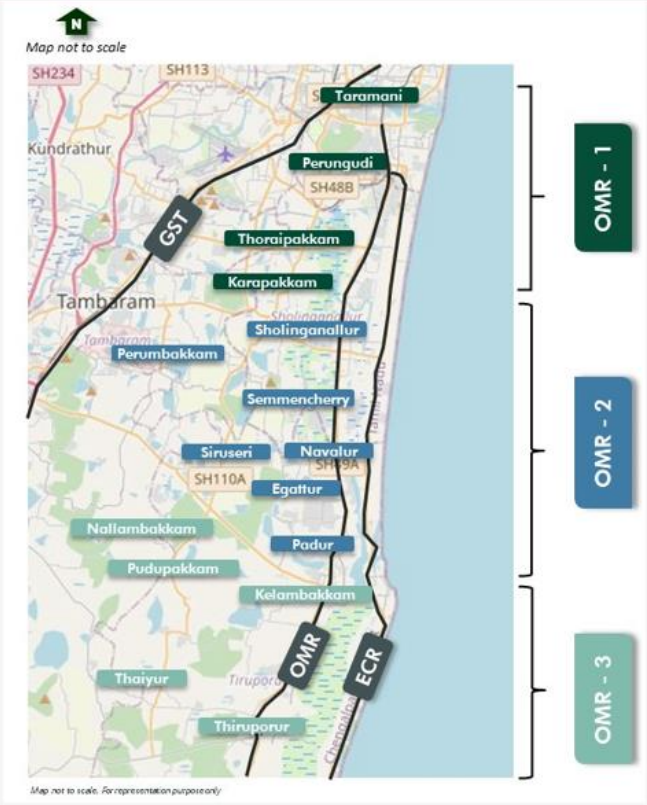
ZONE OVERVIEW – OMR ZONE 1

Old Mahabalipuram Road (also known as Rajiv Gandhi Salai) extends from Madhya Kailash Junction (located in Adyar micro-market) up to the tourist town of Mahabalipuram. The corridor has been witnessing extensive real estate development activity across commercial office/IT and residential segments over the past two decades. The designated IT/ITeS corridor of the city was an initiative by the Government of Tamil Nadu to attract large scale IT investments and also create an eco-system for the sector. Based on nature of activity of real estate along the corridor, Rajiv Gandhi Salai has been classified into three distinct stretches as given below:

- **OMR ZONE 1** – Madhya Kailash to Sholinganallur
- **OMR ZONE 2** – Semmencherry to Kelambakkam
- **OMR ZONE 3** - Beyond Kelambakkam

The map below represents the classification of zones along OMR.

Classification of OMR and its zones



Source: CBRE

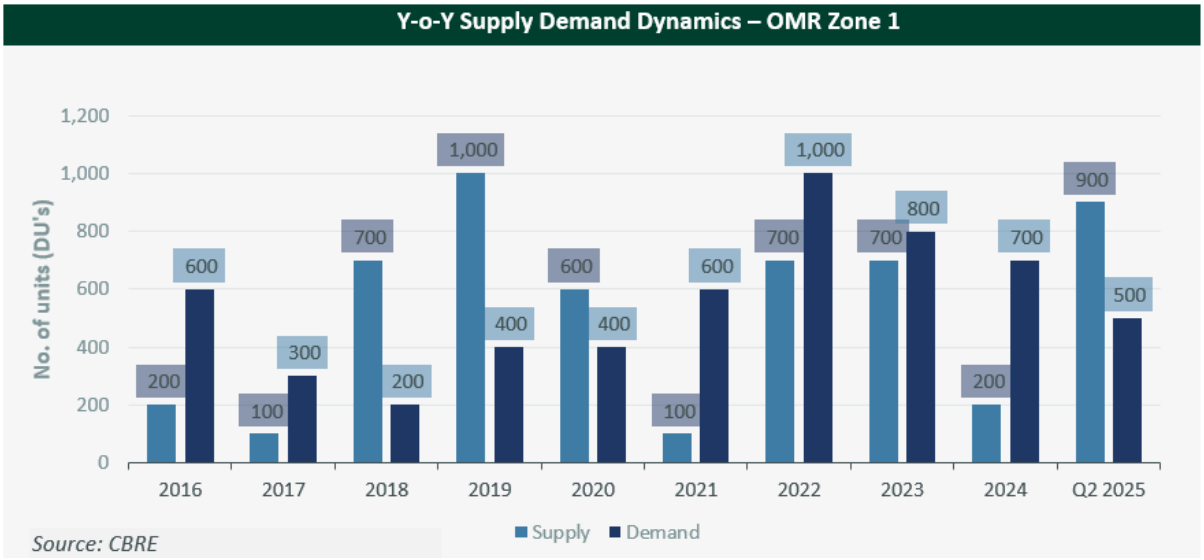
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in OMR Zone 1.

Particular	Details
Total Supply (As of Q2 2025)	approx. 14,100 units
Unsold Inventory (As of Q2 2025)	approx. 900 units (approx. 6% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 700 to 800 units
Average Annual Absorption (2022 to Q2 2025)	approx. 900 to 1,000 units
Inventory Overhang	13 Months

(Source: CBRE)

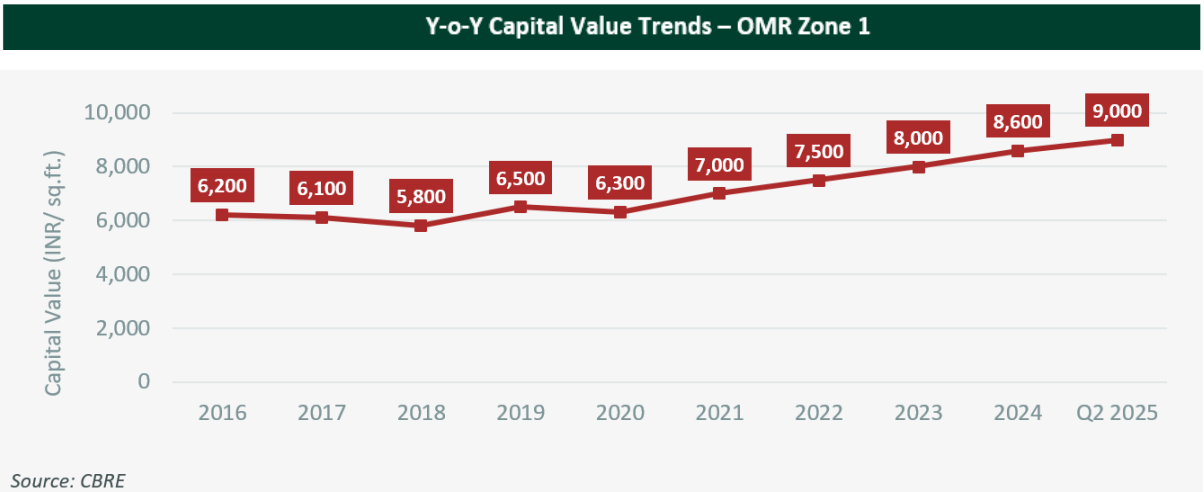
The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in OMR Zone 1.



OMR Zone 1 has witnessed increased levels of commercial activity which also led to the rise in residential demand. The average annual supply and demand was in the range of approximately 1,000 to 1,200 units until the year 2015. The zone witnessed dense development activity in terms of commercial office projects, mid-scale residential projects and social infrastructure that has led to limited availability of developable land parcels and decrease in supply post 2015. Average annual supply and demand in the zone is in the range of approximately 500 to 600 units over the period 2016 to Q2 2025. Post COVID, the year 2022 and 2023 witnessed an uptick in supply with the launch of premium projects viz. Altezza in Perungudi. The zone gained further traction in the first half of 2025, driven by new launches in the Sholinganallur and Thoraipakkam micro-markets.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in OMR Zone 1.



OMR Zone 1 is the most premium stretch along OMR considering its proximity to the city, dense commercial office activity, excellent connectivity via road, MRTS and well-established social infrastructure. This has resulted in appreciation of the capital values (approximately 45%) over the period from 2016 to Q2 2025. Major share of the recent launches is concentrated in the high-end segment in the zone (projects such as Brigade Residencies, Altius, Altezza, Avenue Park) which has also resulted in the rise in average capital values. The micro-markets located in the initial stretch of OMR Zone 1 in proximity to the city such as Taramani and Perungudi are priced the most premium in the range of ₹ 12,000 to 13,000/sq.ft. The pricing gradually declines towards southern locations such as Thoraipakkam and Karapakkam, with capital values ranging from ₹ 9,000 to 10,000/sq.ft and Sholinganallur, where the rates range from ₹ 7,500 to 8,500/sq.ft. The market has exhibited a diverse range of

price bands across projects, influenced by factors such as location, accessibility, developer profile and the nature of the product offering.

KEY DEVELOPERS AND THEIR SHARE

Residential activity in the zone is dominated by prominent developers in the city launching high-end projects in the location over recent years. The top five developers in the zone contributed approximately 66% of the overall supply during the period from 2017 to Q2 2025.

Casagrand is amongst the leading developers in this zone in terms of supply and demand. Casagrand launched a mid-end project in Sholinganallur christened 'Cloud 9' with a total of 331 units in 2023. The project is witnessing healthy sales velocity, with approximately 95% units sold since launch. The developer has also launched another project in Perungudi christened 'Avenue Park' with a total of 209 units in Q3 2024, with 93% of the units sold since launch. Other prominent developers such as Appaswamy and Brigade have launched large scale high-end projects viz. Altezza, Brigade Residences and Altius in the micro-market of Perungudi and Sholinganallur in recent years.

ZONE OVERVIEW – OMR ZONE 2

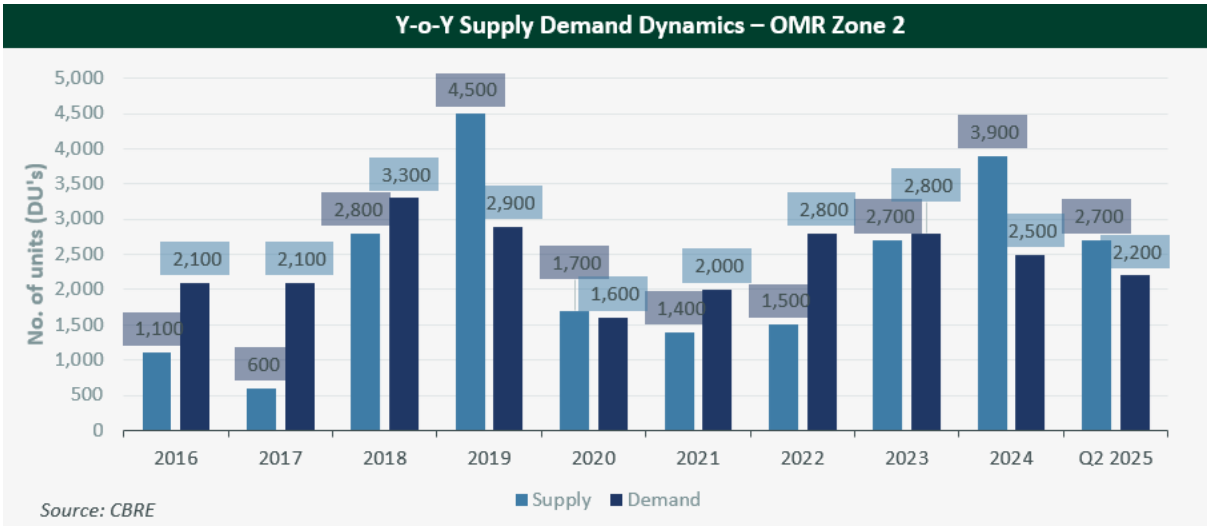
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in OMR Zone 2.

Particular	Details
Total Supply (As of Q2 2025)	approx. 53,800 units
Unsold Inventory (As of Q2 2025)	approx. 5,600 units (approx. 10% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 3,100 to 3,200 units
Average Annual Absorption (2022 to Q2 2025)	approx. 2,900 to 3,000 units
Inventory Overhang	23 Months

(Source: CBRE)

The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in OMR Zone 2.



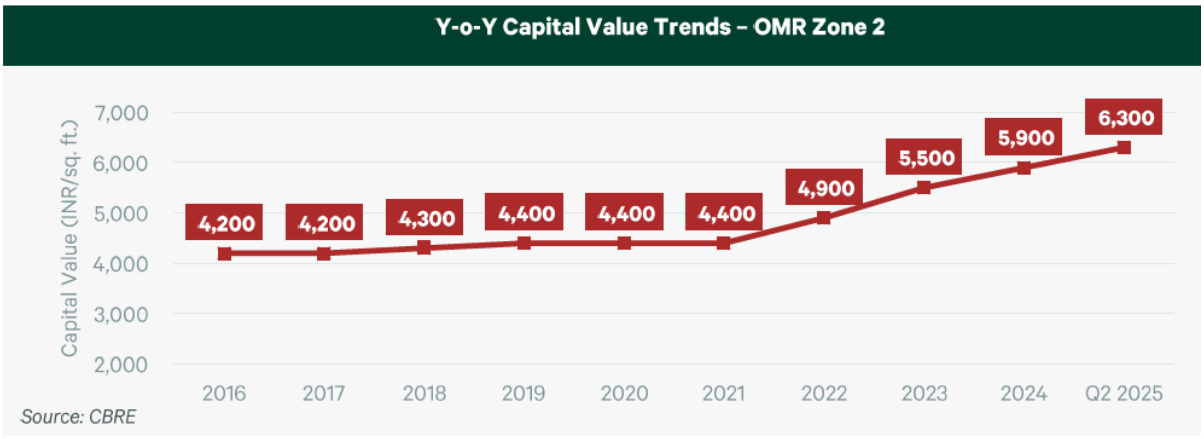
Supply in 2018 and 2019 witnessed an increase due to the launch of large-scale affordable housing developments cumulating to approximately 2,600 units across 3 projects in the location. This surge in supply contributed to an uptick in absorption levels during the same period. Post COVID, the market witnessed limited launches until 2022 considering the higher share of unsold inventory in the previous year's owing to lower buyer confidence during COVID. However, the supply and demand levels in 2023 and 2024 inched towards pre-COVID levels. The zone

gained further traction in the first half of 2025, driven by prominent new launches in the Sholinganallur and Siruseri micro-markets.

The market continues to be the most preferred residential destination for developers and the buyers along OMR. There has been a shift in residential demand for this zone primarily driven by mid – to high end apartments considering the upcoming metro rail connectivity and proximity to the prime IT/ITeS destination.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in OMR Zone 2.



Considering the profile of buyers in the location primarily comprises the middle income group, OMR Zone 2 had been a price sensitive market. The market recorded an annual appreciation in capital values in the range of 3 to 5% prior to 2015. However, the capital values remained stable in the range of ₹ 4,200 to ₹ 4,600/sq.ft. during the period 2015 to 2021. With growth in demand driven by increasing buyer confidence, capital values witnessed an uptick post 2022 (with an appreciation of approximately 43% from 2021 to Q2 2025) and are currently in the range of ₹ 6,000 to 6,500/sq.ft. Projects located in the later stretches of Sholinganallur and Semmencherry are priced in the range of ₹ 7,000 to 8,000/sq.ft. while other locations such as Perumbakkam, Navalur and Kelambakkam are priced at approximately ₹ 5,000 to 6,000/sq.ft.

KEY DEVELOPERS AND THEIR SHARE

Residential activity in the zone is dominated by prominent developers in the city primarily launching mid-end projects in the location catering to the demand of the mid-level IT populace. The top five developers in the zone contributed approximately 60% of the overall supply during the period from 2017 to Q2 2025.

Casagrand ranks 1st in the zone with a supply share of approximately 35%, approximately 7,700 units and spread across 12 projects from 2017 to Q2 2025. Casagrand 'First City' located in Perumbakkam is one of the signature projects by the developer with 1,247 units launched as Phase 1, 2 and 3 in the year 2020 and 446 units as Phase 4 in the year 2022. The project witnessed high sales velocity and almost 89% of the units were sold out across Phase 1 and Phase 2 as of Q2 2025. Other key recent launches of the developer in the zone include Jarvis, French Town and Hola launched over the past one year with a total of 2,900 units. These projects have witnessed cumulative absorption of approximately 44% as of Q2 2025. The proposed metro line extending from Madhavaram to Siruseri shall boost connectivity to the zone and reduce travel time to other key parts of the city such as central locations and transit corridors of airport, central railway station and bus terminus. The above-mentioned factors have the potential to position the zone as an active destinations for home buyers over the next 3 to 5 years.

Developments by other developers include large affordable to mid-end projects by Urbanrise, BSCPL, NCC Urban Infra, Provident Housing and a high-end projects by Brigade Group, TVS Emerald and Sobha Developers. In the first half of 2025, approximately 67% of the newly launched units comprised high-end projects, including Morgan Heights, Verde Vista, Napa Valley etc.

ZONE OVERVIEW – OMR ZONE 3

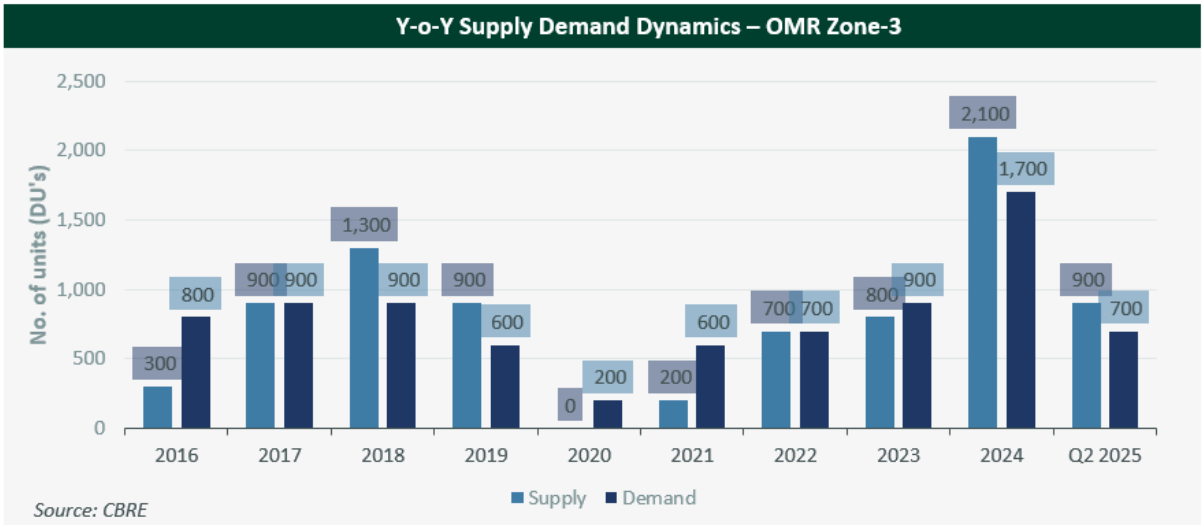
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in OMR Zone 3.

Particular	Details
Total Supply (As of Q2 2025)	approx. 23,000 units
Unsold Inventory (As of Q2 2025)	approx. 1,900 units (approx. 8% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 1,300 to 1,400 units
Average Annual Absorption (2022 to Q2 2025)	approx. 1,100 to 1,200 units
Inventory Overhang	17 Months

(Source: CBRE)

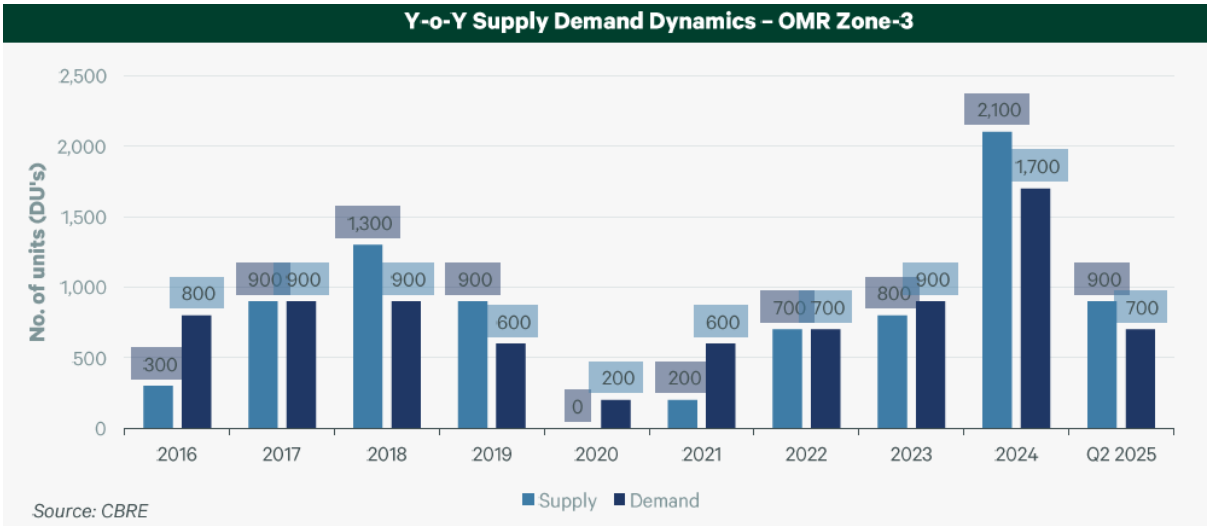
The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in OMR Zone 3.



The period from 2017 to 2018 witnessed an increase in launches and demand in comparison to previous years. The average annual supply and demand during the period ranged from approximately 1,000 to 1,200 units and approximately 800 to 900 units respectively. Majority of the projects launched in the zone are in the affordable segment driven by large land availability at affordable prices, FSI benefits from PMAY and the state's affordable housing policy. Post COVID, the market witnessed limited launches in 2022 and 2023, primarily due to the high inventory overhang of approximately 44 months. The zone witnessed the launch of two large projects by Casagrand viz. Suncity and South Brooke Phase 2 in the year 2024, surpassing the supply and demand levels in the previous years. The momentum in supply and demand compared to previous years up to 2023, continued into the first half of 2025.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in OMR Zone 3.



Capital values in OMR Zone 3 are comparatively lower than other neighbouring zones considering the peripheral location, large availability of land banks, nascent real estate activity levels in other segments and affordable positioning of the residential developments in the location. Average capital values in the zone remained stable in the range of ₹ 3,500 to 3,700/sq.ft. during the period 2016 to 2020. With growth in demand driven by increasing buyer confidence, capital values in the year 2022 appreciated by approximately 12% over pre-COVID levels in 2019. The capital values have been witnessing a gradual increase since 2022. Projects located in the micro-markets of Vandalur – Kelambakkam and Thiruporur are priced in the range of ₹ 4,500 to ₹ 6,000/sq.ft.

KEY DEVELOPERS AND THEIR SHARE

Residential activity in the zone is dominated by four to five regional developers with an orientation primarily towards mid-end and affordable segment projects (demand driven by entry to lower mid-level IT populace). The top five developers in the zone contributed approximately 78% of the overall supply during the period from 2017 to Q2 2025.

Until the end of Q1 2023, a competing developer led the zone, contributing approximately 26% of the supply across three major projects. However, with the introduction of projects viz. Suncity and Southbrooke Phase 2 featuring around 1,926 units in 2024, Casagrand now would be considered the largest in terms of total supply in the zone as of Q2 2025. The project, Suncity, exhibited good traction with approximately 81% of the units sold (approximately 1,100 units) as of Q2 2025. Factors such as a unique Roman themed township development offering wide variety of amenities, a proposed school and retail components within the development have contributed to the success of this project in the location. Another notable project by Casagrand includes an affordable development christened ‘Southbrooke’ I and II (approximately 1,195 units) located in Kalavakkam launched during Q4 2022 and Q1 2024. This project has recorded sales of approx. 65% as of Q2 2025 totalling approximately 770 units. Other key developers in the region include Akshaya Homes, Alliance Infrastructure, L&T, Vijay Raja Homes and Provident Housing.

ZONE OVERVIEW – VELACHERY TAMBARAM VECTOR

SUPPLY DEMAND DYNAMICS

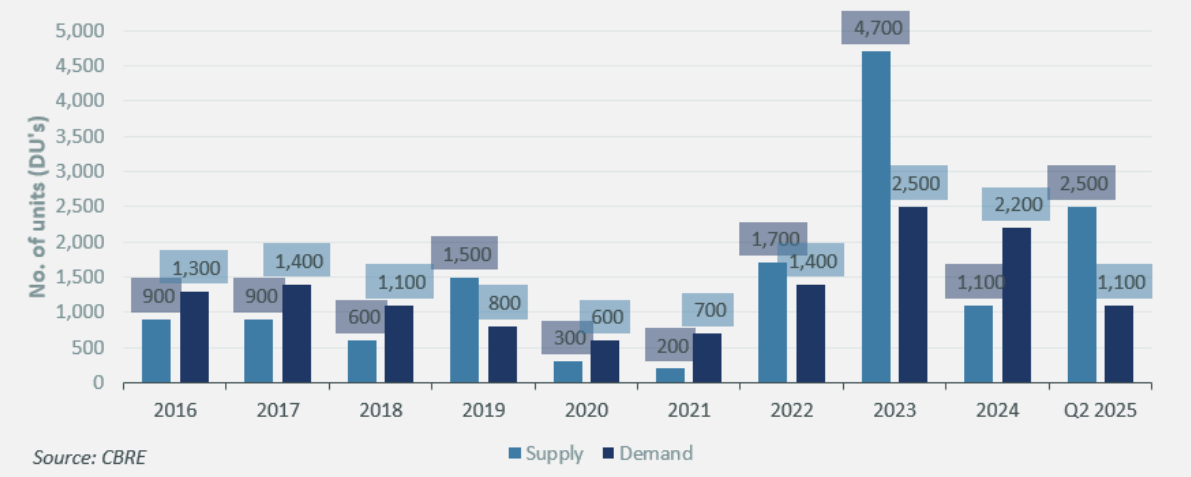
The table below highlights the key statistics pertaining to Residential Apartments in Velachery Tambaram Vector.

Particular	Details
Total Supply (As of Q2 2025)	approx. 33,700 units
Unsold Inventory (As of Q2 2025)	approx. 4,100 units (approx. 12% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 2,900 to 3,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 2,100 to 2,200 units
Inventory Overhang	21 Months

(Source: CBRE)

The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in Velachery Tambaram Vector.

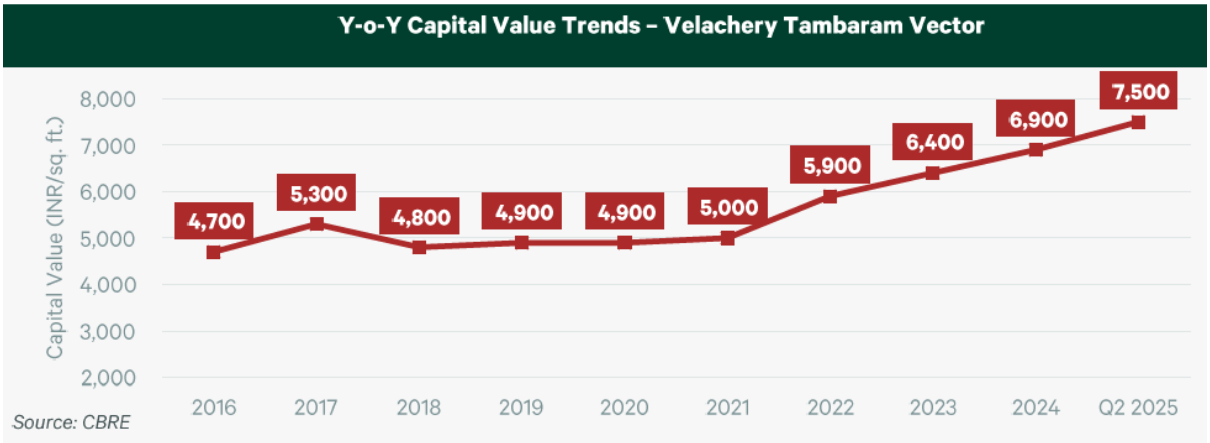
Y-o-Y Supply Demand Dynamics – Velachery Tambaram Vector



With the launch of one of the largest IT parks in the location, Phase I of Embassy Splendid Tech Zone in 2019, residential supply also witnessed an uptick in the same year (approximately 1,500 units). Post COVID (2020 and 2021), the year 2022 witnessed an uptick in supply (approximately 1,700 units) and demand (approximately 1,400 units) with 2 to 3 key launches during the year driven by increasing buyer confidence. The zone witnessed significant supply activity in the year 2023 with large scale projects launched by various developers, including Casagrand. Alongside, this micro-market also witnessed increased demand levels in 2023 and 2024, reaching approximately 2,200 to 2,500 units. The zone witnessed increased residential activity in the first half of 2025, driven by prominent new launches such as Pallavaram Gardens, Sky Living, Spire in the Pallavaram – Thoraipakkam Road, Tambaram, and Velachery micro-markets respectively. Residential activity in the zone is forecast to witness further traction in the near future with demand primarily driven by the upcoming commercial supply, proposed metro corridor II and the availability of land parcels in the region.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in Velachery Tambaram Vector.



Despite limited new launches, the zone has witnessed healthy absorption levels between 2016 and 2018. Driven by the increased traction for commercial real estate coupled with the proposed metro connectivity, the zone witnessed increased interest in residential real estate leading to appreciation in capital values to the tune of approximately 13% in the year 2017 over the previous year. It is also to be noted that the price movement and demand were concentrated in projects from premium locations of Alandur, Pallavaram – Thoraipakkam Road and Pallikaranai. The capital values witnessed an appreciation of approximately 53% post COVID (from 2020 to Q2 2025) also driven by various high-end launches by prominent developers. Locations of Velachery, Tambaram and Alandur are priced at a premium compared to other vectors in the range of ₹ 10,000 to 12,000/sq.ft. whereas other micro-markets like Pallikaranai, Medavakkam and Vengaivasal are priced between ₹ 6,500 to 7,500/sq.ft.

KEY DEVELOPERS AND THEIR SHARE

Velachery Tambaram vector is dominated by the presence of few regional developers and the top five developers in the zone contributed approximately 61% of the overall supply during the period from 2017 to Q2 2025.

Casagrand ranks 1st in the zone with a supply share of approximately 19% (approximately 2,500 units) spread across 4 projects launched from 2017 to Q2 2025. The supply of the developer in the zone is primarily concentrated in the mid-end segment in locations of Medavakkam, Pallikaranai and Vengaivasal and a high-end project in Alandur. Casagrand Flagship in Pallikaranai was one of the key launches in the zone in the year 2023. The project has witnessed absorption of almost 79% as of Q2 2025. Other key developers in the zone include regional players such as Prestige, Puravankara, TVS Emerald and Navin Housing spread across locations of Kovilambakkam, Pallikaranai and Vengaivasal with focus being on the mid to high-end segments.

ZONE OVERVIEW – NORTH CHENNAI

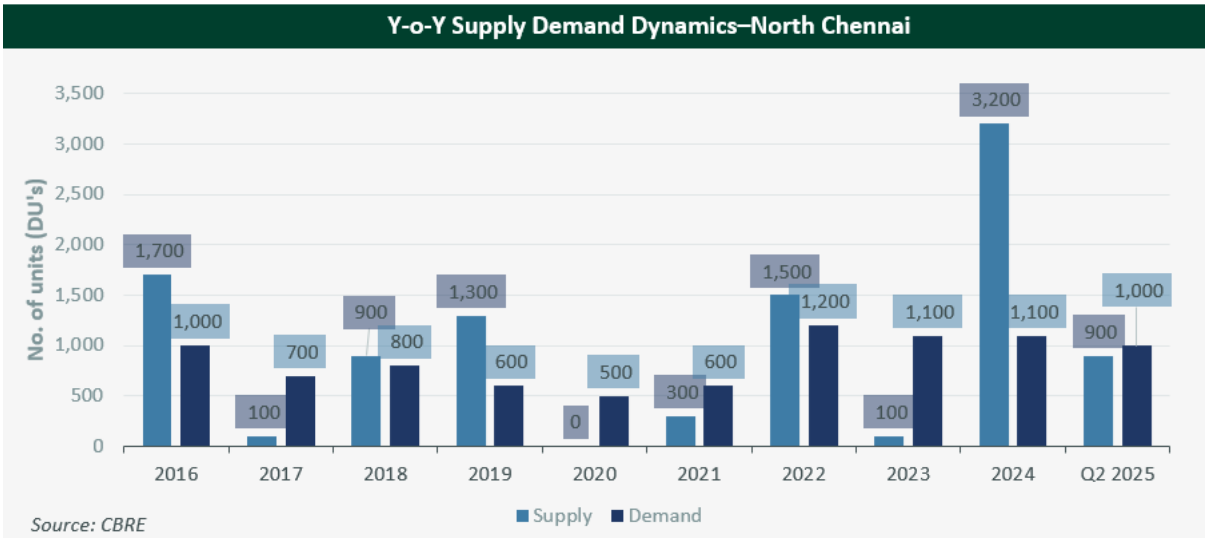
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in North Chennai.

Particular	Details
Total Supply (As of Q2 2025)	approx. 19,600 units
Unsold Inventory (As of Q2 2025)	approx. 2,500 units (approx. 13% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 1,600 to 1,700 units
Average Annual Absorption (2022 to Q2 2025)	approx. 1,300 to 1,400 units
Inventory Overhang	23 Months

(Source: CBRE)

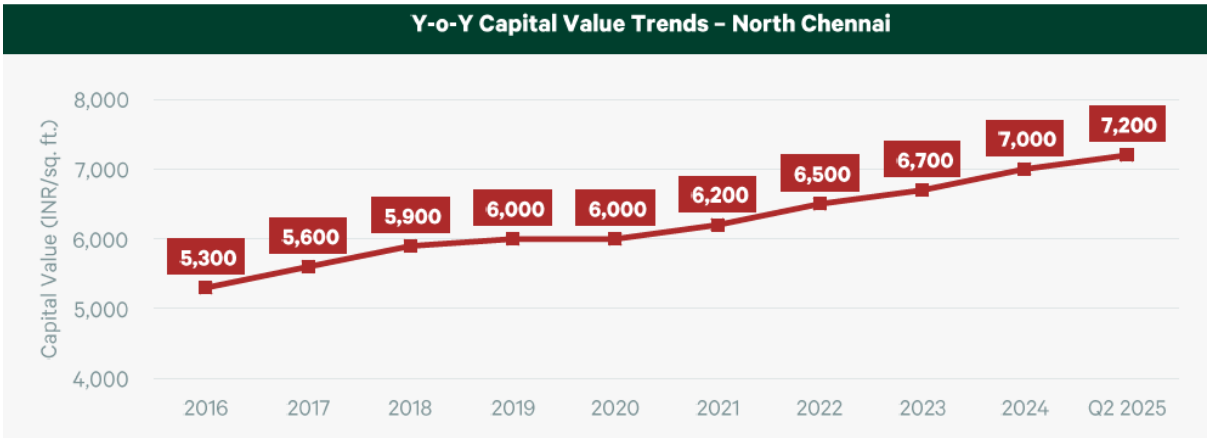
The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in North Chennai.



The zone witnessed notable surge in launches in the year 2016. This is primarily attributable to a large-scale project launch by SPR in Perambur with 684 units in the year 2016. Subsequent year of 2017 witnessed limited launches considering the oversupply scenario in the previous year. Two projects were launched in the year 2018 by Casagrand and Prime Expat Infra of approximately 380 units each with increasing demand levels during the year. Post COVID, the market started regaining traction in the year 2022 with launch of approximately 1,500 units and an all-time high demand levels of approximately 1,100 units in 2022 and 2023 spread across numerous small to mid-scale projects in the location. Over the recent years, the residential activity levels in the zone witnessed an increase with the launch of large-scale high-end projects by a few regional developers, including a project by Casagrand christened 'Mercury' in 2024 and 'Solitaire' by Radiance in 2025, which has led to increased demand in the market. Enhanced connectivity via Washermanpet and WIMCO Nagar Metro has triggered healthy demand for residential and other real estate activity in the surrounding locations.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in North Chennai.



(Source: CBRE)

With the uptick in launches in the year 2018, there was a pricing appreciation of approximately 5% where the capital values ranged between ₹ 5,800 and 6,200/sq.ft. and remained stable over the next couple of years considering COVID. The capital values witnessed an uptick post 2021 and are currently in the range of ₹ 7,000 to 7,500/sq.ft., reflecting an appreciation of approximately 20% from 2020 to Q2 2025. Projects located in Perambur charge a premium compared to other vectors and are priced in the range of ₹ 7,500 to 8,500/sq.ft. whereas projects in the other micro-market of Madhavaram and Thiruvottiyur are priced between ₹ 6,000 to 7,000/sq.ft.

KEY DEVELOPERS AND THEIR SHARE

North Chennai is dominated by the presence of regional developers and the top five developers in the zone contribute to approximately 68% of the overall supply during the period from 2017 to Q2 2025.

The zone is dominated by the presence of numerous mid to high-end regional developers owing to the profile of buyers in the location primarily being the local populace with high income levels. Prior to 2024, a competing developer led the zone with supply share of approximately 22% spread across three large projects. However, with the introduction of a project christened 'Mercury' in Q1 2024, Casagrand is currently the largest in terms of total supply in the zone as of Q2 2025. The developer had also launched a project christened 'Northern Star' in the year 2018 that witnessed more than 55% sales in the launch year and the project is completely sold out. Other key regional developers in the zone include Radiance, SPR, Hansa Estates and Siddharth Housing with their portfolio concentrated in mid to high-end segment.

ZONE OVERVIEW – GST VECTOR

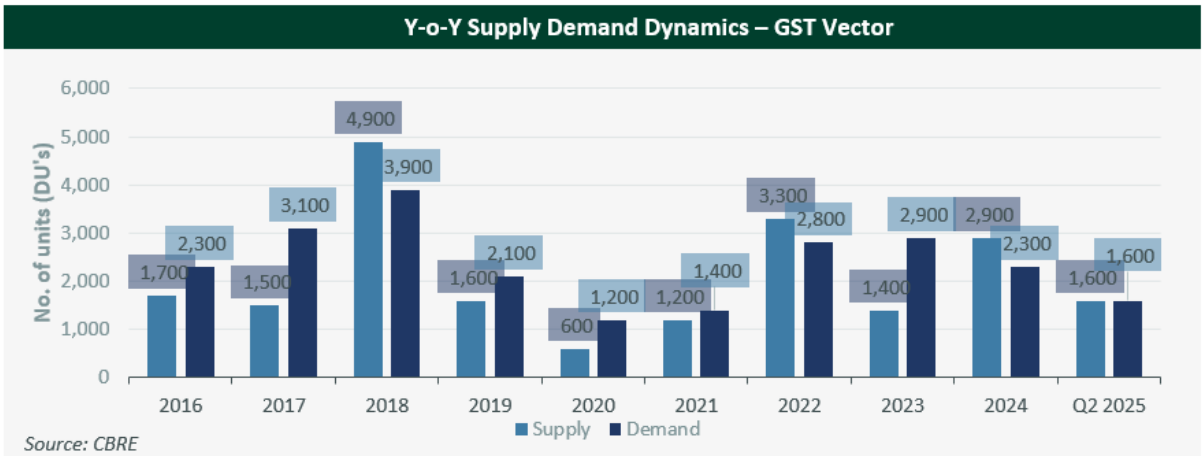
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in GST Vector.

Particular	Details
Total Supply (As of Q2 2025)	approx. 43,900 units
Unsold Inventory (As of Q2 2025)	approx. 3,600 units (approx. 8% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 2,600 to 2,700 units
Average Annual Absorption (2022 to Q2 2025)	approx. 2,800 to 2,900 units
Inventory Overhang	16 Months

(Source: CBRE)

The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in GST Vector.

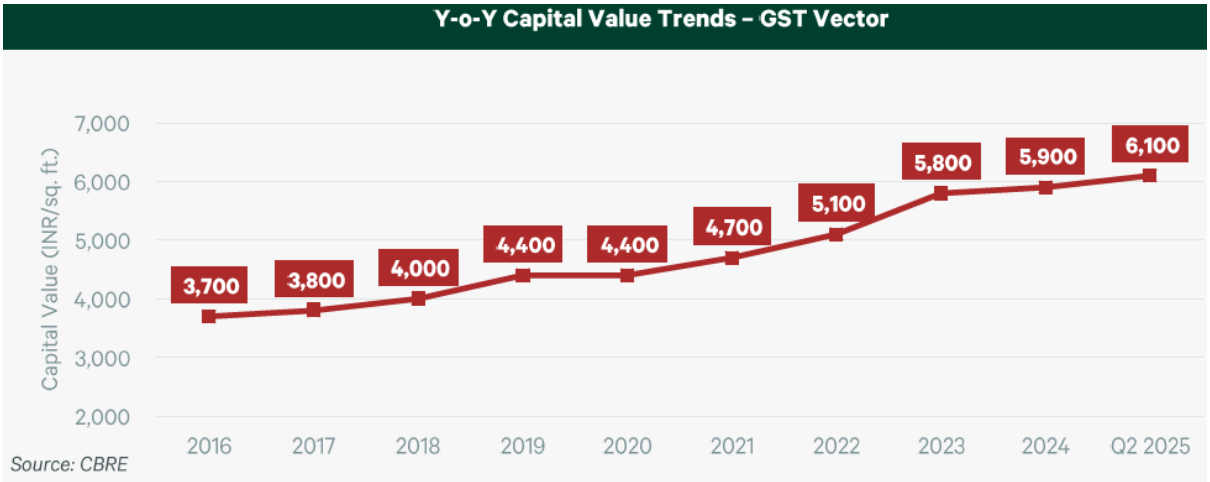


The availability of large land parcels at affordable rates, increasing economic activity in terms of industrial and IT, good connectivity to the city via road and rail have been key drivers for the launch of affordable residential projects in the zone. Post the impetus provided by PMAY scheme, the zone has seen a rise in launch of affordable residential projects. 2018 was a standout year for the zone, which witnessed a launch of approximately 4,900 units in the affordable segment. Three large project launches during the year viz. Chennai Aavas, Jubilee Residences, Shriram Park 63 contributed to approximately 65% of the total supply. The projects also clocked healthy sales during the year considering the location and affordability. However, there was a slowdown in activity levels in subsequent years, which picked up in 2022 and 2024 to reach an average of approximately 2,500 units in terms of supply and approximately 2,700 units in terms of demand driven by increasing economic activities post COVID, and the Kilambakkam Bus Terminus becoming operational. It is to be noted that Casagrand Primrose had a notable supply share of 65% during the year 2023. The first half of the year 2025 has witnessed new launches

namely Spring Tide and Reva by Alliance Infrastructure and Casagrand launching a total of about 1,600 units in Chengalpattu and Pammal micro-markets.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in GST Vector.



Affordable pricing of real estate is one of the key selling points for the GST vector. Capital values remained stable in the years from 2016 to 2017 considering limited activity in the market. With the uptick in launches in the year 2018 and 2019 which comprised of large-scale affordable projects by Nebula, Urbanrise, Shriram in the locations of Perungalathur, Guduvanchery and MM nagar, the capital values witnessed an appreciation of approximately 5 to 10% over the previous years. Post this, capital values in the market stabilised over the period from 2019 to 2021 considering COVID. The market regained traction during 2022 and witnessed steady growth until Q2 2025 with increase in launches by developers. Key infrastructure in the city viz. Kilambakkam bus terminus focussing on connectivity of buses to South Tamil Nadu got operational in December 2023. In addition, a new railway station connecting the bus terminus has also been proposed to boost connectivity from other parts of the city to the location. Owing to the same, capital values in the location witnessed an appreciation of approximately 20% during the period from 2022 to Q2 2025.

KEY DEVELOPERS AND THEIR SHARE

GST vector is dominated by the presence of a mix of national and regional developers and the top five developers in the zone contributed approximately 51% of the overall supply during the period from 2017 to Q2 2025.

The zone is dominated by the presence of affordable housing developers owing to the peripheral location, affordable land values and land availability. Casagrand has launched six projects in the zone viz. Miro and Aria in Mannivakkam, Estilo in Pallavaram, Madelyn in Thirumudivakkam, Reva in Pammal and Primrose in Perungalathur. Casagrand Primrose was launched in Q1 2023 with a total of 932 units and has witnessed cumulative sales of approximately 73% as of Q2 2025. The project is located in proximity to the activity hubs of Perangalathur and Vandalur and is competitively priced in comparison to other developments in the location. Key projects launched by the developer over the past year include ‘Reva’ in Pammal with 450 units, ‘Estilo’ in Pallavaram with 202 units and ‘Madelyn’ in Thirumudivakkam with 394 units. Other prominent developers in the location include Shriram Properties, Nebula Infraspace and Arun Excello.

CHENNAI – PLOTTED DEVELOPMENTS AND VILLAS MARKET OVERVIEW

Traditionally, villas and plotted layouts as formats have been dominated by unorganised local players in Chennai. Considering the rising demand for the segment, organised developers such as Casagrand and many other regional players have established their presence in the segment post 2015. The activity is primarily concentrated along the peripheral locations of the city considering the availability and affordability of land. Demand for the plotted layout segment is driven by buyers purchasing for investment purposes considering the appreciation of land prices particularly in the peripheral regions. This has been witnessed along the western and southern periphery of Chennai in markets such as Sriperumbudur, Irungattukottai, Thirumazhisai, Oragadam, Vallam, Thiruporur, Siruseri, Pudupakkam, Chengalpet, etc. Villas has been a niche segment in Chennai with limited activity from organised players in comparison to plotted developments. This is primarily due to the fact that in peripheral locations, where customers tend to prefer affordable to mid-end projects, the ticket size of the product is

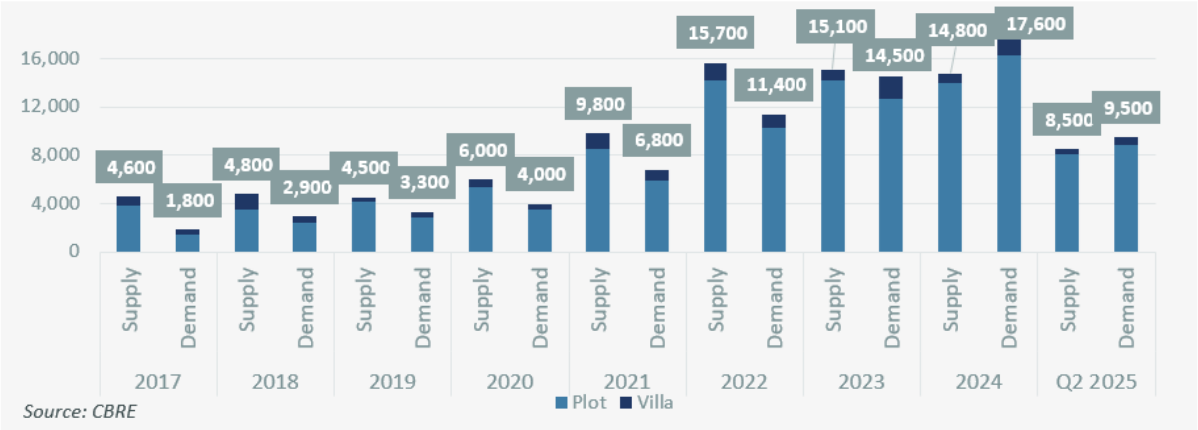
considered high. The table below highlights the key statistics pertaining to Plotted Developments & Villas Market in Chennai. *(Source: CBRE)*

Particular	Plotted Developments	Villas
Total Stock (As of Q2 2025)	approx. 80,100 units	approx. 8,800 units
Unsold Inventory (As of Q2 2025)	approx. 14,700 units (approx. 18% of overall supply)	approx. 800 units (approx. 9% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 14,000 to 15,000 units	1,000 to 1,100 units
Average Annual Absorption (2022 to Q2 2025)	approx. 13,000 to 14,000 units	1,400 to 1,500 units

Source: CBRE

The chart below highlights the supply introduction and yearly absorption trend for villas and plotted developments market in Chennai.

Y-o-Y Supply Demand Dynamics–Plotted Developments and Villas



Source: CBRE

The average annual supply and absorption for the segment have been in the range of 4,300 to 4,800 units and 2,500 to 3,000 units respectively prior to COVID (2017 to 2019). However, post COVID, the segment started gaining traction in terms of supply and demand to reach an average annual supply and absorption threshold in the range of 15,000 to 15,500 units and 14,500 to 15,000 units respectively from 2022 to 2024. Key demand drivers for land/individual residential developments especially for plotted developments include advantages of land ownership, potential appreciation in capital values, low density developments and flexibility in construction, while also being part of an organized gated community.

Casagrand is the top developer in the organised villas segment in Chennai with a market share of approximately 21% (approximately 1,600+ units) in terms of supply during the period from January 1, 2017 and June 30, 2025. Few of the recent villa projects include Golden Grove, Selenia in the micro-markets of Mambakkam and Pudupakkam (OMR) respectively. The developer has also launched few plotted developments viz. Clovis, Westend and Uptown in the zones of OMR and West Emerging Markets.

FUTURE OUTLOOK – CHENNAI RESIDENTIAL MARKET

The years 2022 and 2023 witnessed a strong bounce back in supply and demand from the previous two years. The year 2024 and the first half of 2025 have witnessed market expansion across asset classes in the city. Increasing activity currently being witnessed in the commercial office segment, increased investments into the manufacturing sector and upcoming infrastructure initiatives are expected to drive growth in the residential segment.

On the back of the land acquisitions activity that has taken place over the past two years, we expect residential activity in the city to maintain its growth momentum. Key vectors such as OMR and West Emerging markets are vectors that are expected to remain at the helm of supply and the resultant demand. In line with the residential trend witnessed across most major cities, market expansion is expected in the high-end, premium and luxury segments. Additionally, the upcoming master plan (2027 to 2046) is expected to drive development across multiple growth corridors. In view of the above, the market is poised for increased traction on the supply and demand side vis-a-vis the previous 3 to 5 year average.

Capital values in the city have witnessed steady appreciation over the last 2 years on account of increased demand levels. Growth is capital values is anticipated to continue in the short term, attributable to increased demand levels in the residential segment, supported by growth in the commercial office segments. Key infrastructure initiatives such as metro rail connectivity are expected to further supplement this growth, the nearing completion. South and West zones are expected to witness relatively higher capital value appreciation on the back of strong demand levels.

DRIVERS FOR RESIDENTIAL ACTIVITY IN THE NEAR FUTURE

Growth in Economic Activity: Large scale investments into Tamil Nadu (primarily in Chennai) during the period 2020 to 2023 in the IT and manufacturing sector to the tune of approximately ₹ 1.25 Lakh Crore *(Source: TN Guidance Bureau)* is expected to positively impact residential demand going ahead.

Growth in Commercial Office Activity: Residential demand would also be supported by the growth in commercial office activity in key markets of OMR, PTR and Mount Poonamallee High Road. Supply to the tune of approximately 27.5 million sq.ft. is in the pipeline over the next 4 years, indicating a growth of approximately 30% over the current market size of approximately 91.7 million sq.ft.

Proposed Physical Infrastructure: Priority Metro Corridor (Orange line) is expected to become operational by the end of 2027, benefitting the West Emerging Markets. Purple Line and Red Line to become operational by the end of 2028, benefiting the South Emerging and North Markets. Major road developments viz. Peripheral Ring Road, Maduravoyal Expressway and road widening across key corridors of Chennai-Bangalore Highway and ECR are expected to decongest the traffic in the city. The same is expected to positively impact residential demand. *(Source: CMRL, NHAI)*

Initiatives by the Government: A Government Order has been passed on development of 5 Satellite Townships in the key urban nodes of the city in locations of Thirumazhisai, Minjur, Thiruvallur, Chengalpattu and Kancheepuram, which is expected to have a positive impact on the West and South Emerging Markets. *(Source: CMDA)*

Key Zones: OMR and West Emerging Markets currently lack metro connectivity. The metro lines under construction are expected to integrate these locations to the CBD and other key transport hubs of the city viz. Airport, CMBT Bus Terminus and Central Railway Station. With the ongoing metro rail construction and upcoming commercial developments, OMR and the West Emerging Markets are anticipated to remain preferred residential zones in the near future.

- Metro Line–Corridor 4 (Orange Line) connecting Light House and Poonamallee via Porur has been identified as priority corridor for development and is expected to be operational by the end of 2027
- Metro Line–Corridor 3 (Purple Line) connecting Madhavaram to Siruseri via key markets along OMR is also expected to be operational by the end of 2028

Increasing commercial activity along Mount Poonamallee and OMR/PTR Road is also expected to drive residential demand in the location with a supply addition of approximately 25 million sq.ft. over the next 4 years. *(Source: CMRL)*

LAND DEALS

The recent land transactions by top local and regional developers are anticipated to boost the residential supply over the next few years. Casagrand, the largest residential developer in terms of share of supply and demand (units) in the city, currently holds land parcels that are primarily concentrated in locations of South and West Emerging Markets, which are expected to witness traction in residential demand fueled by the upcoming commercial office activity and the under-construction metro corridor.

RESIDENTIAL MARKET OVERVIEW - BENGALURU

CITY OVERVIEW

Bengaluru, the Silicon Valley of India

Bengaluru, renowned as the 'Silicon Valley' of India, is the capital city and the main economic centre of Karnataka state, with a population of 8.4 million. It is the third most populous city in India after Mumbai and Delhi and has the 2nd largest migrant population in India after Mumbai contributing to the diverse talent pool *(Source: Census, 2011)*. The city's tech-industry advantage and large service sector, manufacturing & consumer base attracts in-migration of highly skilled talent from various regions of the country.

During the 1950s and 60s, the Central Government established large public-sector units such as Hindustan Machine Tools (HMT), Bharat Electronics Ltd. (BEL), etc. Prominent private sector companies such as Motor Industries Company (MICO) commenced their operations in the city in 1954. This enabled the city to emerge as a prominent hub for Research & Development in India, with reputed institutes like the Indian Institute of Science and Indian Space Research Organization having set their base in the city. The city is also recognised as a leader in new talent in India, serving as a home to more than 1,000 higher educational institutions and approximately 11 million working age populace ranking 3rd amongst top Powerhouse markets in Asia Pacific *(Source: Global Tech Talent Guidebook, CBRE, 2025)*.

Bengaluru is the nation's leading IT exporter with supportive government policies, such as the pioneering 1997 IT policy, which further boosted the city's technology industry. Furthermore, Karnataka, the state encompassing Bengaluru, became the first in India to establish a dedicated startup policy in 2015, further solidifying the city's position as a prominent innovation and startup hub.

Bengaluru has witnessed a transition in its economic growth and image, from being known as the 'Pensioners Paradise' to becoming the country's major IT hub. Apart from being known as India's Silicon Valley, it is contributing significantly to aerospace research, biotechnology, and precision engineering segments. Due to its economic stability and growth, Bengaluru is one of the fastest-growing cities in India. This is strongly reflected in the city's real estate industry, with commercial activity driving growth in residential, retail, and hospitality segments.

SUPPLY DEMAND TRENDS

The table below highlights the key statistics pertaining to Bengaluru Residential apartments segment.

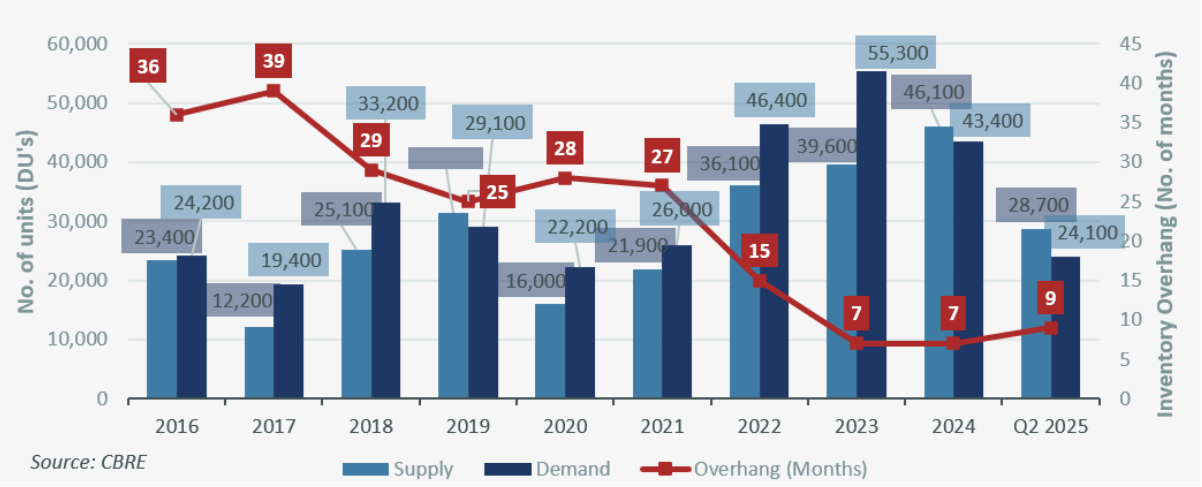
Particular	Details
Total Stock (As of Q2 2025)[2]	approx. 6,56,700 units
Unsold Inventory (As of Q2 2025)	approx. 36,000 units (approx. 5% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 43,000 to 44,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 48,000 to 49,000 units
Inventory Overhang	9 Months

Source: CBRE

(2) Stock includes the residential units that are completed, under construction, sold and unsold

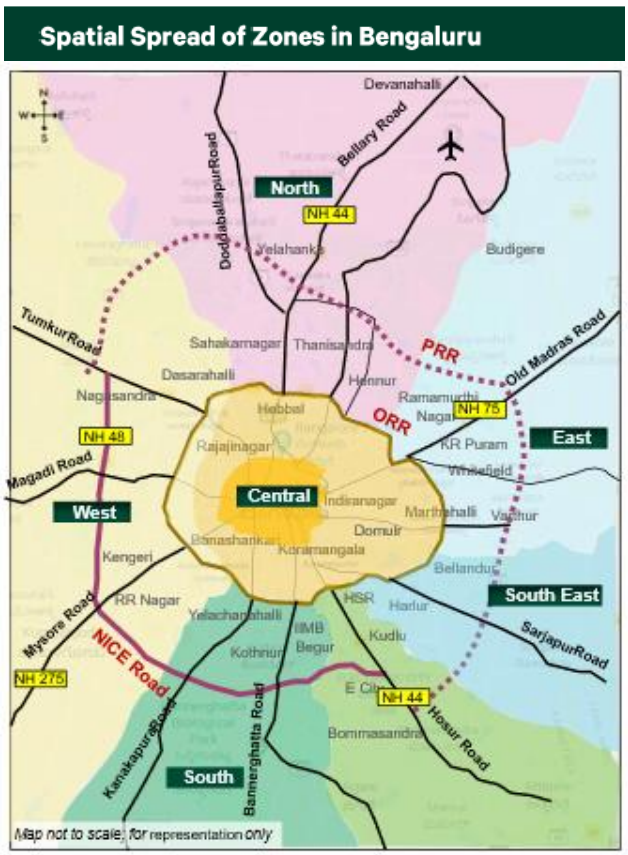
Demand between 2022 and 2023 exhibited a healthy uptick driven by pent-up buyer interest, growth in the commercial office market and improvement in overall economic sentiment. 2023 witnessed the highest absorption levels since 2016, augmented by factors stated above along with a growing preference towards home ownership vis-à-vis renting. The average annual demand during the period 2016 to 2019 was approximately 26,500 units and it has increased to around 48,500 units during the period 2022 to 2024, surpassing pre-COVID levels. The chart below highlights the supply introduction and yearly absorption trend for residential apartments in Bengaluru.

Y-o-Y Supply Demand Dynamics



KEY ZONES AND THEIR PROFILE

The map below represents the spatial spread of residential zones in Bengaluru.



The city has been divided into various sub-markets based on activity levels (viz. concentration & profile of development activity) as detailed below:

Central/ Off Central Zone: This is a prime location in Bengaluru and primarily comprises of independent homes coupled with small scale high-end and luxury developments.

- Key locations – Palace Road, Richmond Town, Vittal Mallya Road, Lavelle Road, Benson Town, Richards Town, Cunningham Road, Ulsoor, Palace Road, Brunton Road, Ali Askar Road, Cox Town, Frazer Town, Langford Town, Banaswadi
- Buyer Profile – Mix of industrialists, businessmen/entrepreneurs, senior management of IT and other corporate employees, HNIs, NRIs, celebrities & corporates for setting up guest houses

East Zone: East zone witnesses demand from commercial developments located within Whitefield, Brookfield, EPIP Zone and has the second highest residential stock in the city. It is a self-sufficient zone with good presence of support & social infrastructure (retail, schools, hospitals, etc.)

- Key locations – Old Airport Road, CV Raman Nagar, Whitefield, Indira Nagar, Marathahalli ORR, Varthur Road, Mahadevapura, Varthur, Hoodi, Hope Farm, ITPL Road, EPIP, Seegahalli, Balagere Road, Kadugodi
- Buyer Profile – Mix of IT and corporate employees

North Zone: North zone is one of the fastest growing vectors in Bengaluru and majority of the demand is generated from commercial developments, KIADB Aerospace, Hitech and hardware Parks, IT office developments etc. The zone primarily houses budget and mid-end developments.

- Key locations – Jakkur, Shettigere, Kogilu, Thanisandra Road, Hennur Road, Budigere, Bagalur etc.
- Buyer Profile – Mix of employees working in office parks and at the Airport, IT and other corporate employees

South Zone: This is the traditional residential zone of the city which houses a mix of independent homes and gated residential developments.

- Key locations – Kanakapura Road, Banashankari, Jayanagar, JP Nagar, Koramangala etc.
- Buyer Profile – Businessmen, entrepreneurs, senior management and other corporate employees

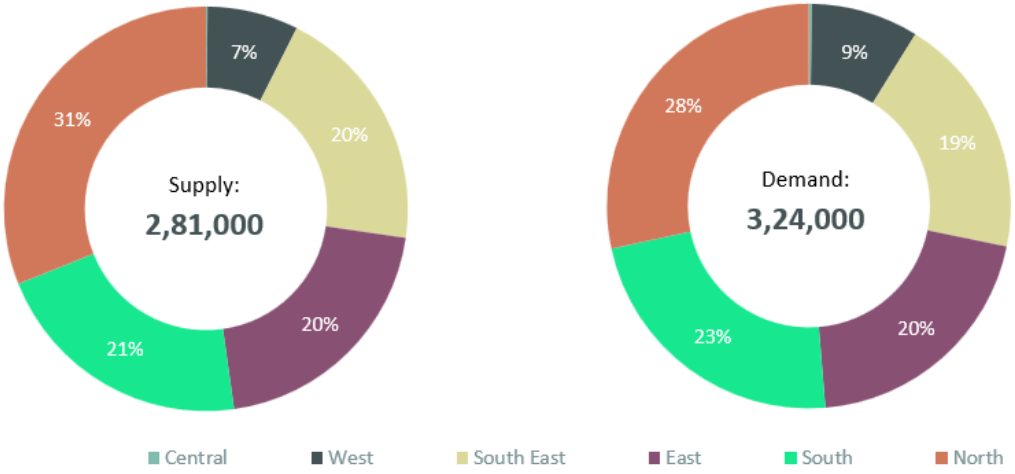
South-East Zone: The zone witnesses demand from commercial developments along Outer Ring Road, and along Sarjapur Road. It primarily houses mid segment to upper-mid segment developments.

- Key locations – Hosa Road, Harlur, Kasavanahalli, Kodathi, Mullur etc.
- Buyer Profile – Mix of mid to senior level IT and other corporate employees

West Zone: The zone has a mix of institutional, industrial and government establishments along with traditional residential zones mainly developed as independent homes. It has started witnessing increased residential activity over the last 5 to 6 years on account of the redevelopment of industrial areas and enhanced connectivity via metro lines.

- Key locations – Yeswanthpur, Mysore Road, Magadi Road, Tumkur Road, Rajaji Nagar, Kengeri etc.
- Buyer Profile – Mix of government employees, industrialists, industrial workers & private sector employees

Key Zones in Bengaluru–Supply and Demand Share (2016 to Q2 2025)



Source: CBRE

The North zone has the highest share of supply (31%) followed by South zone (21%) over the period 2016 to Q2 2025. Real estate activity in North is fuelled by land availability, increase in upcoming commercial supply (expected to witness high growth with approximately 19.3 million sq.ft of new developments to be completed over the next 3 - 4 years) and implementation of major infrastructure proposals such as suburban railways, metro connectivity, extension of Hebbal flyover, etc. Activity levels in the South zone (being the traditional residential market) are driven by proximity to Outer Ring Road (characterised by high commercial office concentration) and presence of well-developed social and physical infrastructure. Central Bengaluru continues to remain a niche market with limited market share primarily catering to high-end to luxury market demand.

ZONE OVERVIEW – EAST

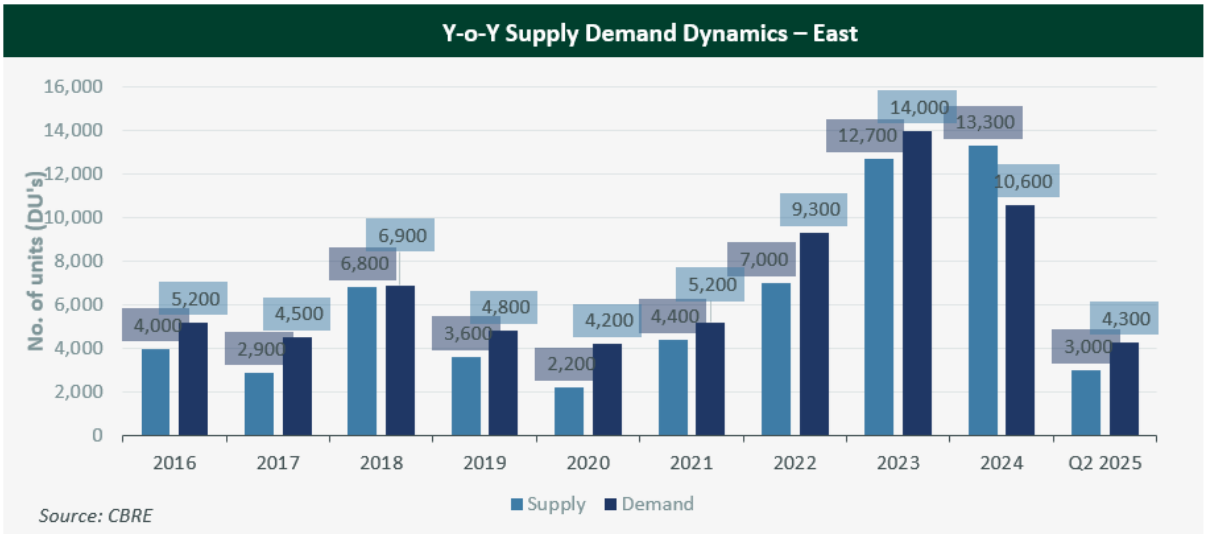
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in East.

Particular	Details
Total Supply (As of Q2 2025)	approx. 1,40,900 units
Unsold Inventory (As of Q2 2025)	approx. 7,100 units (approx. 5% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 10,000 to 11,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 10,000 to 11,000 units
Inventory Overhang	7 Months

(Source: CBRE)

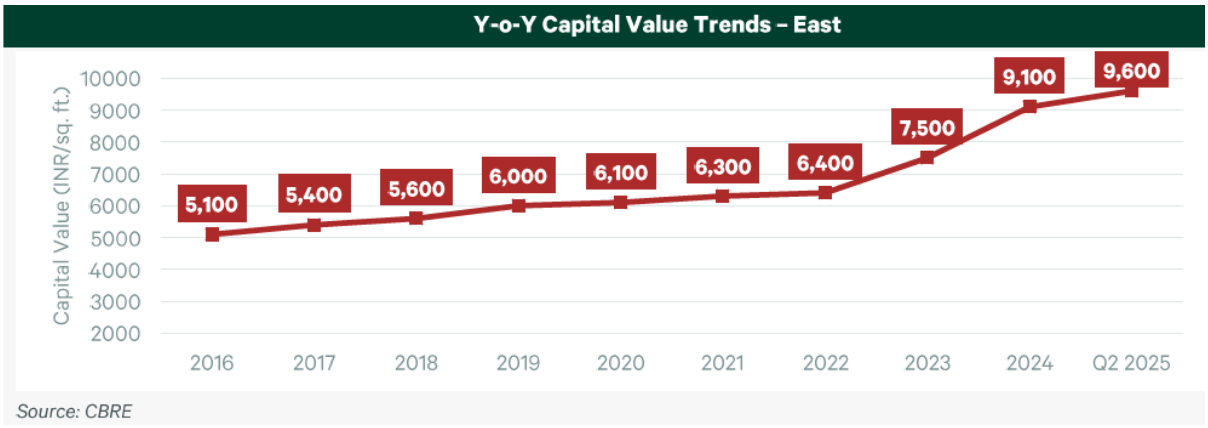
The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in East:



East zone has witnessed consistent growth in residential activity over the past decade as the vector has become an established commercial zone. Presently, the zone is characterised by the presence of high-end and a few mid segment residential developments. Average annual supply in the zone is in the range of approximately 6,000 to 6,500 units and demand in the range of approximately 7,000 to 7,500 units over the period from 2016 to Q2 2025. Year 2018 witnessed increased residential activity owing to launch of projects such as Brigade Cornerstone Utopia, Pursuit of Radical Rhapsody, Sobha Lake Gardens, Sumadhura Nandanam amongst others. In 2023, the market witnessed the highest demand post-COVID; approximately 14,000 units sold. Despite high supply in 2024, inventory overhang remained low at 6 to 7 months over the past two years.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in East:



Source: CBRE

Until the year 2022, the East zone primarily housed mid to upper mid-end developments. However, from the year 2023 the zone witnessed notable increase in the number of units launched in the high-end and premium segments. Operations of metro corridor coupled with good social infrastructure and a growing commercial market has resulted in capital value appreciation in the zone to the tune of approximately 11% during the period from 2020 to Q2 2025. Areas around EPIP Zone such as Kundalahalli, Whitefield Main Road and Nalurhalli command higher capital values in the range of ₹ 12,000 to 14,000/sq.ft. while areas like Varthur and Panthur witness average pricing of ₹ 9,000 to 11,500/sq.ft. Pricing gradually declines towards Kannamangala, Whitefield Hoskote Road and Budigere Cross which are in the range of ₹ 7,000 to 8,500/sq.ft.

ZONE OVERVIEW – NORTH

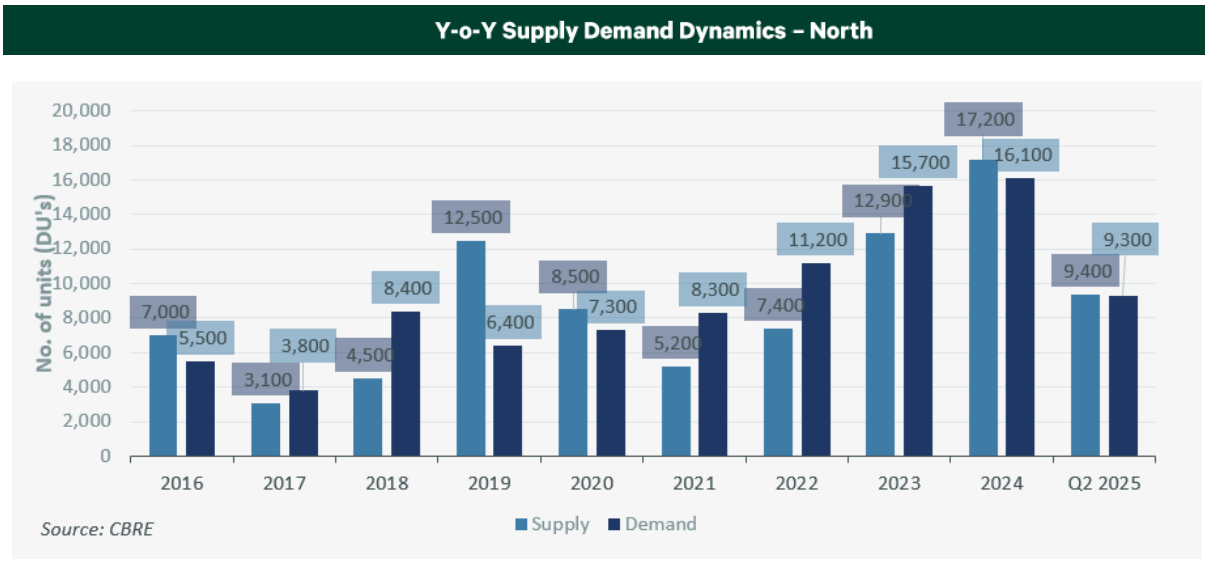
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in North.

Particular	Details
Total Supply (As of Q2 2025)	approx. 1,61,400 units
Unsold Inventory (As of Q2 2025)	approx. 11,800 units (approx. 7% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 13,000 to 14,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 14,000 to 15,000 units
Inventory Overhang	9 Months

(Source: CBRE)

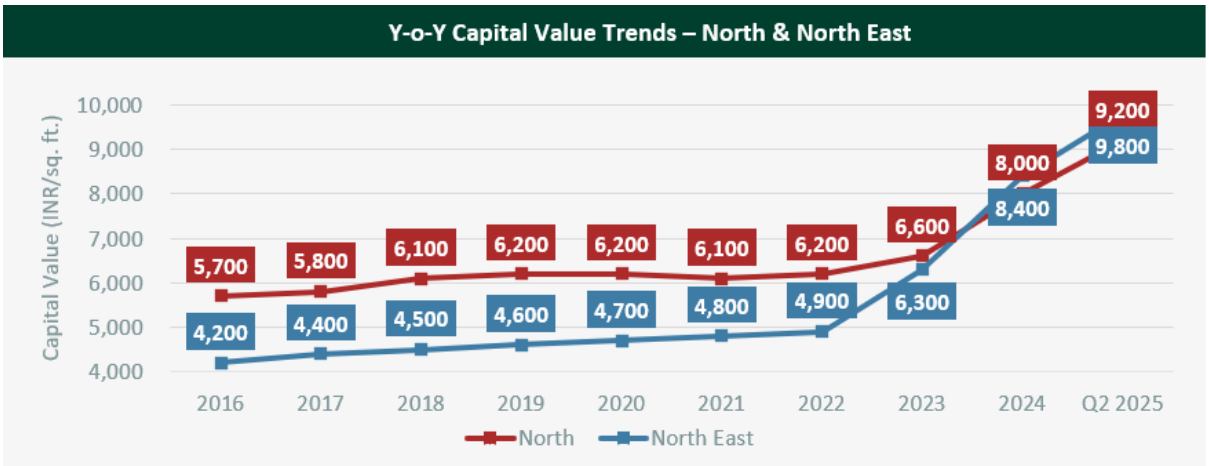
The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in North:



From 2018, there was an increase in activity levels with an annual demand of 7,000 to 8,000 units until 2021. The demand further increased during 2023, reaching approximately 15,700 units. Year 2024 witnessed the highest launches in the market of approximately 17,200 units with the highest demand of approximately 16,100 units sold. Projects such as Godrej Woodscapes, Sattva Lumina, Living Tree by Kalyani, Assetz Sora & Saki contributed to this supply. The increase in demand can be attributed to several factors, including land availability, a growing office market along Bellary Road, increasing activity within the KIADB Aerospace Park, ITIR and Airport City, improved infrastructure initiatives and competitive pricing compared to other zones. In a short span of time, organised real estate activity has grown in the northern zone, with the region now accounting for the third highest commercial stock after Outer Ring Road and Whitefield. With proposed physical infrastructure projects, the zone is anticipated to experience sustained growth in the residential segment.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend in North & North East zones:



(Source: CBRE)

The capital values witnessed an appreciation of approximately 15% to 17% in Q2 2025 over the previous year primarily driven by improvements in physical infrastructure and growing demand due to forthcoming commercial developments. Initial stretches of North zone comprising of locations such as Jakkur, Thanisandra Road and Hennur Road command higher capital values in the range of ₹ 9,500 to 12,000/sq.ft., whereas the capital values in the latter part of north zone beyond Kogilu and Doddaballapur Road are in the range of ₹ 8,000 to 9,500/sq.ft. Capital values in locations of Northeast zone such as Budigere Cross, Kannamangala and Doddagubbi are in the range of ₹ 8,500 to 9,500/sq.ft.

ZONE OVERVIEW – SOUTH

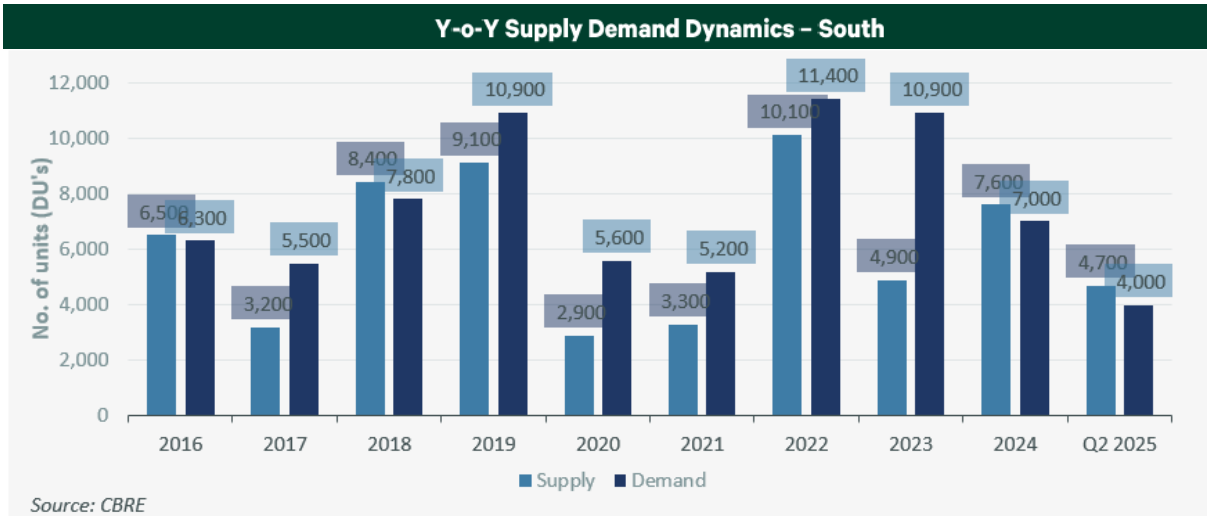
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential Apartments segment in South zone.

Particular	Details
Total Supply (As of Q2 2025)	approx. 1,72,500 units
Unsold Inventory (As of Q2 2025)	approx. 5,800 units (approx. 3% of overall stock)
Average Annual Supply (2022 to Q2 2025)	approx. 7,000 to 8,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 9,000 to 10,000 units
Inventory Overhang	8 Months

(Source: CBRE)

The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in South zone.

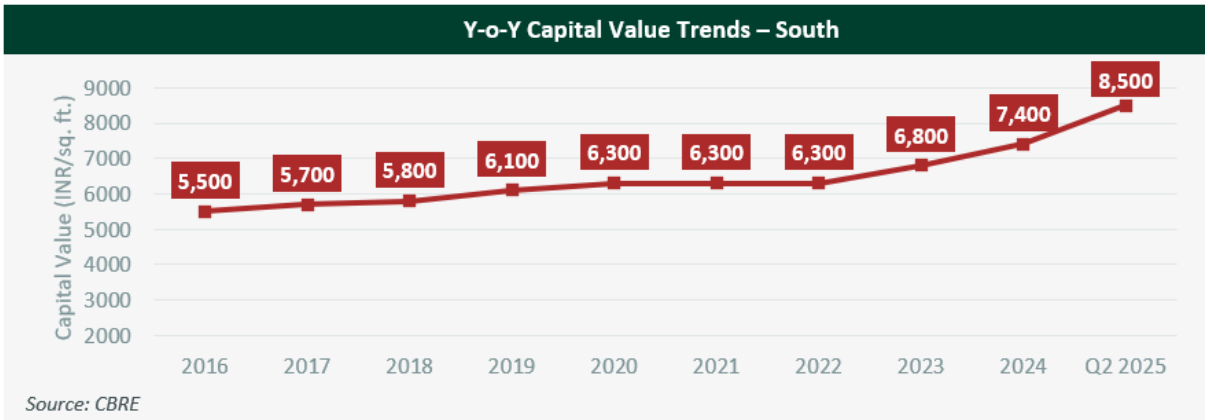


Historically, availability of large land parcels, developed social infrastructure and metro connectivity have been the major contributing factors towards growth in this market. This was one of the first markets to witness residential real estate activity in the city. Koramangala and Jayanagar which mark the start of the South quadrant are positioned as upmarket residential neighbourhoods. Further south, the market grew along Hosur Road, Kanakapura Road and Bannerghatta Road. The demand along Hosur road was influenced by the economic hub at Electronic City along with the industrial workforce in Bommasandra and Jigani. The completion of the Electronic City flyover and the operations of Metro Phase 1 have further boosted residential demand in these areas. However, supply levels in the market have stabilized over the past couple of years, owing to the established nature of the location.

New launches in the first half of the year 2025 were concentrated in locations like Bommasandra and the later stretches of Bannerghatta Road and Kanakapura Road. Due to limited availability of land, there has been a saturation in real estate activity in the last few years in the high-end markets of Koramangala, JP Nagar and Jayanagar.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in South.



Average capital values are in the range of ₹ 8,000 to 8,500/sq.ft. Growth in capital values was observed from 2022 with an appreciation of approximately 35% over the period 2022 to Q2 2025.

Prime residential areas such as Koramangala, Jayanagar, JP Nagar, BTM Layout and initial stretches of Bannerghatta Road command high capital values typically in the range of ₹ 14,000 to 16,000/sq.ft. Capital values gradually decline further south, ranging from ₹ 9,000 to ₹11,000 per sq.ft. along Kanakapura Road and Hosur Road, and from ₹ 6,000 to ₹ 7,500 per sq.ft. in areas like Attibele, Chandapura and Anekal.

ZONE OVERVIEW – WEST

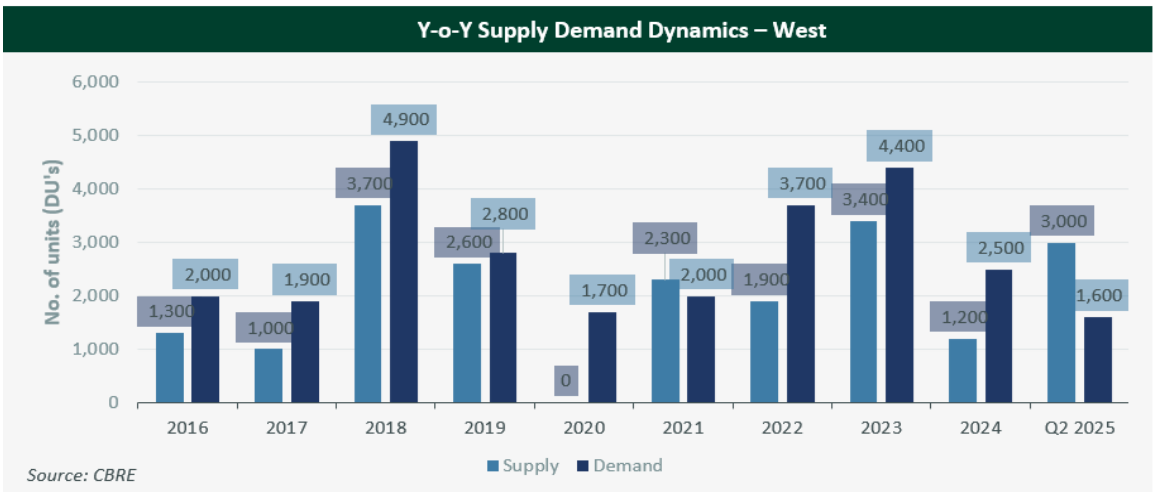
SUPPLY DEMAND DYNAMICS

The table below highlights the key statistics pertaining to Residential apartments segment in West zone.

Particular	Details
Total Supply (As of Q2 2025)	approx. 55,400 units
Unsold Inventory (As of Q2 2025)	approx. 2,900 units (approx. 5% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 2,700 to 2,800 units
Average Annual Absorption (2022 to Q2 2025)	approx. 3,500 to 3,600 units
Inventory Overhang	10 Months

(Source: CBRE)

The chart below highlights the supply introduction and yearly absorption trend for residential apartments segment in West zone.

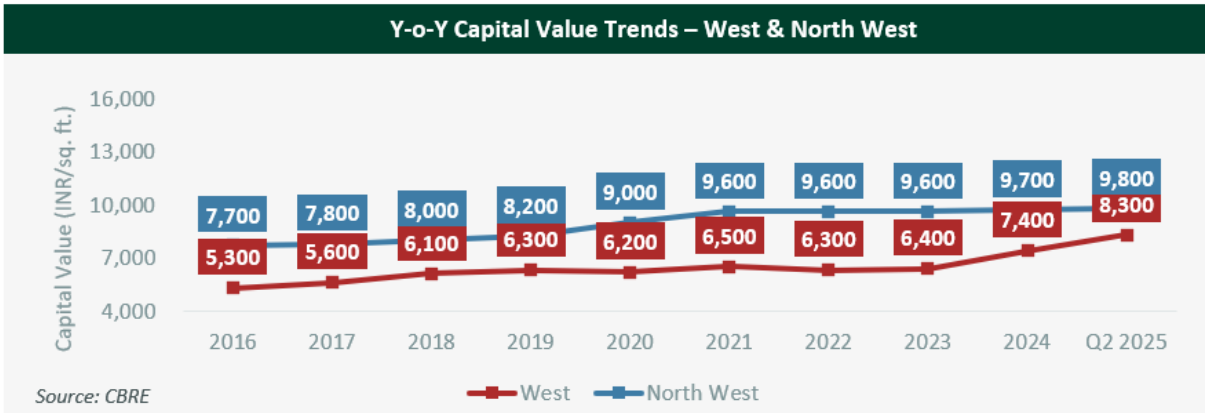


West Bengaluru has an inventory of approximately 55,300 units which accounts for approximately 8% of the total city stock. The locations with the highest inventory are Tumkur Road, Mysore Road, and Kengeri. This zone comprises of traditional and old parts of the city with a mix of government, institutional, trading and industrial sectors. Increase in real estate activity can be attributed to the augmentation of road infrastructure and the operation of the Phase 1 Metro line. Approximately 37% of the total market inventory was added during the period from 2016 to Q2 2025.

Locations closer to the city in the West Zone such as Rajaji Nagar, Binnypete, Okalipuram etc. have witnessed supply infusion in the high-end residential segment. Developing commercial office segment along the Tumkur Road coupled with metro connectivity is expected to sustain residential activity in the region in the short to mid-term.

CAPITAL VALUE TRENDS

The graph below highlights the capital value trend for residential apartments segment in West.



Capital values in locations such as Kengeri, Doddaballe towards the south west of this zone range from ₹ 6,000 to 6,500/sq.ft., while along Mysore Road, prices vary from ₹ 6,500 to 7,000/sq.ft. Locations in the central part of the zone which include areas around Magadi road exhibit higher capital values in the range of ₹ 10,000 to 12,000/sq.ft., while well developed and established locations like Malleshwaram and Rajaji Nagar witness capital values in the range of ₹ 14,000 to 15,500/sq.ft. The launch of new residential projects by prominent developers such as Birla Estates, Puravankara, Sattva Group, Shapoorji Pallonji and Sumadhura during 2024 and 2025 has significantly contributed to the upward trajectory in capital values in the zone.

FUTURE OUTLOOK – BENGALURU RESIDENTIAL MARKET

Bengaluru's residential market experienced a surge in 2023, recording highest annual absorption of over 55,000 units. The surge in demand was accompanied by significant price appreciation across micro-markets. However, recent softening of demand in 2024 and 2025 indicates a market moderation in the short term. Absorption is forecast to show steadier growth patterns, aligning with long-term market averages from the past, rather than the sharp fluctuations observed post COVID.

East, North, and South-East markets are forecast to lead absorption fueled by launches from leading developers, preference from end-users, and infrastructure improvements. North is expected to remain in focus for the upper mid segment while East and South-East are forecast to drive demand for high-end and premium segments.

With strong supply pipeline anticipated, the average capital values are forecast to be range-bound over the short term.

DRIVERS FOR RESIDENTIAL ACTIVITY IN THE NEAR FUTURE

Proposed Physical Infrastructure: Metro Construction (Phase 2A & 2B, 3, 3A), Bangalore Business Corridor, Suburban Rail and STRR are the major infrastructure initiatives that would impact the real estate growth in the city. Approximately 150 kms to 200 kms of metro network is expected to be operational in next 5 to 6 years. *(Source: CBRE, Namma Metro)*

Expansion of Kempegowda International Airport: Bengaluru airport city has 463 acres of land earmarked for numerous activities that include retail, dining and entertainment, concert arena, hospitality, business and IT parks, and specialized health care along with 215 acres for commercial development. The development is planned to be

integrated with the upcoming Phase 2B of the metro network for seamless connectivity to the various locations in the city. This is expected to boost economic activity in the city which would consequently drive residential demand. *(Source: CBRE, BIAL)*

Growth in Commercial Office activity: The commercial office segment has upcoming supply of 63 million sq.ft. (based on under-construction and planned projects due for completion by 2028. This growth of approximately 26% over the current market size of 238 million sq.ft. (as of Q2 2025) is forecast to translate to higher employment generation contributing to downstream demand for housing particularly in North, East and South East zones.

Growth in Industrial and Logistics Activity: Due to the presence of industrial activity in the periphery of the city at Nelamangala, Bommasandra–Hosur and Soukya Road, the demand for affordable housing continues to be strong. Upcoming supply and growth of the sector will further strengthen demand for housing in these locations.

Initiatives by the Government: Affordable Housing Policy of Karnataka 2016 aims to encourage the development of "Group Housing Projects" wherein apartments of "pre-defined sizes" are developed at "pre-defined rates" in a "targeted time frame". The CDP Amendments in 2019 defined the exclusion of certain utility areas such as ducts, staircase rooms, refuge areas, public toilets, swimming pools, lift wells, etc. from the FAR area, thereby improving the buildability of the development. Government orders also granted a relaxation in parking norms around metro stations.

Key zones: Upcoming metro lines coupled with proposed project launches by key developers are expected to drive demand & supply in South, South East, and North zones. Purple Metro Line Extension from Baiyapanhalli to Whitefield which became operational in 2023 improved the connectivity of the East zone. Construction of Blue Metro Line from Gottigere to Nagawara is underway and once completed in 2027 will improve connectivity of South and North markets with the rest of the city. Growth is also expected in the North zone supported by phase 2B of the metro line connecting Hebbal to the airport. Further, Phase 3 of the Metro will improve connectivity of the South-East and West market as well.

LAND DEALS

The presence of large land holdings by prominent developers and land deals in emerging vectors of the city indicates a strong potential for future supply. Development of land parcels in key locations such as Yelahanka, Sathnur, Navarathna Agrahara (North), Whitefield-Hoskote Road (East), Gunjur, and Sarjapur (South East) is anticipated over the short term. Currently, the portfolio of Casagrand is spread across 20 projects in the city primarily focussing on the mid-end category. The developer has upcoming projects located in the South and North zones. Few of the recent launches include Casablanca and Vivacity located in the South zone. The projects were launched in Q2 2024 and witnessed healthy sales with almost 95% of units sold.

RESIDENTIAL MARKET OVERVIEW - HYDERABAD

The residential real estate segment has witnessed significant growth in Hyderabad with development witnessed across the major vectors and peripheral regions of the city. Increasing economic activity and inward migration to the city are the major drivers for growth in the segment.

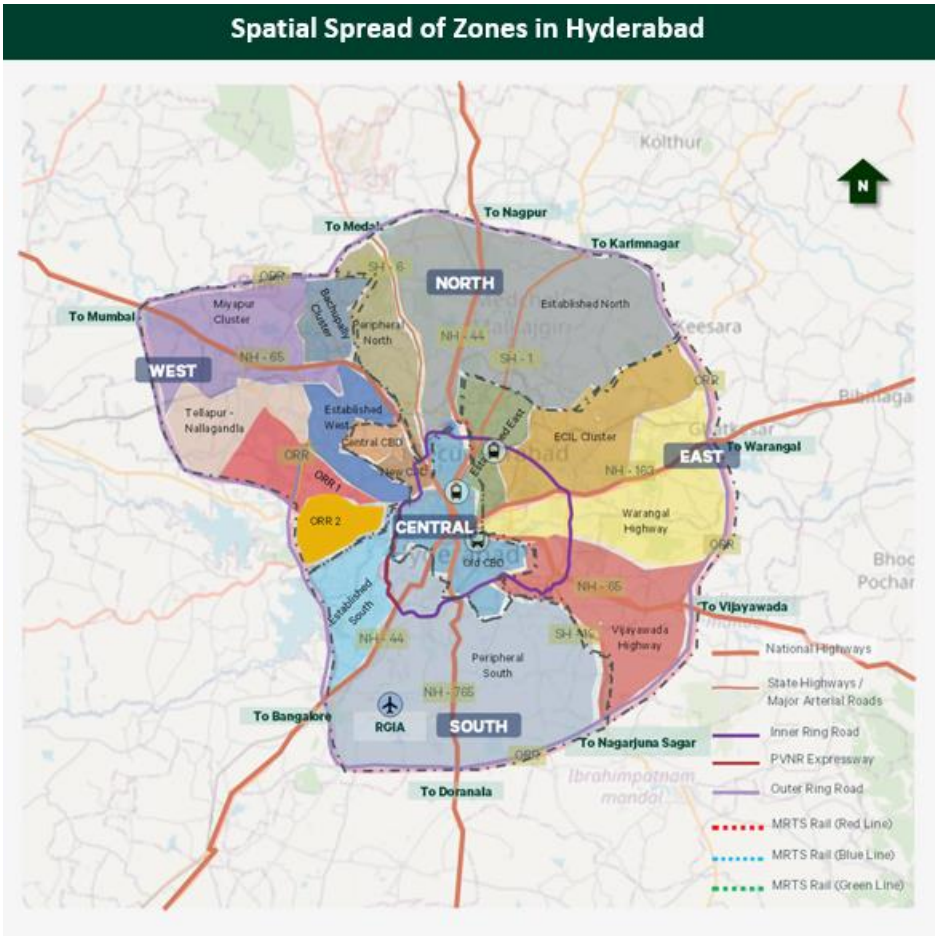
The key drivers of demand for the segment in Hyderabad are as follows :

- **Well planned large metropolis:** Being the 6th largest urban agglomerate, the city has seen planned development with specified zones for IT/ITeS activity viz. IT Corridor in West Hyderabad
- **Physical Infrastructure Network:** Well-designed physical infrastructure such as the Outer Ring Road (ORR), Internal Ring Road (IRR), and other major connecting roads in addition to the expanding Metro Rail Network have significantly improved connectivity across prominent activity hubs of the city.
- **Government Policies:** Promotion of start-up hubs along with devising IT/ITeS policy for delineation and promotion of Information Technology Investment Regions (ITIR) has helped position the city as an attractive global investment destination.
- **Quality of Living:** Hyderabad is the 4th most populous city in India (population of approximately 11.1 million as of 2024), of which 47% population is urbanized (*Source: Census 2011*).
- **Proficient Workforce & Established Office Ecosystem:** With an established office market comprising various prominent IT/ITeS companies, MNCs and global set-ups, the city has presence of a substantial workforce (9,46,285 as of 2023 to 2024 as per Telangana IT-EC Annual report), which in turn drives residential activity. The presence of prominent educational institutions of national repute such as ISB,

IIT, IIIT, BITS, JNTU, Osmania University helps to facilitate the recruitment of skilled professionals and contributes to the overall employment ecosystem in the city.

KEY ZONES AND THEIR PROFILE

The city has been bifurcated into various zones based on activity levels (viz. zones & profile of development activity). The map below represents the spatial spread of key residential zones in Hyderabad City:



(Source: CBRE)

West: Established residential hub catering to IT/ITES demand characterised by large-scale integrated developments in the high-end and mid-end segment

- Key locations – Madhapur, Gachibowli, Kondapur, Kukatpally, Tellapur, Kokapet, Miyapur, Bachupally, Kollur, Nanakramguda, Puppalguda, Nallagandla, Narsingi, Manikonda
- Buyer Profile – Mix of IT and corporate employees

Central: Established prime residential zone with limited availability of land characterised by high–end and luxury residential developments

- Key locations – Banjara Hills, Jubilee Hills, Begumpet
- Buyer Profile – Mix of industrialists, businessmen/ entrepreneurs, senior management of IT and other corporate employees, HNIs, NRIs, celebrities

North: Zone is characterised by affordable to mid-end residential developments, with ample availability of land

- Key locations – Kompally, Bahadurpally, Medchal, Balanagar
- Buyer Profile – Mix of government employees, industrialists, industrial workers and private sector employees

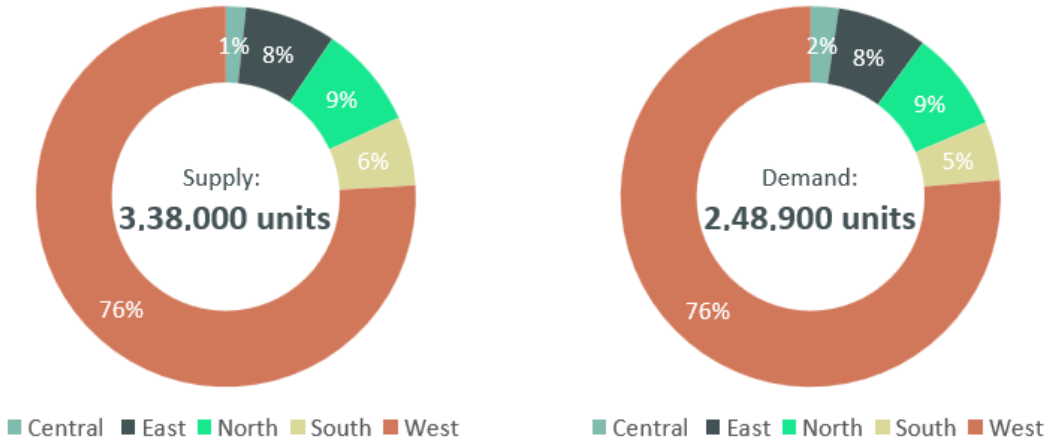
East: Zone is characterised by its traditionally unorganized residential activity. The zone has witnessed gradual inception of large-scale residential developments

- Key micro-markets – LB Nagar, Pocharam, Uppal, Nacharam
- Buyer Profile – Mix of IT and government employees, industrialists, industrial workers and private sector employees

South: Limited residential activity has been witnessed in the zone with the presence of affordable and mid-end developments. However, the zone comprises large land holdings by local and regional developers

- Key micro-markets – Rajendra Nagar, Attapur, Adibatla, Shamshabad
- Buyer Profile – Mix of employees working at the Airport, industrialists, and industrial workers

Zonal Supply and Demand Share in Hyderabad (2016 to Q2 2025)



(Source: CBRE)

West Hyderabad has witnessed significant residential activity over the past decade and has established itself as a prominent market with a supply share of approximately 76% (2016 to Q2 2025). This has been primarily fuelled by the significant existing and upcoming commercial activity, with an expected supply pipeline of approximately 38 million sq.ft. by 2027 (based on under-construction and planned projects).

SUPPLY-DEMAND TRENDS

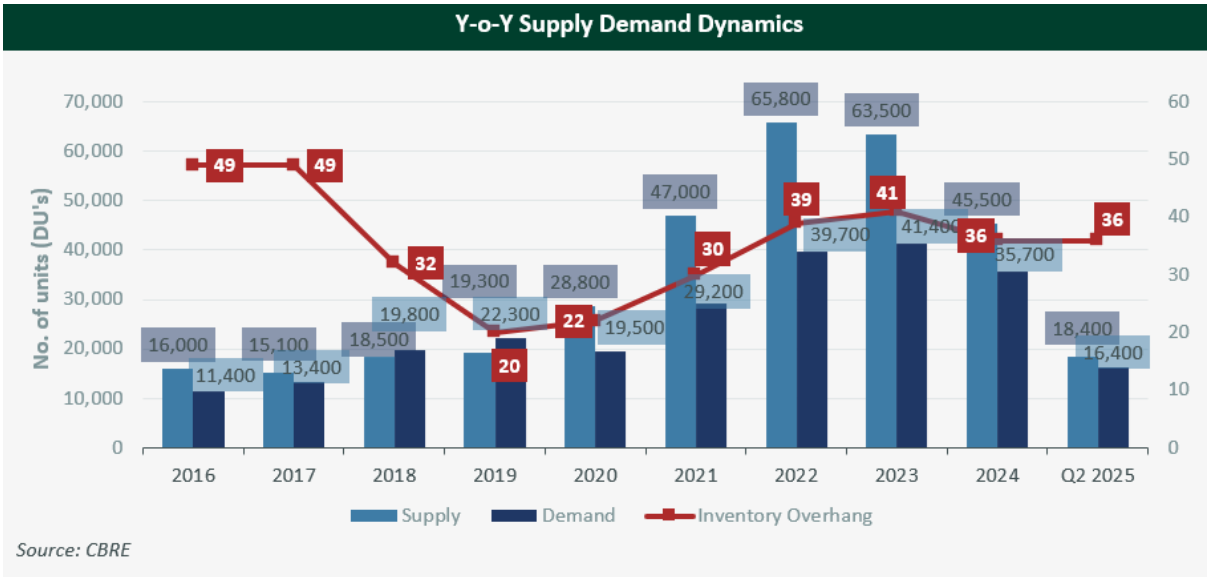
Currently, the city is witnessing an organic expansion to regions away from the established hubs owing to limited land availability in the prime clusters.

The table below highlights the key statistics pertaining to Hyderabad Residential apartments segment.

Particular	Details
Total Stock (As of Q2 2025)[3]	approx. 4,76,900 units
Under-Construction Supply (As of Q2 2025)	approx. 2,42,500 units
Unsold Inventory (As of Q2 2025)	approx. 1,11,500 units (approx. 23% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 55,000 to 56,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 38,000 to 39,000 units
Inventory Overhang	36 Months

(3) Stock includes the residential units that are completed, under construction, sold and unsold
(Source: CBRE)

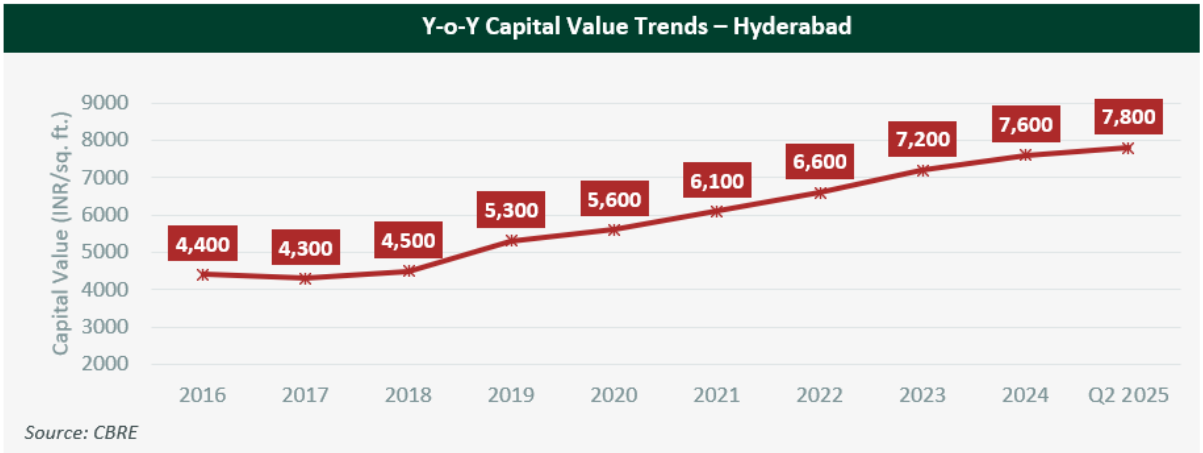
The chart below highlights the supply introduction and yearly absorption trend for the residential apartments segment in Hyderabad:



There has been a significant addition to supply between 2021 and 2023, with approximately 1,75,000 units added to the city's inventory, constituting nearly 38% of the total stock. Inventory overhang consequently went up from 30 months in 2021 to 41 months as of 2023. Subsequently due to a reduced supply in 2024 and the first half of 2025, this inventory overhang has declined from 41 months to 36 months as of Q2 2025. The year 2025 is witnessing rationalisation of supply considering the unsold inventory in the market, alongside rising capital values.

CAPITAL VALUES

The graph below highlights the capital value trend for residential apartments segment in Hyderabad.



The capital values have been steadily growing for the past 4 to 5 years and have exhibited a CAGR of approximately 7 to 8% during the period of 2022 - Q2 2025.

The escalation in residential prices over the past three years can be attributed to the consistent absorption levels, rising cost of construction, increasing land values coupled with infrastructure improvements. The central zone of Hyderabad commands a premium in capital values owing to the presence of mature physical and social infrastructure along with scarcity of supply, followed by the West zone due to the presence of multiple IT parks and IT campuses.

FUTURE OUTLOOK – HYDERABAD RESIDENTIAL MARKET

Absorption for the residential apartments segment is forecast to remain steady in the short term, driven by end-user demand in micro-markets located closer to employment hubs. While developers are cautious about the unsold inventory levels in the market, momentum in the land transaction activity continues. Hence, similar supply levels are forecast in the short term as those witnessed over the last 1 to 2 years.

High-end and luxury housing segments have witnessed healthy absorption over the last 2 to 3 years and the same is expected to moderate in the near term, with future supply also expected to reduce alongside.

On account of large developable land parcels and improving physical and social infrastructure, micro-markets such as Kollur, Tellapur, Nallagandla in the West zone and Rajendranagar, Gaganpahad, in the South zone are expected to witness increased traction for mid-market and premium housing.

On account of significant supply introduced over the last two years and elevated unsold inventory levels, capital values across majority of the micro-markets are expected to be range-bound in the short term. However, emerging micro-markets in the South and West zones are likely to witness relatively higher capital value appreciation in the medium to long term, owing to improving social infrastructure and connectivity.

LAND DEALS

Select developers hold large tracts of land in key pockets of the city which may culminate into potential future supply. Further, key deals concluded in the past few years, especially as a part of land auctions conducted by Telangana State Industrial Infrastructure Corporation (TGIIC), Telangana Housing Board (TGHB) and Hyderabad Metropolitan Development Authority (HMDA) can potentially drive future supply. Casagrand being a prominent developer in South India with a significant presence across cities such as Chennai & Bangalore, has also expanded into the Hyderabad market with the launch of two projects in the North and West zones as of Q2 2025. They also hold land parcels in emerging residential vectors of the city.

RESIDENTIAL MARKET OVERVIEW – COIMBATORE

COIMBATORE RESIDENTIAL REAL ESTATE MARKET OVERVIEW

Coimbatore has witnessed rapid growth in the organized housing segment over the last few years compared to other Tier II and III cities in Tamil Nadu, driven by its strong textile and engineering base coupled with growth in IT/ITeS industry. The city has also emerged as a preferred retirement destination in South India considering the conducive climate.

Residential segment in the city predominantly comprises of independent dwelling units and small to medium-scale apartment complexes. Activity in the residential segment is currently dominated by local developers while few prominent regional players have also ventured into the city over the past decade. R.S. Puram and Racecourse are some of the prominent traditional residential pockets of the city, primarily comprising of unorganized independent dwelling units. Owing to the increase in demand for residential housing, redevelopment of a large number of independent houses into small and medium-scale apartment complexes (less than 50 units) has been witnessed in these locations.

With organic growth of the city, new micro-markets have gained prominence and emerged as preferred destinations for developers. This is primarily attributable to factors such as availability of large tracts of vacant land along with availability of physical and social infrastructure. Some of the notable emerging residential locations in the city include Sai Baba Colony, Mettupalayam Road, Sowripalayam and Peelamedu. Residential activity in these micro-markets comprises of medium to large-scale residential projects (i.e. projects with units ranging from 50 to 150 units).

Activity in terms of new large-scale residential projects with notable amenities has been witnessed in northern, western and southern parts of the city. Some of the locations that are witnessing increased levels of residential activity include Mettupalayam Road, Vadavalli, Perur Road, Kovaipudur, Trichy Road, Nanjundapuram, Kurichi and Saravanampatty.

The key drivers of demand for residential segment in Coimbatore are elucidated as below:

- **Textile and Manufacturing Economy**: Being a major textile and manufacturing economy in Tamil Nadu, Coimbatore is home to several large scale business groups also providing wide employment opportunities in the city

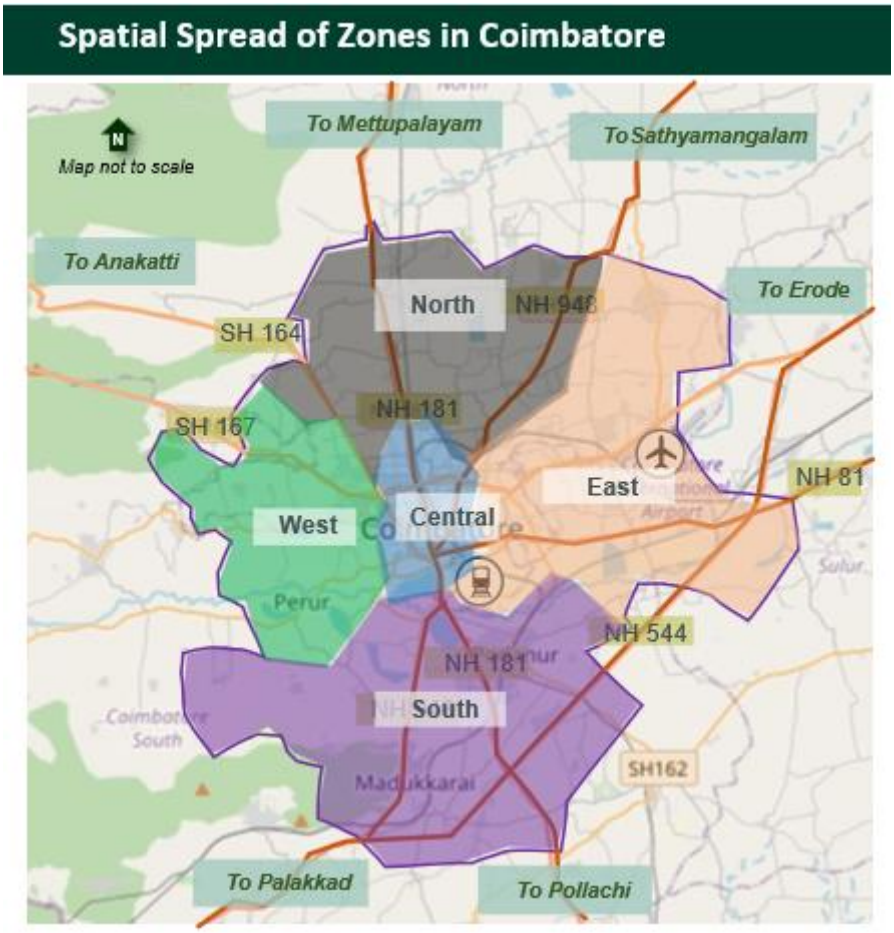
- **Superior Physical Infrastructure Network**: Well laid physical infrastructure viz. road and rail ensure seamless connectivity to prominent activity hubs within and near the city. Several infrastructure initiatives such as Avinashi Road flyover and proposed metro lines are expected to boost real estate investments in the future

- **Emerging IT/ITeS Industry**: Being the 2nd largest software producer in Tamil Nadu, the city has seen developments such as TIDEL Park Coimbatore, CHIL SEZ IT Park and other Information technology parks, thereby aiding growth of IT and Business Process Outsourcing industries and paving way for residential developments along Northern areas such as KK Pudur, Koundampalayam, Thudiyalur and Ganapathy

- **Base of Skilled manpower**: Presence of prominent educational institutions of national repute, especially in the fields of engineering and textile technology, enables ease of sourcing of skilled manpower. This has led to a surge in IT and industrial activity in the city, which in turn has further boosted the demand for residential segment.

KEY ZONES AND THEIR PROFILE

The city has been bifurcated into various sub-markets based on activity levels (viz. concentration & profile of development activity) as detailed below:



(Source: CBRE)

Central: The vector is characterised by the presence of premium to high-end residential activity housing HNI's and business families.

- Key locations – Race Course Road, RS Puram, Gopalapuram

North: This vector witnesses the presence of IT and commercial developments such as KGISL, CHIL SEZ, etc. and is also one of the first zones to witness the establishment of large-scale townships and apartment developments.

- Key locations – Thudiyalur, Koundampalayam, KK Pudur, Ganapathy

East: The location is characterised by presence of established mid–end residential and commercial developments and is also dotted with independent homes and villas. This is the most active real estate vector of the city and has also witnessed hospitality and retail activity.

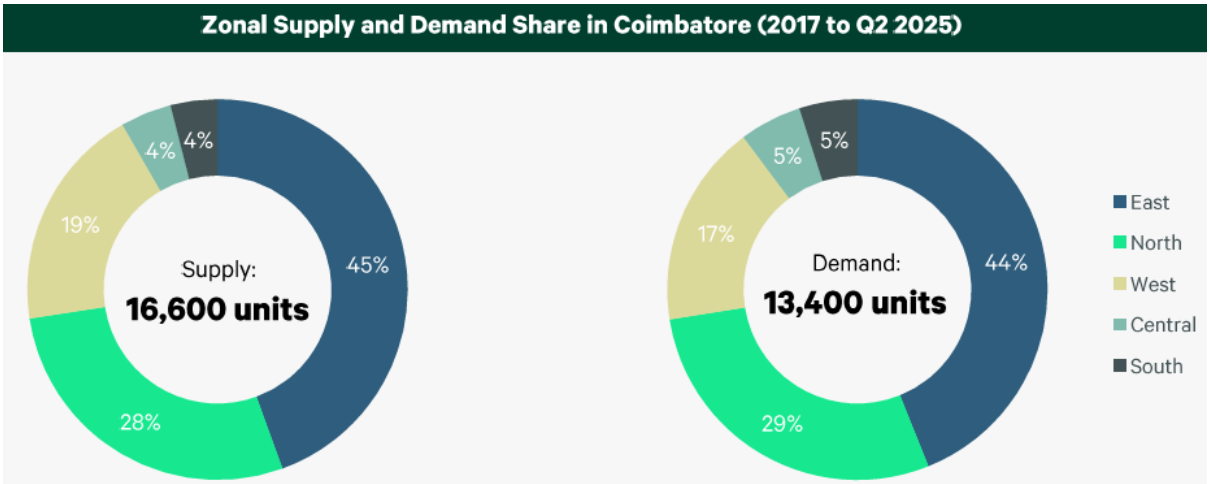
- Key locations – Avinashi Road, Sowripalayam, Villankuruchi, Ramanathapuram, Singanallur, Trichy Road, Nanjundapuram, Upilipalayam, Saravanampatti

West: One of the prominent residential zones with presence of educational institutes and small scale industries. The vector also houses presence of numerous senior living developments

- Key locations – Vadavalli, Vedapatti, Selvapuram

South: South region is an emerging residential market supported by the presence of numerous educational institutions

- Key locations – Kurichi, Ramanathapuram, Kuniyamuthur, Kovai Pudur, Podanur



(Source: CBRE)

East Coimbatore has witnessed increased residential activity over the last 5 years and has established itself as the prominent market with a supply share of approximately 45% (2017 to Q2 2025). The zone includes prominent micro-markets along Avinashi and Trichy Road such as PN Palayam, Peelamedu, Singanallur, Sowripalayam and is characterised by the presence of large-scale residential projects by regional and local developers.

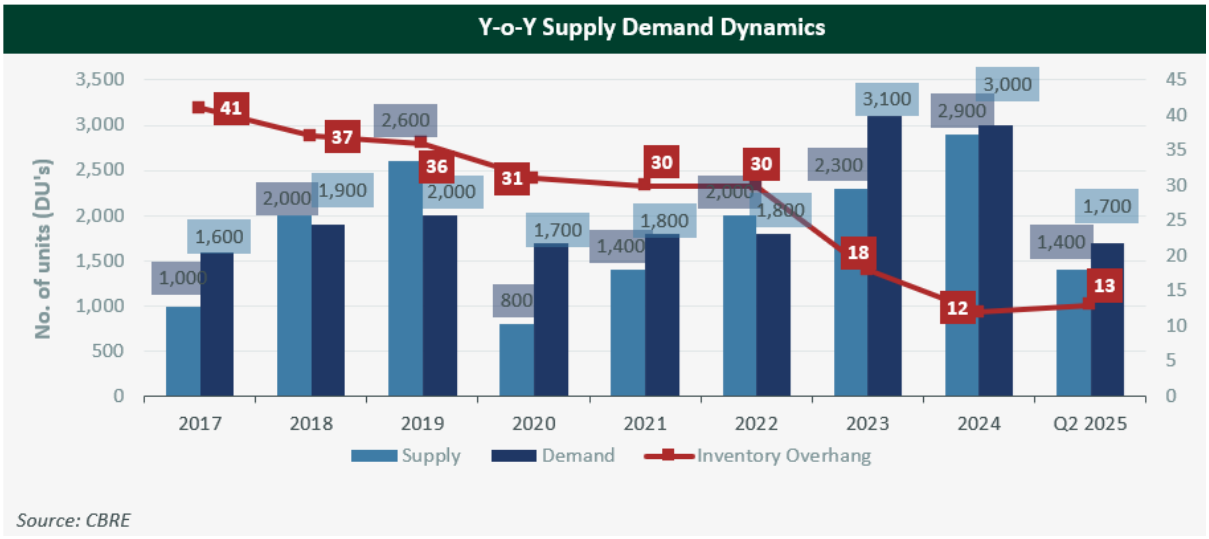
SUPPLY DEMAND TRENDS

Coimbatore is gradually emerging as an activity center for residential real estate. The market has witnessed increasing demand for housing, while buyer interest for second homes and retirement communities continues unabated. The table below highlights the key statistics pertaining to Coimbatore Residential apartments segment.

Particular	Details
Total Stock (As of Q2 2025)[4]	approx. 28,700 units
Under-Construction Supply (As of Q2 2025)	approx. 7,600 units
Unsold Inventory (As of Q2 2025)	approx. 3,300 units (approx. 11% of overall supply)
Average Annual Supply (2022 to Q2 2025)	approx. 2,400 to 2,500 units
Average Annual Absorption (2022 to Q2 2025)	approx. 2,500 to 2,600 units
Inventory Overhang	13 Months

(4) Stock includes the residential units that are completed, under construction, sold and unsold
(Source: CBRE)

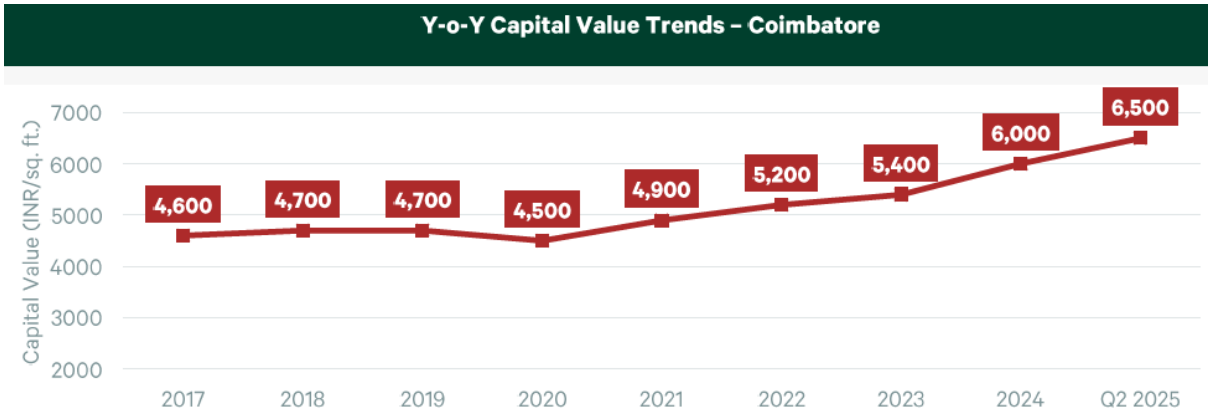
The chart below highlights the supply introduction and yearly absorption trend for the residential apartments segment in Coimbatore:



Average supply levels have been in the range of approximately 2,000 to 2,100 over the period from 2018 to Q2 2025 except during the COVID period of 2020 and 2021. The average demand during this period was approx. 2,200 to 2,300 units. Saravanampatti, Villankuruchi, Singanallur, Vadavalli, Thudiyalur and Vedapatti located in the Western and Eastern corridors of the city, are the top micro-markets in terms of launches.

CAPITAL VALUES

The graph below highlights the capital value trend for residential apartments segment in Coimbatore.



(Source: CBRE)

Post COVID, Capital values in Coimbatore have exhibited an appreciation of approximately 44% over the period from 2020 to Q2 2025. This is attributable to the increased residential demand in the city primarily driven by manufacturing, commercial office activity and improvements in social infrastructure. Capital values in central areas such as R.S. Puram and Racecourse exceed ₹ 10,000/sq.ft. Capital values in other key locations such as Avinashi and Trichy Road range from ₹ 6,500 to 7,500/sq.ft. while Sathy road has an average capital value of ₹ 5,000/sq.ft.

RESIDENTIAL MARKET OVERVIEW – PUNE

Pune has witnessed healthy growth and development across real estate sectors in the recent years. Availability of developable land in sub-urban areas that is not bound by natural boundaries (such as mountains, hills, slopes, river streams, etc.) has resulted in continued radial spread of the city. Central areas such as Shivajinagar, Swargate, Peth areas (traditionally old trading market) are some of the prominent traditional residential pockets of the city. Growth in the IT sector had led to establishment of large IT parks in East and West Pune, resulting in expansion of residential developments in these zones. Further, locations such as Kharadi, Wagholi, Viman Nagar, Hinjewadi, Baner, Aundh, Balewadi have become preferred residential areas owing to proximity to IT parks.

The key drivers of demand for the residential segment in Pune are as follows:

- **Proximity to Mumbai:** With the development of the six lane 95 km Mumbai-Pune Expressway, Pune is less than four hours' drive from Mumbai, enhancing the connectivity between the two cities. High rentals and land values associated with commercial office space in Mumbai led to large IT tenants exploring alternate locations for growth.

- **Growing Commercial Office Activity (driven by IT/ITeS sector):** Increasing presence of MNCs has benefited the city by resulting in downstream residential demand.

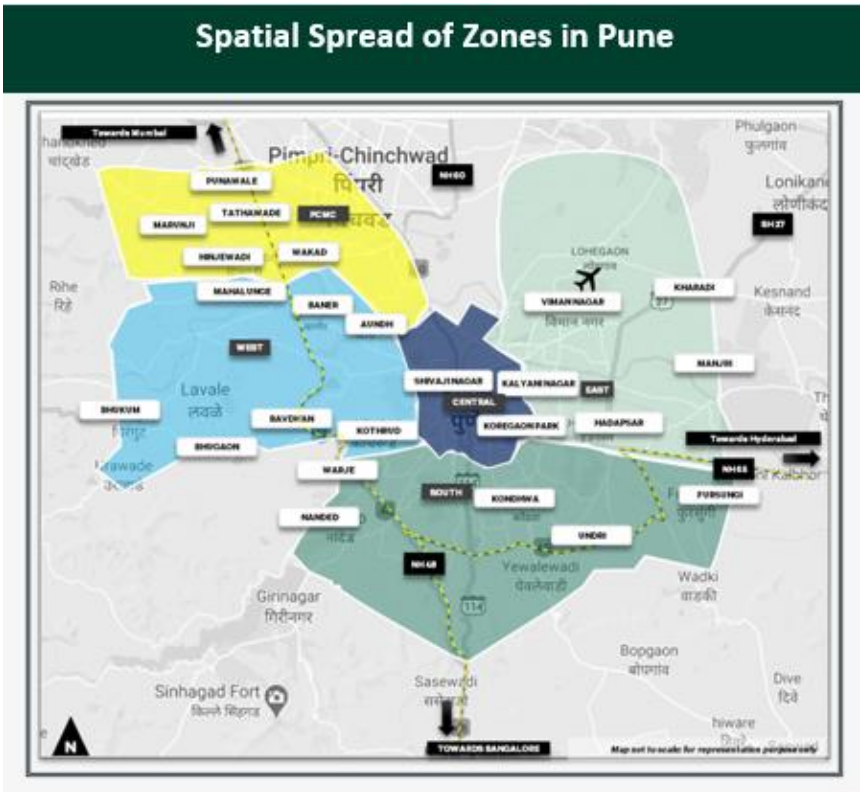
- **Automotive and Manufacturing Hub:** Pune's emergence as a renowned centre for the auto industry was facilitated with the establishment of manufacturing units of Tata Motors and Bajaj Auto in the 1950s and 1960s. The influx of key players in the automobile sector further led to a host of auto ancillaries' companies over time. Pune also serves as a base for various large and small units operating in sectors such as engineering, IT, pharmaceuticals, machine tools, chemicals, electrical and electronics, instrumentation and control, iron and steel, castings and forgings, and food processing. With the development of large industrial areas within a radius of 50 km, having Pune as the nucleus, the region has reinforced its identity as an important destination in India's industrial ecosystem. Prominent industrial areas near Pune such as Hinjewadi, PCMC, Chakan and Ranjangaon have led to incremental demand for residential segment in the peripheral locations of the city.

- **Pro-industry Government policies and initiatives:** Maharashtra State developed MIDC (Maharashtra Industrial Development Corporation) parks, which specialize in sectors such as Automobile, Information Technology, Engineering, Petrochemicals, Transportation, Biotechnology, Pharmaceuticals, Textiles, Wine, etc. MIDC has assisted the planning and systematic development of industrial areas in the city such as Hinjewadi, Chakan, Ranjangaon, etc. These initiatives have enabled diversified growth across sectors in Pune.

- **Social Infrastructure:** The city is characterised by presence of well-developed social infrastructure ranging from schools, hospitals, hotels to a good network of shopping options (destination and neighborhood malls, big box retail, high-street retail, etc). The presence of select tertiary and quaternary healthcare establishments such as Sancheti Institute, Aditya Birla Memorial Hospital, Jehangir Hospital, Ruby Hall Clinic, Sahyadri Speciality Hospital, Manipal Hospital, Apollo Hospital, etc. has improved the city's liveability.

- **Physical infrastructure:** Pune is well connected with other parts of the state and country via road, rail and air, along with international flight connectivity options. Prominent existing infrastructure such as Mumbai-Bengaluru Bypass, Mumbai-Pune Expressway, Pune-Ahmednagar Road, etc. facilitate superior connectivity between parts of the country. Multiple infrastructure initiatives (mainly metro lines) are under various stages of development and expected to enhance connectivity as well as downstream real estate growth across the city over time.

KEY ZONES AND THEIR PROFILE



(Source: CBRE)

The city has been bifurcated into various zones based on activity levels (viz. concentration & profile of development activity) as detailed below. These zones include Central, PCMC (Pimpri Chinchwad Municipal Corporation), West, South and East.

Central: This zone comprises established locations of Pune; characterised by presence of a mix of unorganized and independent residential developments.

- Key locations – Kalyani Nagar, Koregaon Park, Shivaji Nagar, Peth areas, University Circle, FC Road, Bhosale Nagar

PCMC: PCMC zone is a mix of established areas (such as Pimpri–Chinchwad & IT hub of Hinjewadi) and emerging areas (such as Tathawade, Marunji, Punawale, etc.).

- Key locations – Hinjewadi, Wakad, Tathawade, Marunji, Chinchwad, Pimple Saudagar, Pimple-Gurav, Ravet, Punawale

East: Presence of Pune Airport, IT/ITeS parks in Kharadi and proximity to central parts of Pune has led to the growth of organized residential activity over time.

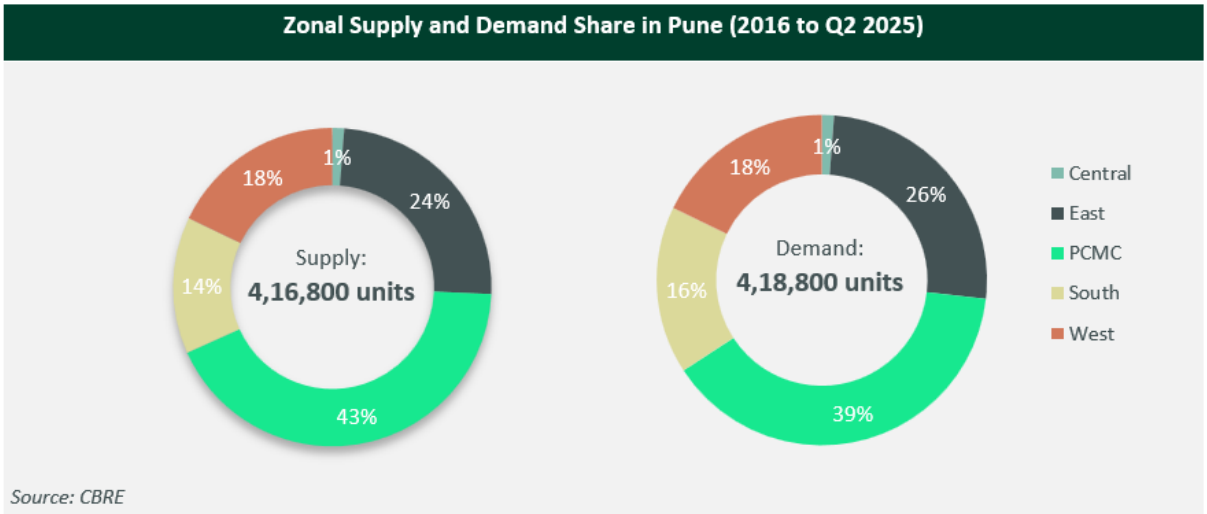
- Key locations – Hadapsar, Mundhwa, Yerwada, Viman Nagar, Dhanori, Manjari, Kharadi, Wagholi

West: Constitutes a mix of established and emerging areas; presence of social and physical infrastructure has led to growing demand for residential segment in western parts of Pune.

- Key locations – Aundh, Balewadi, Baner, Pashan, Mahalunge, Warje, Bavdhan, Bhugaon

South: Comprises established locations of the city and a prominent regional trading hub (i.e. Market Yard).

- Key locations – Kondhwa, Bibwewadi, Market Yard, Yewalewadi, Undri, NIBM, Katraj, Fursungi



The zone of PCMC has witnessed increased residential activity over the last 8 years and has established itself as one of the prominent markets with a supply share of approximately 43% (2016 to Q2 2025) followed by East Pune (approximately 24%).

SUPPLY DEMAND TRENDS

The table below highlights the key statistics pertaining to Pune Residential apartments segment.

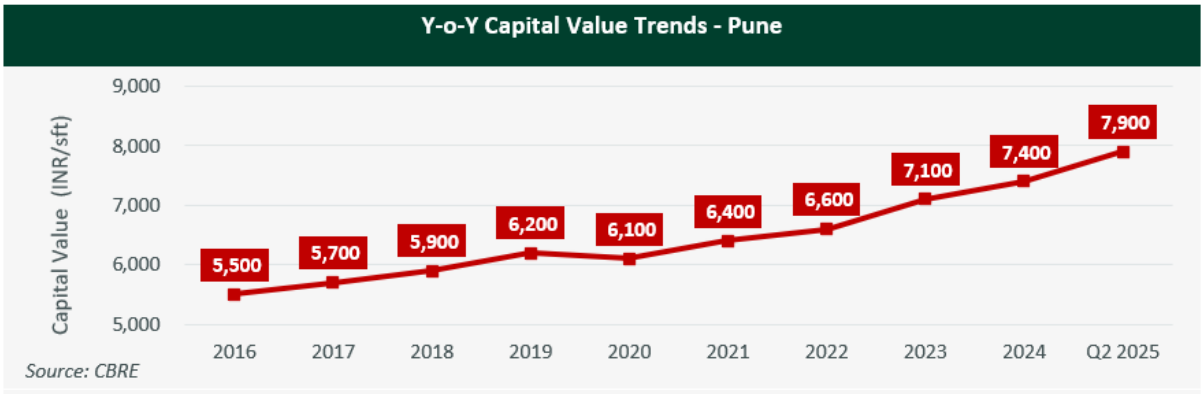
Particular	Details
Total Stock (As of Q2 2025)[5]	approx. 7,55,600 units
Under-Construction Supply (As of Q2 2025)	approx. 2,41,400 units
Unsold Inventory (As of Q2 2025)	approx. 55,000 units (approx. 7% of overall launched supply)
Average Annual Supply (2022 to Q2 2025)	approx. 61,000 to 62,000 units
Average Annual Absorption (2022 to Q2 2025)	approx. 61,000 to 62,000 units
Inventory Overhang	12 Months

(5) Stock includes the residential units that are completed, under construction, sold and unsold
(Source: CBRE)

Overall, the residential market in Pune has witnessed a healthy rebound post COVID in terms of supply additions as well as demand offtake. Subdued activity in 2020 led to postponement of new launches, leading to a higher number of launched units during 2021. Launches of large-scale townships' phases such as VTP Pegasus, Godrej Hillside, Godrej Rivergreen, Joyville Sensorium and additional phases of Life Republic, Megapolis, Amanora Park Town, Blue Ridge, Park District etc., are some of the primary drivers for increase in supply since 2021. The period 2022 to Q2 2025 has witnessed almost equivalent supply and demand keeping the inventory overhang stable at 12 months.

CAPITAL VALUES

The graph below highlights the capital value trend for residential apartments segment in Pune. Capital Values in Pune have been on an increasing trend over the past 5 years. Post COVID, capital values in the city registered a CAGR of approximately 6% during the period from 2020 to Q2 2025. The west zone comprising of Balewadi, Baner and the east zone comprising of Viman Nagar, Kharadi, Wagholi has registered a CAGR of approximately 8.3% during the period 2020 to Q2 2025. The city's property market has witnessed an upward trend in demand for residential units in areas such as Kharadi, Viman Nagar, Hinjewadi, Mahalunge, Baner, Aundh & Balewadi with average capital values ranging from ₹ 7,500 to 10,500/sq.ft.



FUTURE OUTLOOK – PUNE RESIDENTIAL MARKET

In 2023, the real estate market experienced high demand, fuelled by several factors such as launches by prominent national developers, unlocking of large land parcels, growth in the IT sector and an increasing return to office trend as reflected in the robust office demand. However, in 2024 the residential segment witnessed a rationalization in absorption vis-à-vis the thresholds witnessed over the previous 1 to 2 years. A relatively stable and moderated growth in absorption is forecast to continue over the short term as well, supported by increasing economic activity, stable traction in the commercial office segment, recently completed and upcoming infrastructure initiatives.

East and West zones are expected to witness healthy demand from buyers and increased developer activity in the short term. Further, prominent developers continue to evaluate market expansion across mid-end, high-end and luxury segments, which is forecast to translate to a sustained supply pipeline going forward.

Capital values across most micro-markets in Pune are forecast to be range-bound over the short term, attributable to the factors highlighted above coupled with a moderation in absorption and a steady pipeline of upcoming supply.

LAND DEALS

Limited availability of large land parcels in central and established areas of the city is expected to unlock development potential on land parcels available in peripheral areas such as Hinjewadi Phase 2 and 3, Marunji, Punawale, Tathawade, Gahunje, Kiwale, Kharadi, Wagholi and Manjari. These land parcels are expected to be developed owing to the spillover demand from established areas, growth in IT sector and enhancement of infrastructure (metro lines, inner & outer ring roads). Moreover, increased interest from national & regional developers over the past few years is further expected to enhance activity levels in the future.

Casagrand, has entered the Pune market with the launch of Casagrand Caladium. The project, located on a 2.8-acre land parcel in Upper Kharadi, has approximately 330 units. Additionally, Casagrand recently acquired another 16-acre land parcel in Wagholi in the East, in proximity to the IT Hub of Kharadi. Wagholi is likely to benefit further with the extension of Metro Line–2 (currently operational from Vanaz to Ramwadi).

INDIAN OFFICE MARKET – TOP 7 CITIES

India's office real estate landscape has changed significantly over the past two and a half decades and has emerged as a favoured investment asset class due to various intrinsic factors including the growth of the economy, favourable demand-supply fundamentals, investor-friendly policies, rental arbitrage opportunities, supply of good quality talent and increased transparency.

KEY DEMAND DRIVERS AND RECENT TRENDS IN INDIA OFFICE MARKET

Sectoral demand: Over the last few decades, India has emerged as a leading services hub for global corporations due to its large talent pool and cost advantage for high-value services. This along with the growth of domestic companies, has resulted in robust demand for commercial office space and strong growth across India's major office markets.

Large, English-Speaking Talent Pool: The availability of English-speaking skilled manpower (second largest English-speaking population in the world), 11.31 million graduates and the increasing quality of multi-disciplinary educational institutions provide a vast and skilled talent pool. *(Source: India Skills Report 2024, AICTE, CII, Ministry of Education, AISHE 2021-2022)* Moreover, India has one of the largest pools of qualified Science,

Technology, Engineering & Management (STEM) graduates in the world, accounting for 31.0% of total graduates in India as of February 2025. *(Source: Inductus[1]).* Indian technology companies, the largest private sector employer, had an estimated total direct employment of approximately 5.8 million people in Fiscal 2025. *(Source: NASSCOM[2])*

Low Cost, High Quality Office Infrastructure: India has an availability of high-quality office space at affordable prices across major cities. Office options are still available at sub-one-dollar rentals across relevant technology markets. The country's pricing advantage is exhibited by the fact that rentals in top Indian cities are over 50% lower than many competing Asian markets.

Growing GCC prominence in the country: India is one of the leading destinations for technology services in the world and continues to be a leader in the global sourcing industry with a market share of approximately 58% in Fiscal 2025 *(Source: NASSCOM[3]).* While the first two decades of India's growth in the technology industry were led by third-party service providers, the last decade has seen the emergence of Global In-House Centres ("**GICs**", also called captives or Global Capability Centres "**GCCs**"). GCCs have steadily expanded their footprint in India and have become a critical driver of office demand across most markets. GCCs continued their expansion in Calendar Year 2024 with a share of approximately 36% in overall space take-up in Tier 1 cities in India.

Occupier Profile: The market has witnessed a shift in activities undertaken by office occupiers. During Calendar Year 2024, Technology held the highest share in leasing followed by Co-working and Banking, Financial Services & Insurance (BFSI) firms. In terms of office absorption by domicile, domestic firms accounted for approximately 46% of the total leasing in Calendar Year 2024.

Increasing demand for High-Quality Amenitized Office Space: With changing lifestyles, the need for a flexible work environment, a young workforce and a higher value-added nature of work, companies are looking for superior quality office spaces with state-of-the-art lifestyle amenities. A growing demand has been witnessed for integrated offices offering relaxation spaces, daycare centres, sports zones, support infrastructure (food & beverages, onsite convenience stores, retail facilities) and mobile-enabled workspaces.

Long-Term Relevance of office Spaces: Even as occupiers are adapting to a hybrid set-up, physical offices are here to stay as they promote key operational themes of team connection and community, collaboration; provide access to tools and tech that is only available in physical offices; and offer better physical setup. *(Source: CBRE)*

ESG and Sustainability: Occupiers have been prioritising sustainability through various measures such as green-certified buildings, sustainable procurement, water & waste management, and energy efficiency. With benefits ranging from lower operating costs, improved employee health and enhanced brand image, a higher number of occupiers are likely to prefer green-certified buildings for new leases. Resultantly, in India, almost 52% of the newly completed office developments in Calendar Year 2024 obtained green certifications such as LEED or IGBC.

OVERVIEW

India's Top 7 cities represent nearly the entire organized office market in the country and house its political capital, financial hub and prominent technology centres. Technology, Co-working ("**CW**") and Banking, Financial Services & Insurance (BFSI) tenants are the leading occupiers in the Indian office market.

1 *The Transformational Journey of Global Capability Centers (GCCs) in India, Inductus 2025*

2 *Beyond Disruption Staying Future-ready Today, Technology Sector in India, Strategic Review 2025, NASSCOM*

3 *Rewiring Growth in the Charging Tech Landscape, Technology Sector in India, Strategic Review 2024, NASSCOM*

Particulars	Bengaluru	MMR	Delhi NCR	Chennai	Hyderabad	Pune	Kolkata	Total
Total Stock Q2 2025 (msf)	237.7	153.1	157.4	91.7	140.2	92.0	27.7	**899.8**
Occupied Stock Q2 2025 (msf)	200.8	126.8	122.2	80.2	105.1	67.6	25.2	**728.0**
Vacancy Q2 2025 (%)	15.5%	17.2%	22.4%	12.5%	25.0%	26.6%	8.9%	**19.1%**
Annual Absorption Avg. 2022 to Q2 2025 (msf)	18.8	9.9	14.6	8.7	10.4	7.2	1.6	**71.2**
Market Rents Q2 2025 (psf/month)	92.9	153.9	98.4	85.6	73.7	82.1	58.4	
Tenant Sector (2023)	Tech 21% E&M 21%	FS 48% Tech 13%	Tech 25% CW 17%	E&M 28% FS 22%	Tech 30% FS 20%	CW 28% Tech 19%	Tech 25% CW 24%	**FS 22%** **Tech 21%**
Tenant Sector (2024)	Tech 30% CW 19%	FS 32% CW 15%	CW 33% Tech 17%	Tech 25% CW 20%	Tech 30% LS 21%	FS 26% CW 25%	Tech 28% FS 23%	**Tech 23%** **CW 20%**

Source: CBRE; Note: FS—Financial Services, E&M—Engineering and Manufacturing, PH—Pharmaceuticals; CW – Co-Working; LS – Life Sciences; MMR represents Mumbai Metropolitan Region, which includes Mumbai. Delhi NCR represents Delhi, Noida and Gurgaon

SUPPLY & ABSORPTION TRENDS

Over the past 9 years, overall office space absorption has been concentrated in Bengaluru, MMR, Delhi-NCR, Hyderabad, Chennai and Pune, with these six cities contributing greater than 95% of the total absorption witnessed in India. Bengaluru has recorded the highest absorption from 2016 to Q2 2025 with an average of approximately 16 million sq.ft. of space leased every year. The supply and absorption trends from 2016 to Q2 2025 are provided below.

Gross Absorption (msf)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Q2 2025
Delhi NCR	8.6	8.9	9.2	14.0	5.4	8.7	16.7	15.7	12.4	6.3
MMR	10.0	5.9	6.9	7.2	2.7	4.0	7.2	8.1	12.9	6.7
Bengaluru	13.7	16.8	16.6	16.6	10.9	11.7	17.0	15.3	22.5	11.0
Chennai	5.7	4.5	3.9	5.6	4.4	3.8	6.2	10.0	8.6	5.6
Hyderabad	6.5	8.4	6.4	13.4	6.9	11.0	7.8	11.5	12.8	4.3
Pune	6.6	4.2	5.5	7.0	3.5	3.4	5.6	6.4	8.9	4.3
Kolkata	1.2	2.6	2.3	2.9	1.2	2.4	1.3	1.8	1.6	0.8

Source: CBRE; Note: MMR represents Mumbai Metropolitan Region, which includes Mumbai. Delhi NCR represents Delhi, Noida and Gurgaon

**It is important to note that minor variations may exist when compared to other reports due to differences in relevant stock, and the dynamic nature of the underlying data, which may change intermittently. Kindly note that there are no official databases available for uniform tracking and information can vary as more data becomes available from the market sources. Further, analysis undertaken for this industry report may differ from the data published elsewhere; all figures are an approximation.*

Supply (msf)	2016	2017	2018	2019	2020	2021	2022	2023	2024	Q2 2025
Delhi NCR	2.8	4.3	5.8	11.8	7.1	10.3	9.3	5.6	4.0	3.8
MMR	7.9	7.5	6.7	4.2	4.6	5.9	3.5	5.0	6.8	0.9
Bengaluru	10.2	8.5	12.1	11.4	11.0	11.3	10.9	15.4	14.6	7.2
Chennai	2.7	0.9	1.5	3.4	3.8	1.5	4.1	6.4	2.1	2.5
Hyderabad	4.0	6.2	3.5	13.7	8.2	13.2	13.8	16.9	14.1	2.6
Pune	3.7	2.0	3.5	5.0	3.5	6.1	4.3	4.6	6.8	9.3
Kolkata	5.1	1.7	1.3	0.2	0.4	0.0	0.1	0.9	0.5	0.3

Source: CBRE; Note: MMR represents Mumbai Metropolitan Region, which includes Mumbai. Delhi NCR represents Delhi, Noida and Gurgaon
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CHENNAI COMMERCIAL OFFICE MARKET

OVERVIEW

The key demand drivers for the office segment in Chennai are elucidated below:

Workforce availability: The city houses prominent educational institutions like IIT Madras, Anna University, etc. and is well known for availability of quality workforce. This has led many IT/ITeS and manufacturing companies to set up operations in the city.

Location advantage: Being a coastal city, Chennai houses 3 major ports viz. Chennai Port, Ennore port & Kattupalli port. These ports helped Chennai attract automobile and hardware manufacturing sector companies to set up their base in the city. It is also the country's second largest cable landing city with six undersea cable landing stations.

Emerging Data Centre Hub: Tamil Nadu government's data centre policy along with cost advantage provided by the city's coastal line which facilitates direct submarine routes has helped Chennai emerge as one of the fastest growing data centre markets in India, next to Mumbai. As of Q2 2025, the city continued to be the second most prominent data centre market in India, accounting for approximately 20% of the country's data centre stock.

Quality Physical Infrastructure: Chennai has witnessed significant improvements in connectivity and accessibility through an extensive suburban rail network, with metro connectivity further augmenting its appeal as a business hub. Well laid physical infrastructure viz. Metro, MRTS and prominent road infrastructure of the city results in well-regulated traffic system and relatively less traffic congestion compared to other major cities.

Quality of Living: Chennai ranks 4th in the Ease of Living index, 2024 *(Source: Ministry of Housing and Urban Affairs)* and has topped the quality-of-life pillar which evaluates the city on varied parameters such as health, education, mobility, recreation, and safety.

KEY MARKET STATISTICS

The table below highlights the key statistics pertaining to Chennai's office market.

Particular	Details
Total Completed Stock (As of Q2 2025)	Approx. 91.7 msf
Current Occupied Stock (As of Q2 2025)	Approx. 80.2 msf
Current Vacancy (As of Q2 2025)	Approx. 12.5%
Average Absorption (2022 to Q2 2025)	Approx. 8.7 msf
Future Supply (2026)	Approx. 11.1 msf
General Lease Terms	9 years (3+3+3) – traditional lease term, 15 years (5+5+5) 10 years (5+5)

(Source: CBRE)

KEY OFFICE SUB MARKETS

The office market consists of eight sub-markets: Central Business District (CBD), Off Central Business District (Off CBD), Mount Poonamallee Road (MPH), Ambattur, GST Road, Old Mahabalipuram Road–Zone 1 (OMR Zone 1), Old Mahabalipuram Road–Zone 2 (OMR Zone 2) & Old Mahabalipuram Road–Zone 3 (OMR Zone 3) as described below:

(Source: CBRE)

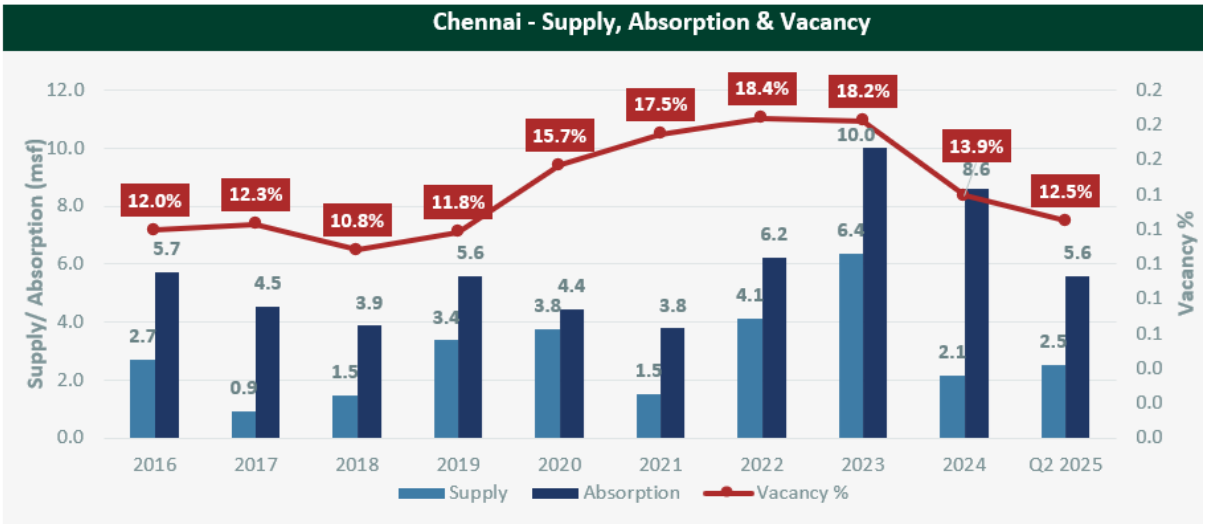
Sub-market	Ambattur	Central Business District (CBD)	Off Central Business District (Off CBD)	Mount Poonamallee Road (MPH)	GST Road	Old Mahabalipuram Road – Zone 1 (OMR Zone 1)	Old Mahabalipuram Road – Zone 2 (OMR Zone 2)	Old Mahabalipuram Road – Zone 3 (OMR Zone 3)
Locations	Ambattur, Ambattur Industrial Estate and Padi	Anna Salai, RK Salai, Nungambakkam, T Nagar and Alwarpet.	Guindy, Ekkatuthangal, Vadapalani, Santhome & MRC Nagar	Mount Poonamallee High Road	GST Road - Airport towards Chengalpet	Taramani to Perungudi Toll	Perungudi toll up to Sholinganallur	Sholinganallur to Kelambakkam
Total Completed Office Stock (msf)	5.7	10.8	10.4	12.8	4.6	26.6	15.9	4.9
Occupied Stock (msf)	4.1	8.9	9.5	12.3	2.7	25.1	13.4	4.2
Vacancy (%)	27.8%	17.5%	8.7%	3.6%	41.4%	5.8%	15.8%	14.7%

(Source: CBRE)

SUPPLY, ABSORPTION & VACANCY

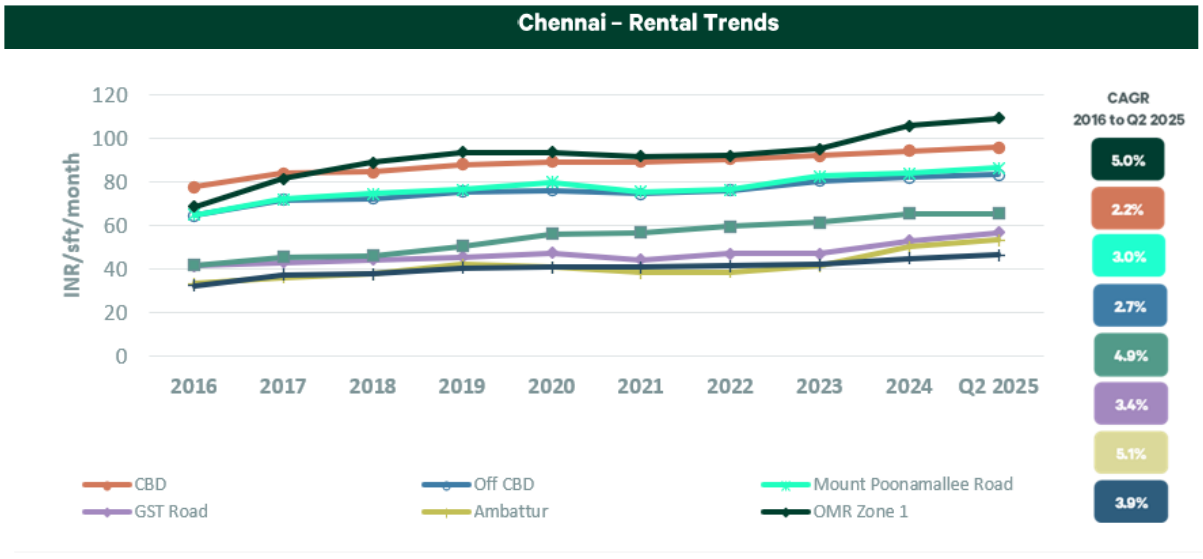
Chennai has consistently witnessed higher gross absorption levels than supply addition since 2016, resulting in a y-o-y decline in vacancy levels until 2018. Relatively higher supply addition in 2019 vis-à-vis the previous year led to an increase in vacancy by 100 bps. The trend continued in the year to follow and coupled with the impact of the pandemic led to a y-o-y increase in vacancy until 2022. Notably, 2022 recorded higher gross absorption than pre-COVID levels. And in 2023, the city recorded peak gross absorption at 10.0 million sq.ft., resulting in a

decline in vacancy to 18.2%. Negligible supply addition was recorded in 2024 while gross absorption stood at 8.6 million sq.ft., further resulting in a decline in vacancy to 13.9%. It may be noted that Casagrand has a number of upcoming commercial developments in the city.



*Source: CBRE; *It is important to note that minor variations may exist when compared to other reports due to differences in relevant stock, and the dynamic nature of the underlying data, which may change intermittently. Kindly note that there are no official databases available for uniform tracking and information can vary as more data becomes available from the market sources. Further, analysis undertaken for this industry report may differ from the data published elsewhere; all figures are an approximation.*

RENTAL GROWTH



Source: CBRE

Healthy rental growth has been witnessed across sub-markets in Chennai since 2016. Key sub-markets like OMR Zone 1, OMR Zone 2 and Ambattur have witnessed rental CAGR of 5.0%, 4.9% and 5.1% respectively over the period from 2016 to Q2 2025.

BENGALURU COMMERCIAL OFFICE MARKET

OVERVIEW

The key demand drivers for the office segment in Bengaluru are elucidated below:

- **Established technology hub:** India's preferred technology centre and Asia's 'Fastest Growing Technopolis', attracting companies from sectors including technology, biotechnology, defence, aerospace and electronics.

- **Knowledge cluster**: Large, diversified pool of skilled and technology savvy workforce; presence of top educational institutions such as Indian Institute of Science (IISc), Indian Institute of Management (IIM-Bengaluru), and Indian Space Research Organization (ISRO).
- **Startup Capital of India:** With over 7,000+ start-ups, Bengaluru has the 10th highest number of startups globally in 2025, making it India's startup capital. *(Source: StartupBlink Ecosystem Index)*
- **Scale and quality office parks**: The scale and high-quality of office parks across various sub-markets has made Bengaluru a preferred destination for MNCs and domestic corporates across sectors.
- **Robust transport infrastructure**: Access by road (Outer Ring Road "ORR", elevated expressway to airport and Electronic City), rail (Metro Phase 1 and 2) and air (Kempegowda International Airport).
- **Ongoing /planned infrastructure improvements**: Key initiatives include multiple metro lines and various road projects (such as Peripheral Ring Road—Phase 1).
- **Well-developed social infrastructure**: High-quality large-scale townships and residential developments, schools and established education institutions, hospitals, hotels and retail malls.

KEY MARKET STATISTICS

The table below highlights the key statistics pertaining to Bengaluru's office market.

Particular	Details
Total Completed Stock (As of Q2 2025)	Approx. 237.7 msf
Current Occupied Stock (As of Q2 2025)	Approx. 200.8 msf
Current Vacancy (As of Q2 2025)	Approx. 15.5%
Average Absorption (2022 to Q2 2025)	Approx. 18.8 msf
Future Supply (2026)	Approx. 26.9 msf
General Lease Terms	9 years (3+3+3)–traditional lease term, 15 years (5+5+5)

Source: CBRE

(Source: CBRE)

KEY OFFICE SUB MARKETS

The office market in Bengaluru consists of six sub-markets: North Bengaluru District (NBD), Central Business District (CBD), South Bengaluru District (SBD), Outer Ring Road (ORR), Extended Business District (EBD), Peripheral Business District – Whitefield (PBD-W) and Peripheral Business District - Others (PBD-O) and key office market statistics pertaining to the same are as described below:

(Source: CBRE)

Sub-market	CBD	EBD	North Bengaluru (NBD)	ORR	Whitefield (PBD – W)	Other Peripheral Markets (PBD – Others)	South Bengaluru (SBD)
Locations	MG Road, Residency Road, Richmond Road, St. Marks Road etc.	Inner Ring Road, Koramangala, Old Madras Road, CV Raman Nagar, etc.	Nagavara ORR, Yeshwantpur, Bellary Road	KR Puram to Sarjapur Road Stretch	Whitefield (including micro locations such as Mahadevapura, EPIP Zone, Varthur, Brookefield)	Electronic City, Hosur Road, etc.	Banashankari , Bannerghatta Road, JP Nagar, Hosur Road etc.
Total Completed Office Stock (msf)	16.9	29.1	38.2	75.0	50.9	18.4	9.3
Occupied Stock (msf)	15.0	26.1	29.1	67.3	41.4	14.0	8.0
Vacancy (%)	11.4%	10.3%	23.9%	10.2%	18.6%	23.9%	14.3%

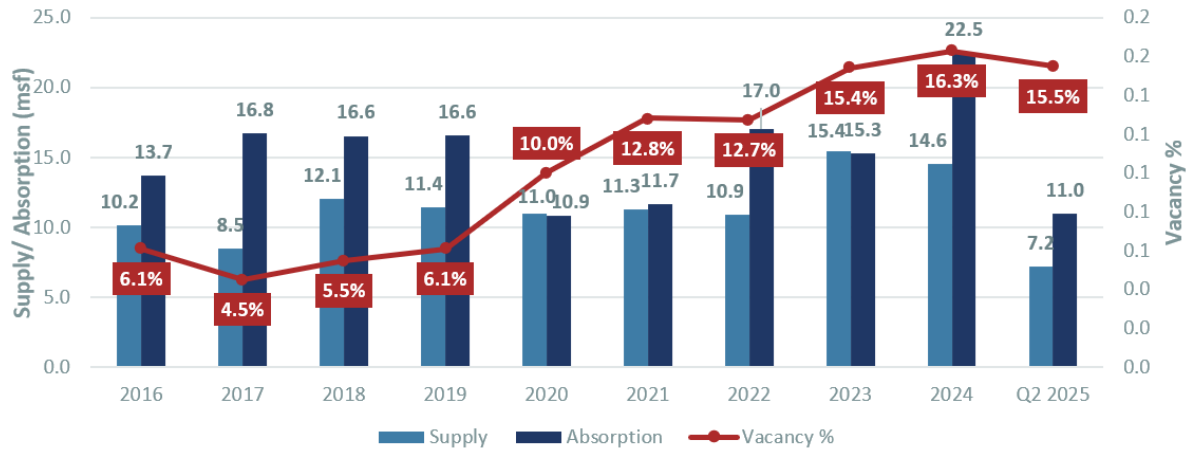
Source: CBRE

(Source: CBRE)

SUPPLY, ABSORPTION & VACANCY

Office demand in the city has continually outpaced supply, keeping vacancy levels range-bound. Since 2016, Bengaluru has witnessed cumulative gross absorption of 152.0 million sq.ft. (the highest amongst top 7 office markets in India), compared to 112.6 million sq.ft. of cumulative supply for the same period. Vacancy levels witnessed an increase from 2020 onwards with the onset of COVID, resulting in lower demand coupled with higher supply additions in the market during 2020 to 2021. Demand bounced back in 2022, with gross absorption reaching pre-covid levels. Notably in the years 2023 and 2024, the city witnessed relatively higher supply addition in comparison to previous years resulting in an uptick in vacancy levels.

Bengaluru - Supply, Absorption & Vacancy



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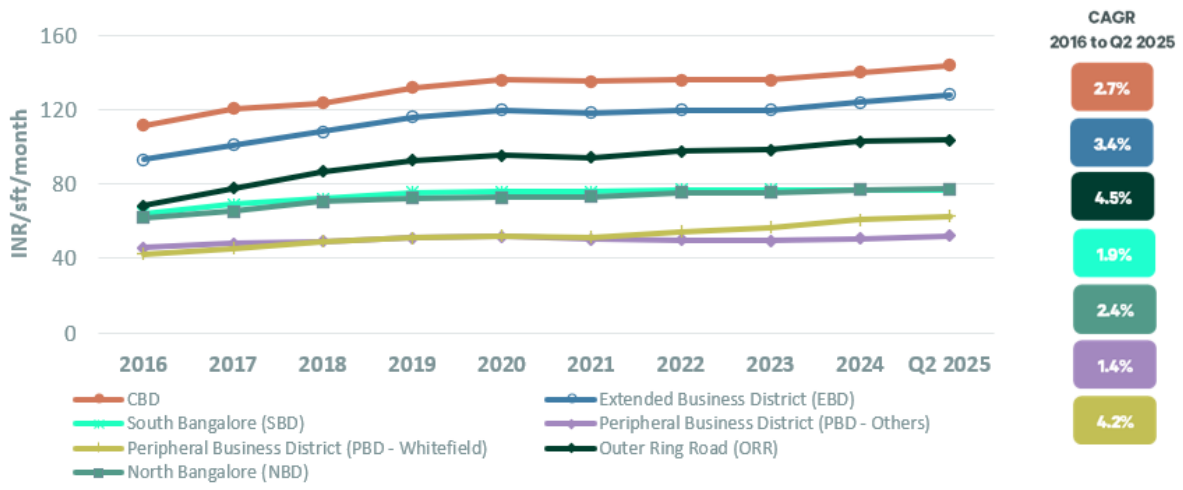
RENTAL GROWTH

Bengaluru has witnessed a rental CAGR of 2.9% from 2016 to Q2 2025, with average rents as of Q2 2025 at ₹ 92.9 per sq.ft./month. ORR sub-market has witnessed the highest CAGR of 4.5% followed by PBD-Whitefield, EBD and CBD with CAGR of 4.2%, 3.4% & 2.7% respectively. PBD-Others sub-market witnessed the lowest growth with a CAGR of 1.4%.

Bangalore– Rental Trends



(Source: CBRE)

HYDERABAD COMMERCIAL OFFICE MARKET

OVERVIEW

The key demand drivers for the office segment in Hyderabad are elucidated below:

Superior physical infrastructure: Well laid physical infrastructure viz. Multi-modal Transportation System (MMTS), Mass Rapid Transit System (MRTS), Outer Ring Road (ORR), Internal Ring Road (IRR), etc. ensures seamless connectivity to prominent activity hubs within the city.

Base of skilled workforce: Prescence of several prominent educational institutions of national repute viz. Indian School of Business (ISB), International Institute of Information Technology (IIIT), Aga Khan, Birla Institute of Technology and Science (BITS), Jawaharlal Nehru Technological University (JNTU) & Osmania university, etc. enable sourcing of skilled workforce.

Startup Ecosystem: Hyderabad ranks 4th in the country in terms of startup ecosystem in the year 2025, as per Global Startup Ecosystem Index.

Government policy push: The state government has been proactive to attract & assist global IT companies to establish their base in the city. Promotion of start-up hub, IT/ITeS policy to promote IT/ITeS activity through delineation of Information Technology Investment Regions (ITIR), positions the city as an attractive investment destination.

Relatively affordable real estate costs: Real estate costs in the city are relatively lower vis-à-vis other Tier I cities of India viz. Bengaluru, NCR & Mumbai.

Urbanized Population: Hyderabad is the largest city in Telangana and the fourth most populous city in the country with approx. 11.1 million people in 2024. As of 2023, over 47.6% of Telangana's population is living in urban areas, 12.5% higher than that of the country. *(Source: Socio-economic statistics data – Telangana)*

KEY MARKET STATISTICS

The table below highlights the key statistics pertaining to Hyderabad's office market.

Particular	Details
Total Completed Stock (As of Q2 2025)	Approx. 140.2 msf
Current Occupied Stock (As of Q2 2025)	Approx. 105.1 msf
Current Vacancy (As of Q2 2025)	Approx. 25.0%
Average Absorption (2022 to Q2 2025)	Approx. 10.4 msf
Future Supply (2026)	Approx. 22.6 msf
General Lease Terms	9 years (3+3+3) – traditional lease term, 15 years (5+5+5)

(Source: CBRE)

KEY OFFICE SUB MARKETS

The office market consists of five sub-markets: IT Corridor, Extended IT Corridor, Central Business District (CBD), Secondary Business District (SBD), Peripheral Business District (PBD) as described below:

(Source: CBRE)

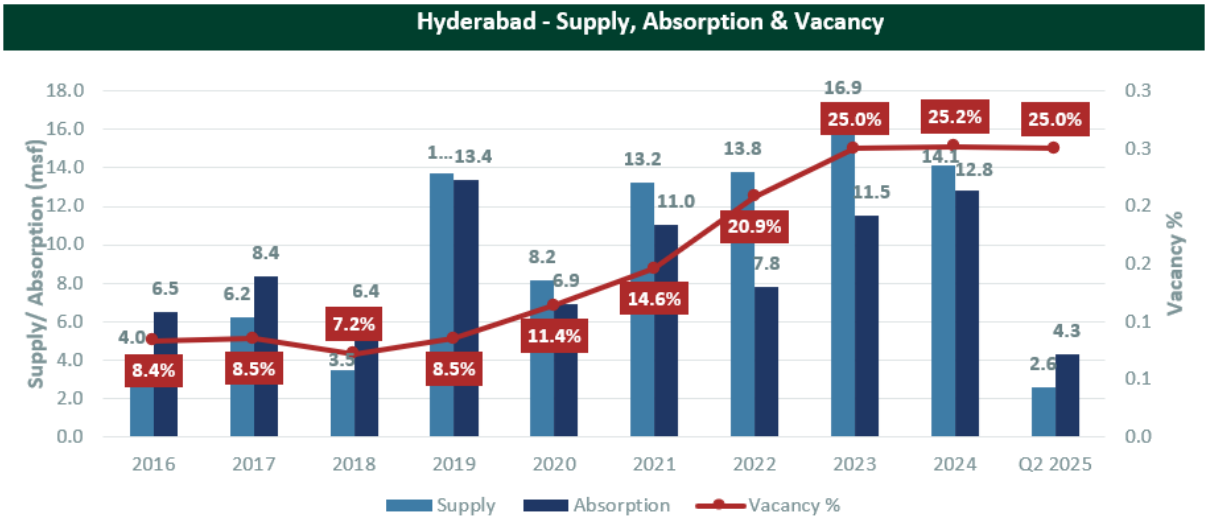
Sub-market	IT Corridor	Extended IT Corridor	Central Business District (CBD)	Secondary Business District (SBD)	Peripheral Business District (PBD)
Locations	HITEC City, Madhapur, Kondapur, Gachibowli, Kavuri Hills, Raidurg (area between IT corridor I and Old Mumbai Highway)	Nanakramguda, Raidurg (area located south of Old Mumbai Highway), Manikonda, Financial District, Kokapet, Pupalguda, Narsingi	Begumpet, Somajiguda, Panjagutta, Nagarjuna Hills, Khairtabad, Saifabad, Nagarjuna Circle	Banjara Hills, Jubilee Hills, Ameerpet, Himayath Nagar	Shamshabad, Pocharam, Uppal, Nacharam
Total Completed Office Stock (msf)	74.6	50.3	6.0	5.7	3.6
Occupied Stock (msf)	63.9	32.2	4.4	3.1	1.6
Vacancy (%)	14.4%	36.1%	26.4%	45.3%	55.5%

Source: CBRE

(Source: CBRE)

SUPPLY, ABSORPTION & VACANCY

Hyderabad has witnessed a cumulative gross absorption of 89.2 million sq.ft. from 2016 to Q2 2025 (second highest amongst top 7 office markets in India after Bengaluru), compared to 95.7 million sq.ft. of supply for the same period. With supply outpacing demand in the city, vacancy levels have increased from 8.4% in 2016 to 25.0% in Q2 2025. Despite limited new supply in the first half of 2025, robust demand from large occupiers specifically from technology, flexible space operators, and life sciences tenants, coupled with existing vacancies is forecast to drive sustained market momentum through the year 2025.



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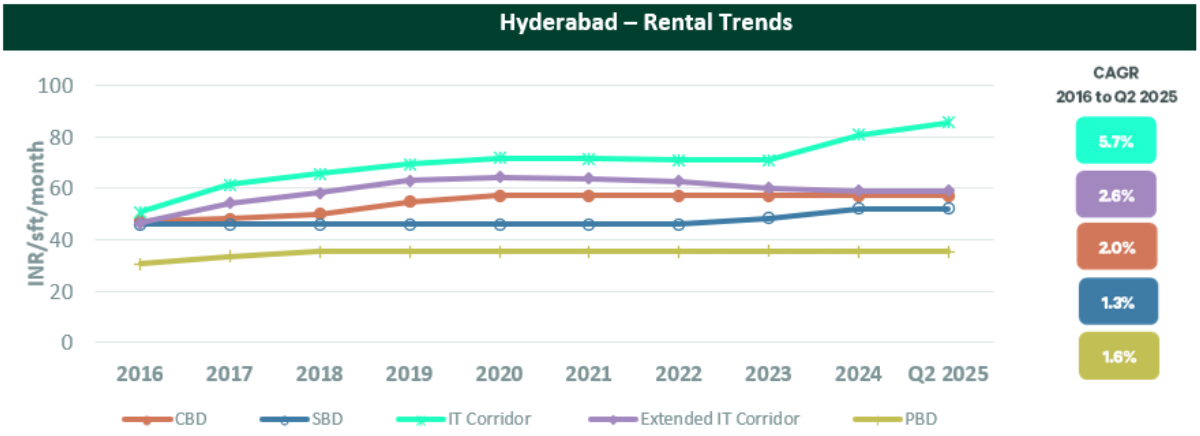
RENTAL GROWTH

While a consistent growth in rentals has been recorded across the city since 2016, key sub-markets like IT Corridor & Extended IT Corridor have witnessed a relatively higher growth given the presence of the IT/ITeS ecosystem and quality supply. With the on-set of COVID, rentals remained range-bound across sub-markets, while Extended IT Corridor witnessed a correction due to high supply influx and relatively higher vacancy levels as compared to other sub-markets. As leasing activity picked up pace in 2023 onwards, rentals have seen an uptick, particularly in IT Corridor.



Source: CBRE

INDIAN WAREHOUSING MARKET – TOP 8 CITIES

OVERVIEW OF INDIA WAREHOUSING SECTOR

The Indian warehousing sector is a promising investment opportunity due to the growing Indian economy and a consumption base of around 1.46 billion people *(Source: United Nations Populations Fund)*. The introduction of GST and growth in e-commerce have driven an 11 to 12% CAGR in warehousing demand from 2017 to 2024. India's Top 8 cities account for 34 to 35% of the total supply in the market, wherein institutional and organized players are driving demand for Grade A warehousing space.

On the back of the multi-dimensional demand drivers, few of the top trends expected in the foreseeable future are as follows:

- Resilient Occupier-Driven Demand – Demand for warehouse and logistics assets is anticipated to be resilient in the near future on the back of occupiers adopting a 'multipolar' supply chain strategy and the continued government impetus to improve infrastructure and investments.
- In addition, occupiers aiming to achieve operational efficiencies and rationalize costs in a multi-user facility, are likely to drive demand for the take-up of large sized spaces (more than 100,000 sq.ft.).
- Along with a significant share of supply expected in Tier I cities, developers are also likely to consider emerging logistics hubs by investing in land banks closer to new infrastructure initiatives and Tier II & III cities.
- With occupiers prioritizing prime locations for expansion, the non-availability of ready-to-move-in supply would shift their focus towards secondary locations, enabling developers to leverage rentals.
- 3PL and Engineering & Manufacturing led Leasing – Ongoing supply chain and shipping disruptions have resulted in longer lead times, driving occupiers across e-commerce, retail and manufacturing sectors to expand upon their buffer stock.

SUPPLY & ABSORPTION TRENDS

Warehouse leasing activity has increased to approximately 38.8 million sq.ft. during 2024 in the Top 8 cities. The uptick in leasing is on the back of increased space take-up by 3PL firms as occupiers continue to outsource their supply chain processes, followed by E&M, retail, e-commerce and FMCG. Delhi-NCR, Mumbai, Hyderabad and Bengaluru accounted for almost 70% of the leasing activity during 2024.

VACANCY TRENDS

Warehouse vacancy levels across India's top eight cities witnessed a marginal decline in the first half of 2025, stabilizing around 10 to 11%. This stability is expected to persist through mid-year, with a likely reduction in the second half of 2025 driven by heightened consumption during the festive season and the rollout of the GST 2.0 framework. Grade A institutional developments continue to record strong absorption, keeping vacancy rates in high-quality assets notably low.

RENTAL TRENDS

Despite the increase in supply, it is to be noted that the rising occupier demand is anticipated to keep overall vacancy levels in check. As a result, certain zones would experience an increase in rentals.

The table below provides a snapshot of the warehousing market across prominent southern cities.

Particulars	Chennai	Bengaluru	Hyderabad
Total Completed Stock (As of Q2 2025)	54.8 msf	73.8 msf	40.7 msf
Current Occupied Stock (As of Q2 2025)	44.8 msf	68.6 msf	39.5 msf
Current Vacancy (As of Q2 2025)	17.8%	7.2%	3.0%
Average Annual Absorption (2022 to Q2 2025)	4.1 msf	6.7 msf	4.1 msf
Future Supply (2025 to 2026*)	10.0 msf	14.0 msf	2.4 msf

*Source: CBRE *The future supply data represents a composite of projects presently under construction and the anticipated development potential from land parcels over the next two-three years.*

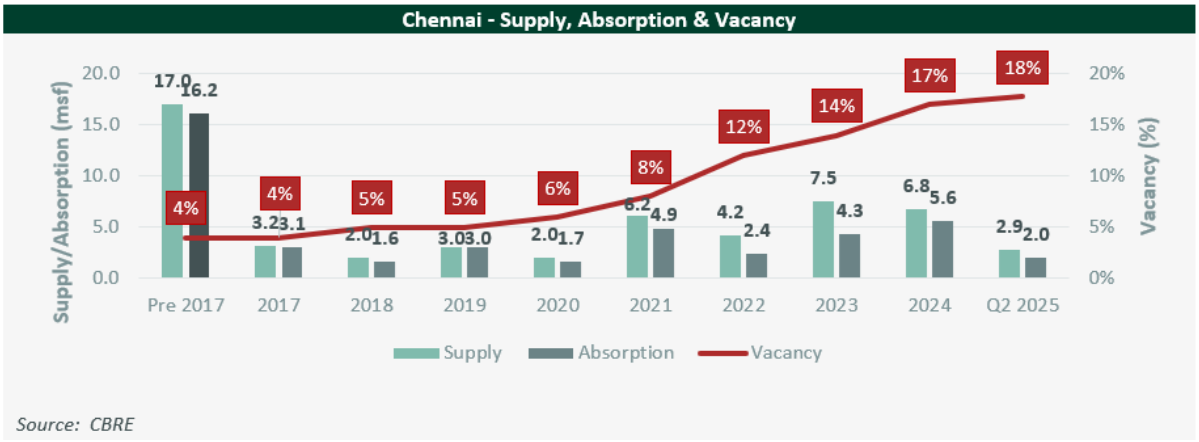
CHENNAI WAREHOUSING MARKET

Warehousing activity in the city is primarily spread across the three major zones i.e., Northern Cluster (NH 16 stretch 1 and NH 16 Stretch 2); Western cluster (Mannur Vector and Oragadam Vector), Southern Cluster (GST Road).

(Source: CBRE)

SUPPLY, ABSORPTION & VACANCY

Chennai has approximately 54.8 million sq.ft. of operational warehouse stock, with approximately 44.8 million sq.ft. of occupied space. While the overall warehouse vacancy rate in Chennai across all grades stands at approximately 18%, Grade A institutional quality facilities exhibit significantly lower vacancy levels, remaining within single digits. The NH 16 belt and the western cluster together contribute roughly 98% of the city's total warehousing supply. The NH 16 belt alone accounts for 43%, with the western cluster providing the remaining 55%. The warehousing segment in the city is driven by demand from third party logistics, auto components, electronics and FMCG. Grade A warehouses are concentrated in the western cluster.



Source: CBRE

RENTAL TRENDS

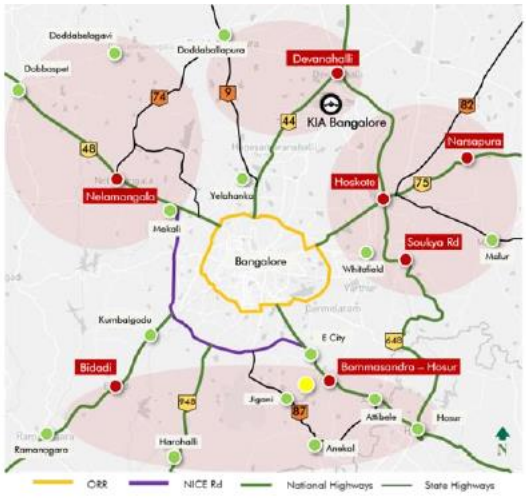
The current prevailing rentals in the Chennai region are ₹ 24 to ₹ 25 per sq.ft./month for Grade A developments and between ₹ 19 to ₹ 20 per sq.ft./month for typical Grade B developments.

CHENNAI'S OUTLOOK

The city's strategic location in South India, coupled with well-established physical infrastructure viz. roads, ports and presence of industrial infrastructure, make it an attractive choice for companies looking to establish a logistics and distribution network in the region. The automotive, auto ancillary, e-commerce, fast moving consumer goods, and electrical sectors have traditionally dominated Chennai's warehousing market in terms of demand. However, the market is becoming increasingly varied in terms of occupier segments due to the growing need for warehouse space across industries. The government's focus on infrastructure development and the simplification of procedures has also aided the expansion of Chennai's warehousing market, with similar trends expected in the near future.

BENGALURU WAREHOUSING MARKET

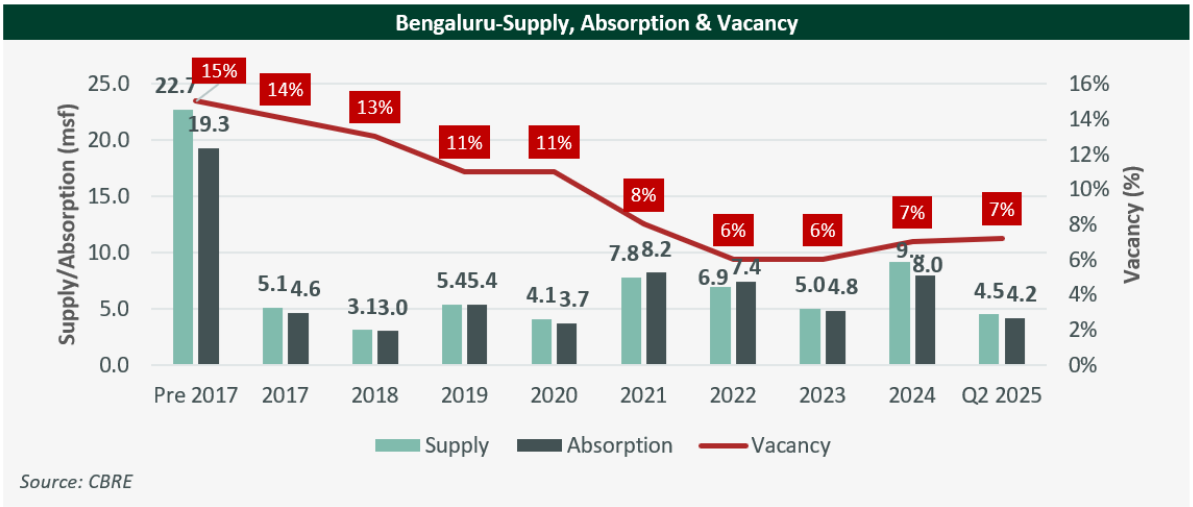
Industry sectors driving demand for institutional-grade warehousing space in the city include e-commerce, logistics/3PL and modern retail.



(Source: CBRE)

SUPPLY, ABSORPTION & VACANCY

Bengaluru has approximately 73.8 million sq.ft. of operational warehouse stock, with approximately 68.6 million sq.ft. of occupied space. Grade B stock has decreased since 2014 due to increasing demand for quality warehousing spaces from e-commerce and 3PL firms. Supply is in line with demand, with an average annual absorption of approximately 6.0 to 6.4 million sq.ft. during 2020 to 2024 and a vacancy level of approximately 7.2% as of Q2 2025.



RENTAL TRENDS

Grade A warehouse rentals in Bengaluru range from ₹ 24 to 27 per sq.ft./month and between ₹ 19 to 22 per sq.ft./month for a Grade B development, with some developments commanding higher prices due to quality of warehousing space and proximity to consumption hubs. Strong demand and investment-grade supply by Grade A developers are expected to improve rental values over the medium term.

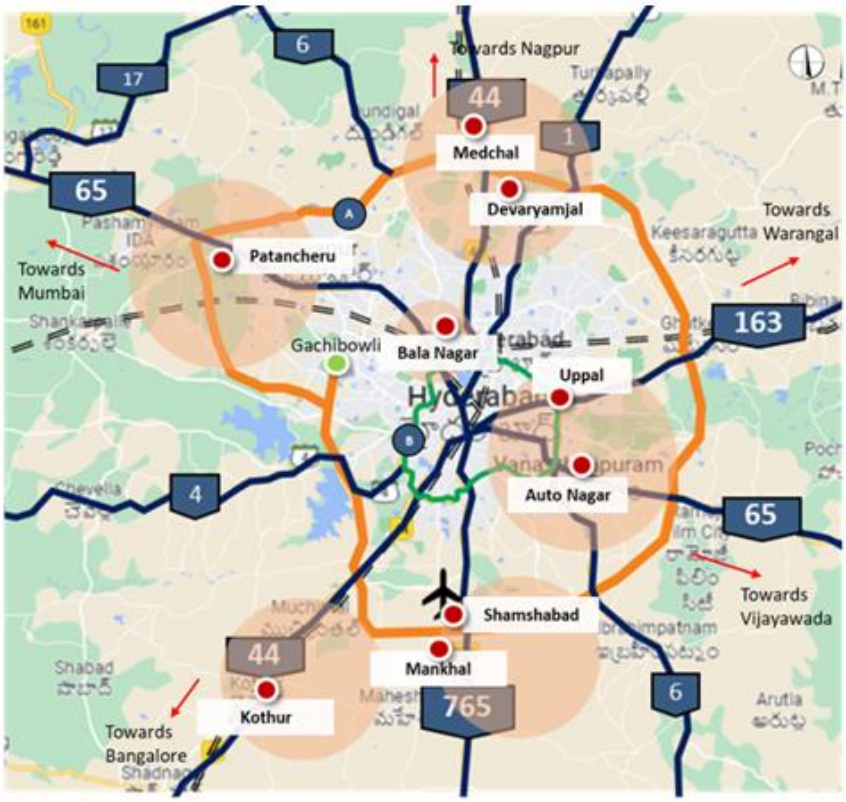
BENGALURU'S OUTLOOK

The warehouse industry in Bengaluru has experienced steady leasing activity in the first half of 2025, driven by 3PL, Retail and Engineering & Manufacturing sectors. The city's heavy reliance on these sectors has made it attractive for corporates looking to diversify their holdings. Strong consumer demand, rising disposable incomes

and increased retail spending have boosted warehousing demand in locations such as Hoskote, Narsapura, and Malur.

HYDERABAD WAREHOUSING MARKET

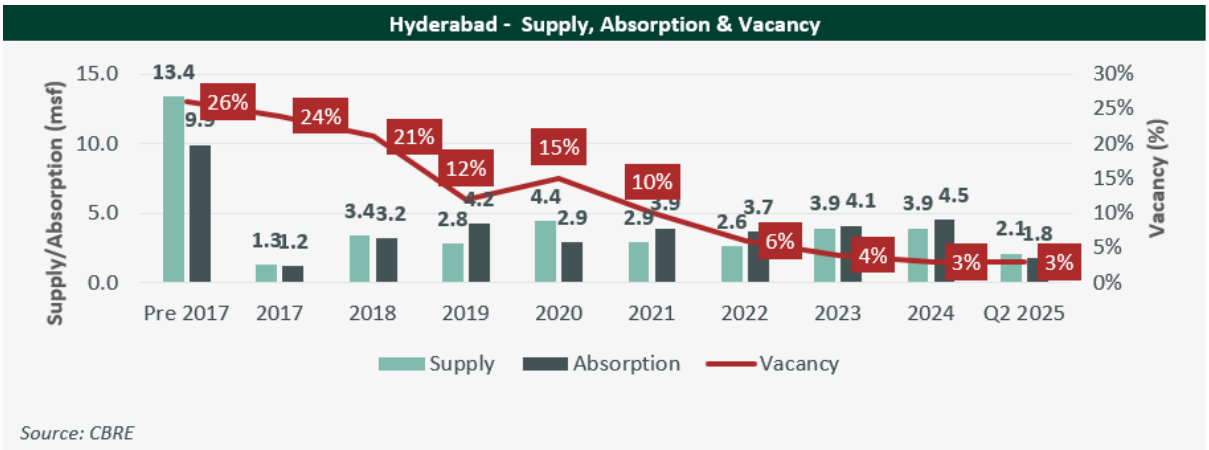
Warehousing activity in Hyderabad is primarily spread across the four major micro-markets of the southern cluster (near the airport), northern and western Hyderabad (towards Nagpur and Mumbai) and eastern Hyderabad (near LB Nagar, Uppal, and towards Vijayawada).



(Source: CBRE)

SUPPLY, ABSORPTION & VACANCY

Hyderabad has approximately 40.7 million sq.ft. of completed warehouse stock, of which occupied space is approximately 39.5 million sq.ft. Government initiatives such as single-window clearance, reimbursements on stamp duties and land conversion charges among others, have attracted investments to the region, leading to the increased demand for warehousing activity. Grade A developments are primarily concentrated in the northern cluster (Nagpur Highway), catering primarily to e-commerce and 3PL players.



Source: CBRE

RENTAL GROWTH

Healthy rental growth has been witnessed across sub-markets in Hyderabad since 2014. The average base rentals in the city are in the range of ₹ 21 to 22 per sq.ft./month for a Grade A development and between ₹ 18 to 19 per sq.ft/month for a Grade B development.

HYDERABAD'S OUTLOOK

Over the past three years, leasing activity in Hyderabad has increased, with e-commerce and 3PL players' driving demand. Hyderabad's prominence as a production and consumption hub has led to a shift from Grade B and C warehouses. The city is also expected to experience an increase in supply in the short to medium term, accompanied by stabilised trend in demand offtake.

The below information has been extracted from the Collier Report.

DUBAI RESIDENTIAL OVERVIEW

Market Background

Historical Context and Transition

The Dubai real estate market has seen remarkable evolution over the last number of decades.

Initially, property ownership in Dubai was largely restricted to GCC nationals. This limitation constrained market growth and international investment.

The significant shift occurred in 2002 when Dubai introduced freehold property ownership for foreigners. This landmark decision opened up designated areas for foreign investment, dramatically increasing market activity and attracting a global investor base.

Freehold Market Expansion

The introduction of freehold properties allowed foreigners to buy, sell, and lease properties in several prime locations.

Key areas such as Downtown Dubai, Dubai Marina, Palm Jumeirah, and Business Bay became focal points for luxury developments, renowned for their modern architecture, high-end amenities, and strategic locations.

Post Covid Boom

The COVID-19 pandemic had a profound impact on Dubai's real estate market. Initially, the market experienced a slowdown due to global economic uncertainty and travel restrictions. However, post-pandemic recovery has been robust, with significant increases in property transactions and values.

Several factors contributed to this resurgence:

Increased Demand for Spacious Living: The pandemic underscored the importance of space, driving demand for larger apartments and villas. Many residents sought properties with more room for home offices, outdoor spaces, and enhanced amenities.

Population Growth: Increase in population of Dubai following a post COVID-19 boom, and Dubai cementing itself as a preferred global expatriate destination. Other factors such as the Ukraine/ Russia conflict saw a sharp increase in migrants from those countries.

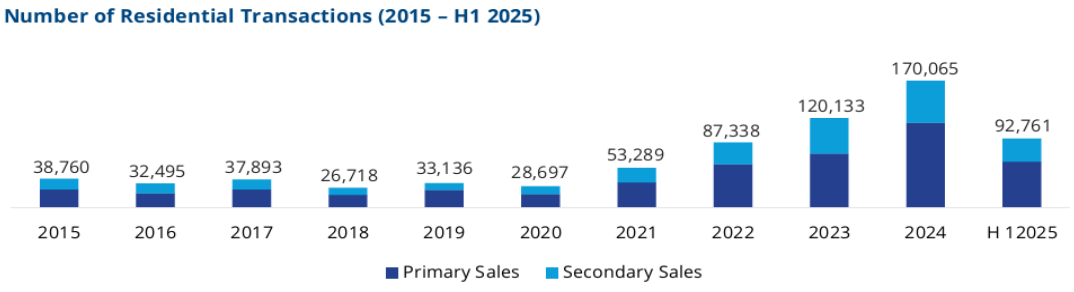
The Dubai residential market has seen a sustained period of appreciation in recent years, with property prices recording double-digit percentage increases across a broad spectrum of communities and asset categories.

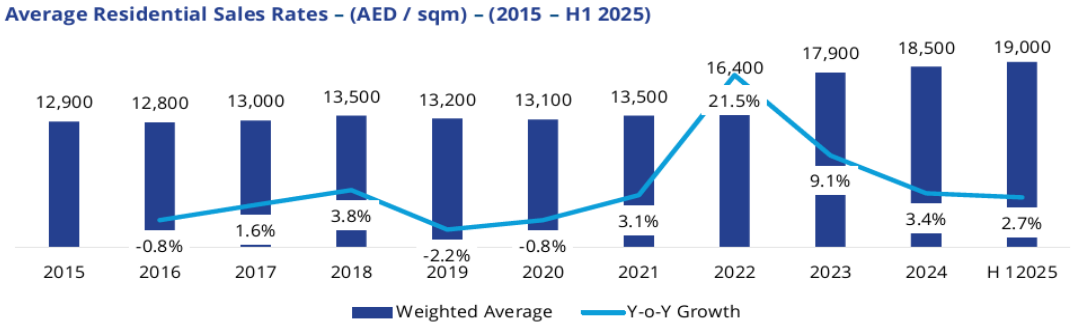
RERA

RERA (Real Estate Regulatory Authority) in Dubai regulates the real estate sector, ensuring transparency, protecting buyers, and overseeing property transactions. RERA also enforces strict compliance with real estate laws and conducts regular audits to maintain industry standards. Their regulations mandate the use of escrow accounts, which secure buyers' funds until the project is completed, safeguarding against developer defaults. The escrow account system boosts investor confidence by ensuring that funds are used solely for the intended project, enhancing overall market stability.

RESIDENTIAL MARKET OVERVIEW

Residential Sales Overview





Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

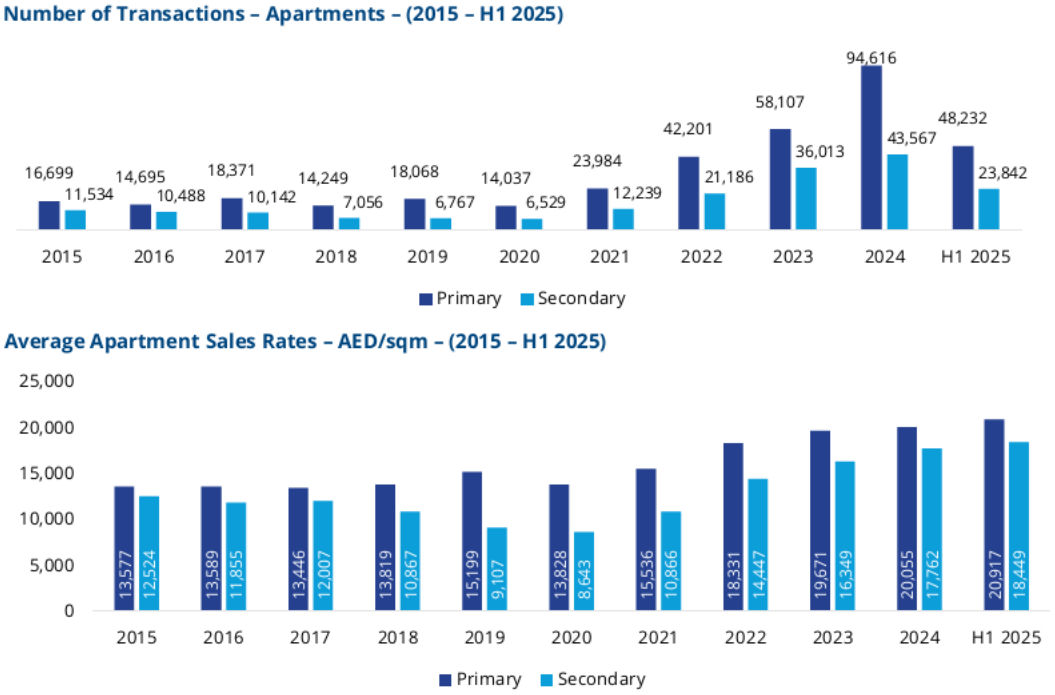
Number of Transactions – Residential – (2015 – H1 2025)

- **2015 to 2020 Trends:** Despite some annual volatility between 2015 and 2020, Dubai's transaction volumes were largely stable, staying confined to a range of 25,000 to 35,000 units.
- **Post-2020 Surge:** Dubai's residential market witnessed a significant acceleration in activity, with transaction volumes nearly doubling from 2020 to 2021. Growth was sustained thereafter, reaching a record-breaking high of 170,000 transactions in 2024.
- **H1 2025 Data:** The first half of 2025 shows an acceleration of this trend with 92,761 transactions, suggesting continued market activity and interest in residential properties.

Average Residential Sales Rates – (AED / sqm) – (2015 – H1 2025)

- **Price Moderation (2015 to 2020):** The period from 2015 to 2020 was characterized by broadly stable average sales prices, with fluctuations confined to a narrow annual range, predominantly supported by a strong primary apartment sales market.
- **Post-2020 Growth:** Dubai's real estate market experienced a revival in late 2020, with transactional activity gaining momentum and continuing to accelerate through to 2024. This growth has been stimulated by a combination of factors, such as economic expansion, increased market confidence, infrastructure development and proactive Government initiatives and spending.
- **Recent Trends:** While the average sales rate continues to climb, reaching AED 19,000 per sqm in H1 2025, the pace of growth has notably moderated. Following a significant 9.1% increase in 2023, the annual growth rate decreased to 3.4% in 2024 and slowed further to 2.7% in H1 2025. This indicates property values are stabilizing at a higher level after a period of rapid appreciation.

Apartments Sales Overview



Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

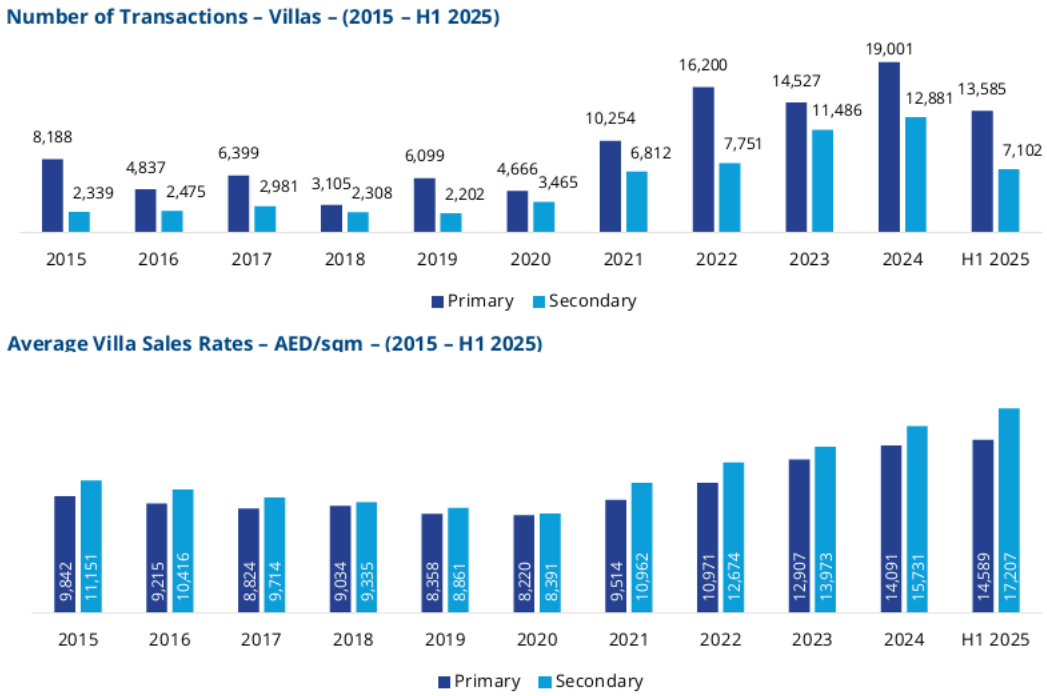
Number of Transactions – Apartments – (2015 – H1 2025)

- **2015 to 2020 Trends:** Transaction volumes were relatively consistent throughout this period, ranging from 20,000 to 30,000.
- **Post-2020 Surge:** A significant rise in transactions has been evident since 2021, predominantly driven by the growth in primary sales. Similarly, secondary sales have also followed this post-COVID growth trend. Apartment transactions saw a significant increase in 2022, 2023 and 2024.
- **H1 2025 Data:** Transaction volumes in the first half of 2025 continued to accelerate reaching unprecedented levels, predominantly driven by off-plan sales.

Average Apartment Sales Rates – AED/sqm (2015 – H1 2025)

- **Price Moderation (2015 to 2020):** Apartment sales prices during this period generally reflected the impact of increasing supply. Pricing for primary (off-plan) sales remained broadly stable (with a substantial surge in 2019), whereas secondary (ready) market prices declined. This divergence underscores the strong demand for off-plan properties, which were frequently supported by attractive pricing strategies and favourable payment plans.
- **Post-2020 Growth:** A marked acceleration in sales rates has been observed since 2021. Primary market rates, which stood at AED 15,536 per sqm in 2021, have continually increased, surpassing AED 20,000 per sqm in 2024. Secondary market rates followed a similar trajectory, peaking at AED 17,762 per sqm in 2024.
- **H1 2025 Data:** The first half of 2025 shows further growth in average sales rates, with primary sales at AED 20,917 per sqm and secondary sales at AED 18,449 per sqm. However, the rate of growth is easing.

Villas Sales Overview



Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

Number of Transactions – Villas (2015 – H1 2025)

• **2015 to 2020 Trends:** The number of transactions for villas, split into primary and secondary markets, shows varied activity from 2015 to 2020. Primary sales were generally higher than secondary sales throughout this period.

• **Post-2020 Surge:** A significant rise in transactions is evident from 2021 onwards. Primary sales saw a notable increase to 10,254 in 2021, followed by further growth in 2022, dipping slightly in 2023, reaching 19,000 in 2024. Secondary sales also rose during this period, peaking at 12,881 in 2024.

• **H1 2025 Data:** Volumes doubled in H1 2025 compared with the same period in 2024, with primary sales driving this growth.

Average Villa Sales Rates – AED/sqm (2015 – H1 2025)

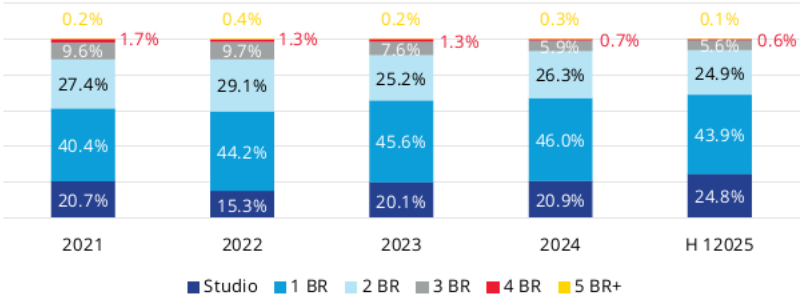
• **Price Moderation (2015 to 2020):** The period from 2015 to 2020 saw a contraction in villa sales prices, a trend attributed to the simultaneous impact of growing supply and limited buyer capacity. Furthermore, the villa segment presents an inversion in pricing dynamics compared to apartments: secondary (ready) villa sales command higher average rates than primary (off-plan) sales, contrary to the trend observed in the apartment market.

• **Post-2020 Growth:** From 2021 onwards, a notable increase in sales rates is observed. Primary sales rates rose from AED 9,514 per sqm in 2021 to AED over 14,000 in 2024. Secondary sales rates also saw a rise, reaching AED 15,731 in 2024.

• **H1 2025 Data:** The first half of 2025 shows further growth in average sales rates, with primary sales at approximately AED 14,500 per sqm and secondary sales at AED 17,207 per sqm. This continued rise suggests strong demand and increasing property values.

Apartment Key Products in Demand – Off Plan Sales Analysis

Apartments Off-plan Sales Mix by Number of Bedrooms – (2021 – H1 2025)



Top 10 Off-plan Sales Communities (2021 – H1 2025)

Sr.	Community	Launch Date	# of Transactions	% Distribution	Average Sales Price (AED/sqm)
1	Jumeirah Village Circle	2005	31,551	12%	12,992
2	Business Bay	2003	22,684	9%	23,375
3	Dubai Hills Estate	2014	12,511	5%	22,052
4	Arjan	2006	10,602	4%	13,277
5	Dubai Creek Harbour	2016	10,317	4%	22,421
6	Meydan One	2017	8,976	4%	18,437
7	Dubai Harbour	2017	8,859	3%	37,764
8	Sobha Hartland	2014	8,439	3%	19,483
9	Downtown Dubai	1998	8,327	3%	27,829
10	Jumeirah Lake Towers	2005	8,325	3%	17,784
	Others		123,111	49%	17,512
	Grand Total		253,702	100%	19,894

Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

Sales Mix (2021 – H1 2025):

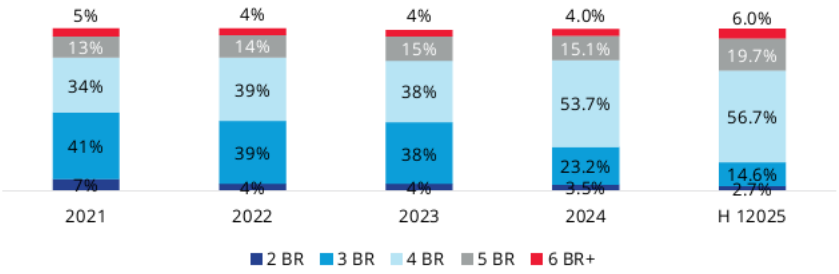
- The off-plan sales mix between 2021 and H1 2025 demonstrates a marked preference for smaller units, driven primarily by affordability. Studios and 1-bedroom apartments significantly increased their share of total sales, while the share of 2-bedroom apartments declined. This shift is financially rational, as smaller units typically provide greater yield and financial returns for both developers and investors.

Top 10 Communities (2021 – H1 2025):

- The bulk of off-plan apartment transactions continue to be recorded across a wide range of locations, spanning both established central districts and initial expansion areas. This reflects a highly diversified market with healthy project availability in both primary and secondary locations across Dubai. Consequently, the proposed development in Dubai Islands will face competition from a broad array of projects, but is also uniquely positioned to attract significant demand due to its prime, island location, master plan appeal and proximity to key demand drivers.
- Market pricing varies significantly by location, which defines the target buyer segment. Com-munities such as Dubai Harbour and Downtown Dubai command the highest average sales prices per square meter, reflecting their luxury positioning and premium amenities.
- Dubai Islands, as a newly evolving waterfront mega-project, will primarily compete with the Upper Market segment (Dubai Harbour, Downtown, Palm Jumeirah) in terms of price and prestige, while leveraging its unique coastal setting to capture demand from in-vestors and end-users seeking a differentiated prime address.

Villa Key Products in Demand – Off Plan Sales Analysis

Villas Off-plan Sales Mix by number of bedrooms – (2021 – H1 2025)



Top 10 Off-plan Sales Communities (2021 – H1 2025)

Sr.	Community	Launch Date	# of Transactions	% Distribution	Average Sales Price (AED/sqm)
1	Damac Lagoons	2021	11,086	14%	10,413
2	The Valley	2019	8,470	11%	11,592
3	Damac Hills 2	2014	4,921	6%	9,408
4	Arabian Ranches Phase 3	2019	4,547	6%	11,497
5	Damac Island City	2024	4,496	6%	11,150
6	Emaar South	2016	3,873	5%	12,432
7	Tilal Al Ghaf	2018	3,523	4%	12,986
8	Villanova	2016	3,096	4%	10,149
9	Damac Riverside / Grand Polo Club & Resort	2016	2,599	3%	14,442
10	Dubai South Residential District	2006	2,429	3%	8,298
	Others		30,360	38%	14,919
	Grand Total		79,400	100%	12,571

Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

Sales Mix (2021 – H1 2025):

- An analysis of the villa sales mix between 2021 and H1 2025 reveals a distinct shift in buyer preference toward larger units, with 4-bedroom villas seeing a particularly marked increase in their share of transactions. This trend underscores growing demand for more space and enhanced comfort.
- The majority of the market demand is for 3 and 4-bedroom villas, which consistently constitute the largest share of sales from 2021 to H1 2025. This indicates a strong preference for mid-sized villas among buyers.

Top 10 Communities (2021 – H1 2025):

- The majority of off-plan villa sales transactions have been recorded in secondary and expanding areas with focus on off-plan sales. This trend highlights the limited availability of villas in primary, established locations within Dubai, driving developer activity and buyer interest towards these newer development corridors.
- Damac Lagoons, The Valley, and Damac Hills 2 emerged as the top three communities by off-plan sales volume. Their strong performance indicates significant market appeal and perceived value among villa buyers.
- Average sales prices per square meter vary notably across the top communities, reflecting distinct market segments. Mohammed Bin Rashid (MBR) City and Tilal Al Ghaf command premium pricing, establishing their position in the higher-end and luxury segments. Conversely, communities such as Villanova and DAMAC Hills 2 offer more affordable options, successfully catering to a broader, more price-sensitive range of buyers.

Apartment Sales Performance by Key Locations

Average Apartment Sales Rates within Key Upper / Luxury Areas (AED/sqm) – H1 2025

Submarkets	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	PH	Average
Jumeirah Bay Island	-	89,886	118,609	95,013	-	135,025	-	-	106,721
Downtown Dubai	27,261	30,500	37,490	44,402	46,534	44,402	60,323	-	30,894
Bluewaters Island	-	42,365	54,906	56,745	57,438	70,987	-	-	53,563
City Walk	-	28,485	28,367	29,833	38,782	-	-	-	28,915
JBR	26,398	27,057	26,298	21,094	34,534	-	-	19,095	25,160
Business Bay	27,326	24,255	23,521	23,859	31,420	35,753	36,429	16,838	25,076
Dubai Marina	33,060	25,280	20,481	21,019	26,235	19,455	-	23,685	25,955
Palm Jumeirah	38,350	31,093	32,116	43,776	51,816	41,681	-	22,688	36,282
Average	**30,479**	**37,365**	**42,724**	**41,968**	**40,966**	**57,884**	**48,376**	**20,577**	

Average Apartment Sales Rates within Affordable / Mid-end Areas (AED/sqm) – H1 2025

Submarkets	Studio	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	PH	Average
Barsha Heights	14,967	15,261	15,730	17,907	-	-	-	-	15,945
The Greens	19,959	17,587	16,407	16,721	-	-	-	-	17,427
Mirdif	10,290	12,762	11,896	13,165	11,990	-	-	-	12,187
Jumeirah Golf Estates	-	13,216	15,494	16,426	14,663	-	-	-	14,495
Al Furjan	16,937	14,061	13,526	12,991	9,788	-	-	-	14,160
Discovery Gardens	10,818	8,343	9,659	-	-	-	-	-	9,482
Town Square	15,955	15,079	14,473	13,092	-	-	-	-	14,662
Average	**14,821**	**13,758**	**13,884**	**15,051**	**12,147**	**-**	**-**	**-**	

Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

- **Premium Pricing in Key Luxury Submarkets:** Apartments situated within the upper/luxury submarkets command a significantly higher price per square meter than those in mid-market segments. This substantial premium is a direct function of the desirability and exclusivity associated with prime locations, as evidenced by pricing trends in areas such as Jumeirah Bay Island and Bluewaters Island.
- **Segmented Market Structure:** The pronounced variation in average sales rates between the luxury and mid-market areas reinforces the highly segmented structure of Dubai's residential apartment market. This segmentation indicates that demand is bifurcated: luxury buyers exhibit a low price elasticity for prime location and superior amenity packages, while mid-market areas serve the demand for affordable, value-driven housing options.
- **Distinct Investment Profiles**: The data highlights distinct value propositions across the market spectrum for investors. Luxury segment offers potential for superior capital ap-preciation and higher transaction values, appealing to investors targeting high-net-worth individuals. Mid-market segment provides more accessible entry points and competitive yields, catering to investors focused on stable, income-generating assets with reliable tenant demand.

Villa Sales Performance by Key Locations

Average Villa Sales Rates within Key Upper / Luxury Areas (AED/sqm) – H1 2025

Submarkets	2 BR	3 BR	4 BR	5 BR	6 BR	Average
Jumeirah Bay Island	-	-	-	50,040	213,535	180,836
Dubai Hills Estate	-	26,117	27,912	35,096	52,325	33,340
Emirates Hills	-	-	93,507	61,020	46,578	49,159
District One	-	-	25,104	27,583	31,550	27,275
Palm Jumeirah	-	49,894	67,442	70,300	100,821	76,422
Sobha Hartland	-	-	-	21,606	-	21,606
Average	**-**	**38,006**	**53,491**	**44,274**	**88,962**	

Average Villa Sales Rates within Affordable / Mid-end Areas (AED/sqm) – H1 2025

Submarkets	2 BR	3 BR	4 BR	5 BR	6 BR	Average
Al Furjan	-	18,057	17,837	19,381	13,659	18,090
Emaar South	-	14,466	15,757	13,337	-	15,084
Reem Mira	-	13,109	13,615	-	-	13,291
Jumeirah Village Circle	11,158	10,864	11,192	13,173	-	11,104
Dubai South	13,525	13,790	13,045	12,813	17,535	13,851
Town Square	-	12,898	14,271	-	-	13,186
Average	**12,342**	**13,864**	**14,286**	**14,676**	**15,597**	

Sources: Reidin, Colliers, 2025
Note: Years stated represent full calendar years (January to December)

- **Premium Pricing and Liquidity in the Luxury Segment:** Villas located in key upper- market and luxury locations exhibit a significantly higher price per square meter compared to those in mid-market areas. This premium reflects the inherent desirability and exclusivity of prime submarkets such as Palm Jumeirah and Jumeirah Bay Island. It is important to note, however, that while demand is strong, the high price point inherently leads to slower transaction velocity and more limited transaction volume when compared to the mid-market segment.
- **Widespread Demand and Supply Constraints:** The villa market as a whole has experienced a substantial surge in demand, which has resulted in significant price premiums across all segments, including the affordable and mid-end sectors. The primary driver for this broad-based inflation is the current limited supply. Although new inventory is expected to increase in the mid-market segment, the scale of this projected supply remains considerably less than that anticipated for the apartment sector, suggesting ongoing scarcity pressure.
- **Distinct Investment Profiles:** The data outlines varied investment strategies across the villa market. The luxury segment offers the potential for superior long-term capital appreciation due to asset exclusivity and premium pricing, appealing to investors focused on wealth preservation. The mid-market segment provides more accessible entry points and often demonstrates faster absorption rates, making it attractive for investors seeking reliable asset appreciation and stable rental yields with greater liquidity.

Residential Market Overview

Dubai Key Upper / Luxury Areas

Average Sales Prices (AED / SQM)

KEY ADVANTAGES AND RISKS OF THE REAL ESTATE MARKET IN DUBAI

Dubai's SWOT Analysis

Strengths

- Proactive Government Policy: Strong, consistent support via visa reforms (Golden Visa), 100% foreign ownership, and a stable legal/regulatory framework (DLD/RERA).
- Tax Efficiency: Zero income tax and no annual property tax, maximizing investor returns and making it globally competitive.
- Global Hub Status: Strategic position attracting continued high-net-worth individual (HNWI) migration and foreign direct investment (FDI).
- Infrastructure & Quality: World-class modern infrastructure, master-planned communities, and high-quality construction standards.

Weaknesses

- Market Volatility Risk: Historical susceptibility to boom-bust cycles and dependence on global economic sentiment/capital flows.
- High Service Charges: Ongoing high maintenance and service charges, which impact net rental yield for investors.
- Reliance on Off-Plan: High market dominance of off-plan sales (often 70%+), which increases project execution risk and supply volatility.
- Affordability Pressure: Rising rents and prices, particularly in central areas, impacting housing affordability for the mid-to-lower income resident base.

Opportunities

- Population Growth: Rapid, government-backed population expansion targets (e.g., Dubai 2040 Urban Master Plan) ensuring sustained demand.
- Niche Market Development: Growth in specialized segments (e.g., branded residences, PropTech integration, sustainable/ESG-compliant developments).
- Economic Diversification: Non-oil sector growth (Finance, Tech, Tourism) creating sustained demand for commercial and residential space.
- Global Capital Shift: Continued geopolitical tensions and restrictive property markets elsewhere driving capital migration to Dubai as a safe haven.

Threats

- Oversupply in Segments: A large, scheduled pipeline of new units (especially mid-market apartments) potentially leading to price corrections and increased vacancy in specific zones.
- Global Interest Rate Hikes: Rising interest rates (tied to the USD peg) increasing borrowing costs and dampening affordability for end-users/mortgage buyers.
- Geopolitical Instability: External regional conflicts or global economic crises impacting investor sentiment and transaction volumes.
- Increased Competition: Other emerging global cities actively competing to attract the same pool of HNWI and foreign investment.

Sources: Reidin, Colliers, 2025

OUR BUSINESS

*Some of the information in this section, including information with respect to our business plans and strategies, contain forward-looking statements that involve risks and uncertainties. You should read "**Forward-Looking Statements**" on page 21 for a discussion of the risks and uncertainties related to those statements and "**Risk Factors**", "**Financial Information**" and "**Management's Discussion and Analysis of Financial Condition and Results of Operations**" on pages 45, 457 and 892, respectively, for a discussion of certain factors that may affect our business, financial condition or results of operations. Our actual results may differ materially from those expressed in or implied by these forward-looking statements.*

*Our Company's financial year commences on April 1 and ends on March 31 of the immediately subsequent year, and references to a particular fiscal year are to the 12 months ended March 31 of that particular year. Unless otherwise indicated or the context otherwise requires, the financial information included herein is based on or derived from our Restated Consolidated Financial Information included in this Draft Red Herring Prospectus. For further information, see "**Financial Information**" on page 457. Also see, "**Definitions and Abbreviations**" on page 1 for certain terms used in this section. Unless otherwise indicated or the context otherwise requires, in this section, references to "we", "us" and "our" are to our Company together with our Subsidiaries on a consolidated basis and references to "the Company" or "our Company" are to Casagrand Premier Builder Limited on a standalone basis.*

*Unless otherwise indicated, industry and market data used in this section has been derived from (i) the report titled "Residential, Commercial Office and Warehousing" dated December 23, 2025 (the "**CBRE Report**") prepared and issued by CBRE South Asia Private Limited ("**CBRE**") and (ii) the report titled "Dubai Real Estate Market" dated November 12, 2025 (the "**Colliers Report**") prepared and issued by MENA Real Estate Solutions LLC (Dubai Branch) trading as Colliers ("**Colliers**") and both CBRE Report and Colliers Report were exclusively commissioned and paid for by our Company in connection with the Offer to enable the investors to understand the industry in which we operate in connection with the Offer. We engaged CBRE in connection with the preparation of the CBRE Report pursuant to the letter of engagement dated January 20, 2023 read with an addendum dated October 9, 2025. Further, we appointed Colliers in connection with the preparation of the Colliers Report pursuant to the consultancy services agreement dated November 10, 2025. The CBRE Report and Colliers Report are available on the website of the Company at https://casagrand.co.in/investor-relation-category/industry-report/. Any reference to the CBRE and Colliers reports must be read in conjunction with the CBRE Report & Colliers Report, respectively. The data included in this section from the* CBRE *Report and Colliers Report may have been re-ordered by us for the purposes of presentation. There are no parts, data or information (which may be relevant for this Offer), that has been left out or changed in any manner. Unless otherwise indicated, financial, operational, industry and other related information derived from the CBRE Report and Colliers Report and included herein with respect to any particular Calendar Year / Fiscal refers to such information for the relevant Calendar Year / Fiscal. For more information, see "**Risk Factors - Industry information included in this Draft Red Herring Prospectus has been derived from industry reports prepared by CBRE and Colliers exclusively commissioned and paid for by us for such purpose**" on page 124. Also see, "**Certain Conventions, Presentation of Financial, Industry and Market Data – Industry and Market Data**" on page 19.*

OVERVIEW

(*As of June 30, 2025*)

Note 1: The square feet area mentioned above for our Completed Projects and Ongoing Projects refers to the Saleable Area of such projects. Further, the square feet area mentioned above for our Forthcoming Projects refers to the Estimated Saleable Area and the same is subject to various government approvals.

We are the largest developer in the residential sector and are a well-known residential brand in Chennai (Tamil Nadu) with a market share of approximately 25% in terms of launches and approximately 18% in terms of demand during the period January 1, 2017, to June 30, 2025. (*Source: CBRE Report*) The real estate market is influenced by several factors including location, product type and price range. Therefore, we focus to have a presence in each micro-market, offering a wide range of product types and price points to cater to the diverse needs and preferences of customers. Our Company was incorporated in 2003 and since then, we have extended and established our presence in the majority of micro markets in Chennai (Tamil Nadu), offering a variety of projects, including apartments of varying sizes and independent villas with lifestyle amenities under luxury, mid-end and affordable categories, all under our Casagrand brand with a focus on the mid-end category.

We also operate in other cities in South India such as Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). As of June 30, 2025, we had 103 Completed Projects with a Saleable Area of 21.79 million square feet, 57 Ongoing Projects with a Saleable Area of 44.10 million square feet and 21 Forthcoming Projects with an Estimated Saleable Area of 23.81 million square feet. In the three months ended June 30, 2025 and Fiscal 2025, 2024, and 2023, we realised pre-sales volumes (*i.e., Saleable Area or units sold during the year for which the booking amount has been received*) of 4.37 million square feet of Saleable Area or 2,525 units, 9.72 million square feet of Saleable Area or 6,234 units, 7.24 million square feet of Saleable Area or 4,872 units, and 5.60 million square feet of Saleable Area or 3,966 units, respectively.

We are a well-known residential brand in Chennai (Tamil Nadu) (*Source: CBRE Report*), focussed on delivering product-driven solutions within committed timelines. We place emphasis on implementation of effective practices to deliver products, while also focusing on understanding contemporary lifestyle needs of homebuyers to deliver a seamless living experience, ensuring customer satisfaction. Set forth below are some of our Ongoing Projects which demonstrate our commitment to providing distinctive offerings:

Project Name	Location	Distinctive Offering
Casagrand First City	Perumbakkam in Chennai (Tamil Nadu)	These projects contain elements of elegance of ancient Roman design.
Casagrand Suncity Phase I	Melakottaiyur in Chennai (Tamil Nadu)	
Casagrand Casablanca	Mallasandra Village in Bengaluru (Karnataka)	
Casagrand Utopia	Manapakkam in Chennai (Tamil Nadu)	This project is centered around a kids-themed community which aims to contribute to the

Project Name	Location	Distinctive Offering
		development of a child through amenities, including creche, learning center, robotics station, and arts and crafts room.
Casagrand Athens	Ambattur in Chennai (Tamil Nadu)	This project focusses on sports amenities, including cricket practice nets, jogging and running tracks, and other facilities, appealing to those seeking an athletic lifestyle.

Our brand recognition enables us to sell a considerable portion of units of our projects within six months from the date of the launch of such projects. For example, our Ongoing Project '*Casagrand Vivacity*' located at Chikkanagamangala Village in Bengaluru (Karnataka) was launched on May 3, 2024 with 717 residential units, of which 520 resident units (72.52% of total units) within six months from the date of launch. Similarly, our Ongoing Project '*Casagrand Suncity Phase I*' located at Melakottaiyur in Chennai (Tamil Nadu) was launched on February 29, 2024 with 1,402 residential units, of which 729 residential units (52.00% of total units) were sold within six months from the date of launch, and our Ongoing Project '*Casagrand Casablanca*' located at Mallasandra Village in Bengaluru (Karnataka) was launched on May 9, 2024 with 805 residential units of which 387 units (48.07% of total units) were sold within six months from the date of launch.

We focus on launching projects following the acquisition of land parcels to optimize our capital utilization and improve our return on investment. Our core competencies involve monitoring the entire project development life cycle efficiently, commencing from identification and acquisition of land parcels to execution. Our in-house execution capabilities facilitate completion of projects efficiently, allowing us to strengthen our brand and deliver products to customers. For example, we launched our Completed Project '*Casagrand Supremus*', located in Chennai (Tamil Nadu) on January 25, 2018, consisting of 728 units with a Saleable Area of 0.93 million square feet. We delivered this project in around four years and three months, with construction completed (i.e., receipt of completion certificate) on April 25, 2022. Similarly, we launched our Completed Project '*Casagrand Zenith Phase I*', located at Vengaivasal in Chennai (Tamil Nadu) on July 3, 2019. This project consisted of 532 units, with a Saleable Area of 0.62 million square feet. We delivered this project in around three years and six months, with construction completed (i.e., receipt of completion certificate) on January 13, 2023.

Our engagement with customers extends beyond the sale and delivery of units. We collate feedback from our customers, assist them with renting and re-selling of their units, and in the past, we have refurbished properties to ensure their maintenance. We also provide fully fitted units with features such as false ceilings, kitchen cabinets and wardrobes in our residential projects to cater to specific needs and preferences of customers.

As of June 30, 2025, we had a team of 964 employees engaged in sales which plays a crucial role in selling units of our projects. In three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, 95.05%, 94.45%, 90.56% and 89.08%, respectively, of our total pre sales of our units were facilitated through our sales team. We leverage digital channels and celebrity endorsements for the sale of our units. We also use a customer relationship management solution to enhance customer engagement with personalized marketing campaigns and targeted lead generation. This also enables us to track customer interactions, preferences, and improve our marketing and sales. Further, we set up one office in Dubai in November 2016 to cater to the non-resident Indian population interested in properties in cities where we operate. In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, pre-sales from our Dubai office were ₹ 277.14 million, ₹ 850.92 million, ₹ 1,033.87 million and ₹ 387.29 million, respectively, representing 0.87%, 1.37%, 2.16% and 1.09% of the total pre-sales during such periods.

In the past, through our erstwhile subsidiary, Casa Grande Distripark Private Limited, we constructed two warehousing projects at Mappedu in Chennai (Tamil Nadu) and Mahindra World City Industrial Park in Chennai (Tamil Nadu) in 2018, with a total Leasable Area of 2.23 million square feet. Subsequently, we sold this subsidiary along with these projects to a marquee logistics investor and operator. As of June 30, 2025, we had four warehousing projects located at Chennai (Tamil Nadu) which are under construction with a total Leasable Area of 2.83 million square feet. In addition, as of June 30, 2025, we have seven commercial office projects at Chennai (Tamil Nadu) with an aggregated Leasable Area of 3.07 million square feet which are under construction. While we continue to focus on developing real estate residential projects, we intend to enhance our capabilities as a developer of warehousing and commercial office projects to capitalize on the growing demand.

Our commitment to delivering projects has also won us several awards and recognitions. We have received the '*Prestigious Brand*" award in the category of Real Estate (Southern Region) by the Brand Advertising Research and Consulting in 2024, the '*Best Brand*' award by the Economic Times in 2021 and the '*Best Real Estate Company of Tamil Nadu – Times Business Awards 2020*' award by the Times of India in 2020. In addition, our

Completed Projects '*Casagrand ECR 14'* received the '*Best Luxury Residential Project of the Year*' award at Zee Business Real Estate Leadership Congress and Awards, 2019. Similarly, our Ongoing Project '*Casagrand Hanford*' received the '*Real Estate Awards*' in the category of '*Residential Project – Villa (South: Ongoing)*' by the Economic Times in 2024, our Ongoing project '*Casagrand Aria*' received the '*Affordable Housing Project of the Year*' by Realty+ and our Ongoing Project '*Casagrand First City*' received '*Luxurious Affordable Housing Project*' at the Global Real Estate Congress in 2021. For further details of our other awards, see **"**– ***Awards and Accolades***" on page 342.

We have demonstrated a consistent track record of financial performance. Our profit for the year was ₹ 2,261.24 million in Fiscal 2023, ₹ 2,569.47 million in Fiscal 2024 and ₹ 2,345.15 in Fiscal 2025. As of June 30, 2025, we had a net debt to equity ratio of 4.29 (*calculated as the net debt divided by total equity*).

Our business model leverages debt primarily for land acquisition. Our ability to sell units following project launch or during the construction phase provides us with cash flows to fund our construction and development activities without relying heavily on significant debt. As of June 30, 2025, our total outstanding borrowings was ₹ 44,721.67 million. We propose to utilize up to ₹ 9,000 million of our Net Proceeds from the Fresh Issue for repayment/ prepayment, in full or part, of certain indebtedness availed by our Company and certain of our Subsidiaries to rationalize our capital allocation. For further information, see "***Objects of the Offer – Prepayment or repayment, in full or part, of all or a portion of certain outstanding borrowings availed by our wholly owned Subsidiaries namely CG Magick, CG Civil Engineering, CG Fresh, CG Bizpark, CG Shelter, CG Lotus, CG Everta, CG Hyderwise, CG Zingo, and wholly owned step-down Subsidiaries namely CG Anchor and Danub Homes, through investment in such wholly owned Subsidiaries/ step-down Subsidiaries***" on page 183.

The table below sets forth certain financial parameters for the years/period indicated:

Particulars	As of and for three months ended June 30, 2025	As of and for the year ended March 31,			CAGR (Fiscal 2023 to Fiscal 2025)
		2025	2024	2023	
	(₹ million, except percentages and as otherwise specified)				
Revenue from operations	1,721.44	26,958.87	26,139.90	24,919.53	4.01%
EBITDA[(1)]	740.02	8,183.24	8,137.14	6,418.03	12.92%
EBITDA Margin[(2)]	42.99%	30.35%	31.13%	25.76%	-
Total profit/ (loss) for the year	(325.12)	2,345.15	2,569.47	2,261.24	1.84%
PAT Margin[(3)]	(16.85)%	8.45%	9.62%	9.00%	NA
Return on Equity[(4)]	(3.37)%	23.61%	36.72%	50.89%	NA
Return on Capital Employed[(5)]	0.53%	6.97%	15.80%	19.17%	NA
Net Debt to Equity Ratio[(6)]	4.29	3.70	4.68	4.73	NA

1. *EBITDA is calculated as total profit/(loss) for the year/period plus tax expense, interest on borrowings, interest on lease liabilities, other borrowings costs and depreciation and amortization expense.*
2. *EBITDA Margin is calculated as EBITDA divided by total revenue from operations for the relevant Fiscal.*
3. *Profit after tax margin is calculated as total profit/(loss) for the year/period divided by total income for the relevant Fiscal/period.*
4. *Return on Equity is calculated as total profit/(loss) for the year/period divided by total equity. The figures for the three months ended June 30, 2025 is not annualised.*
5. *Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets less total current liabilities whereas EBIT is calculated as total profit/(loss) for the year/period plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs. The figures for the three months ended June 30, 2025 is not annualised.*
6. *Net Debt to Equity Ratio is calculated as net debt divided by total equity for the relevant year/period. Net Debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and bank balances other than cash and cash equivalents.*

The table below sets forth certain operational parameters for the years indicated:

Particulars	Three months ended June 30, 2025	For the year ended March 31,			CAGR (Fiscal 2023 to Fiscal 2025)
		2025	2024	2023	
Pre-Sales[(1)] (₹ million)	31,960.72	62,177.82	47,835.56	35,468.12	32.40%

Particulars	Three months ended June 30, 2025	For the year ended March 31,			CAGR (Fiscal 2023 to Fiscal 2025)
		2025	2024	2023	
Pre-Sales (Number of Units)	2,525	6,234	4,872	3,966	25.37%
Pre-Sales[(2)] (Saleable Area) (million square feet)	4.37	9.72	7.24	5.60	31.75%
Collection[(3)] (₹ million)	11,909.86	51,294.88	33,590.00	27,340.63	36.97%

(1) Pre-Sales for any year/period refers to the value of all units sold (net of any cancellations) during such year/period, for which the booking amount has been received.

(2) Saleable Area refers to the total carpet area along with certain common areas such as amenities provided that are usable by the occupants.

(3) Collection refers to gross collection during such year/period including indirect taxes and facility management charges.

COMPETITIVE STRENGTHS

We are the largest residential real estate developer in Chennai, Tamil Nadu

We are the largest developer in the residential segment and are a well-known residential brand in Chennai (Tamil Nadu) with a market share of approximately 25% in terms of launches and approximately 18% in terms of demand during the period January 1, 2017 to June 30, 2025. (*Source: CBRE Report*) As per the CBRE Report, we are a fast growing residential brand expanding our presence in the Chennai (Tamil Nadu) market over the past five years where our market share increased to approximately 25% during the period January 1, 2017 and June 30, 2025 in terms of launches or supply of residential units in comparison to approximately 2% during the period from January 1, 2011 and December 31, 2016. We are the top developer in the organised villas segment in Chennai with a market share of approximately 21% in terms of supply during the period from January 1, 2017 and June 30, 2025. (*Source: CBRE Report*) We believe that our 'Casagrand' brand coupled with our industry experience, familiarity with regulatory environment and execution capabilities, have enabled us to attain a leadership position in Chennai (Tamil Nadu).

As per the CBRE Report, our residential projects are spread across almost all micro-markets of Chennai (Tamil Nadu) with concentration in micro markets of Old Mahabalipuram Road ("**OMR**") (including OMR Zone 1, OMR Zone 2 and OMR Zone 3), West Emerging and Velachery Tambaram. These markets have contributed approximately 29%, 25% and 16% to the overall supply of residential apartments units in Chennai (Tamil Nadu) over the period between January 1, 2017 and June 30, 2025, respectively. (*Source: CBRE Report*) The table below sets forth the significance of certain micro markets in Chennai (Tamil Nadu) along with our position in such micro markets between January 1, 2017 and June 30, 2025:

Micro Market	Significance and Contribution of the Micro Market to the overall supply and demand of Chennai, Tamil Nadu	Our position within the Micro Market
OMR Zone 1	Supply Contribution – Approximately 4% Demand Contribution – Approximately 4%	Second in terms of supply and first in terms of demand of residential units
OMR Zone 2	Supply Contribution – Approximately 18% Demand Contribution – Approximately 19%	First in terms of both supply and demand of residential units
OMR Zone 3	Supply Contribution – Approximately 6% Demand Contribution – Approximately 6%	First in terms of both supply and demand of residential units
West Emerging	Supply Contribution – Approximately 25% Demand Contribution – Approximately 25%	First in terms of both supply and demand of residential units
Velachery Tambaram	Supply Contribution – Approximately 11% Demand Contribution – Approximately 10%	First in terms of both supply and demand of residential units
North	Supply Contribution – Approximately 8% Demand Contribution – Approximately 7%	First in terms of supply and second in terms of demand of residential units
GST	Supply Contribution – Approximately 16% Demand Contribution – Approximately 18%	First in terms of supply and second in terms of demand of residential units

(*Source: CBRE Report*)

As of June 30, 2025, we had 83 Completed Projects of Saleable Area of 18.01 million square feet, 38 Ongoing Projects of Saleable Area of 33.12 million square feet and 11 Forthcoming Projects of Estimated Saleable Area of 13.48 million square feet in Chennai (Tamil Nadu).

The maps below show the location of our Completed Projects, Ongoing Projects and Forthcoming Projects as of June 30, 2025 in Chennai (Tamil Nadu):

CASAGRAND
building aspirations

CHENNAI

COMPLETED

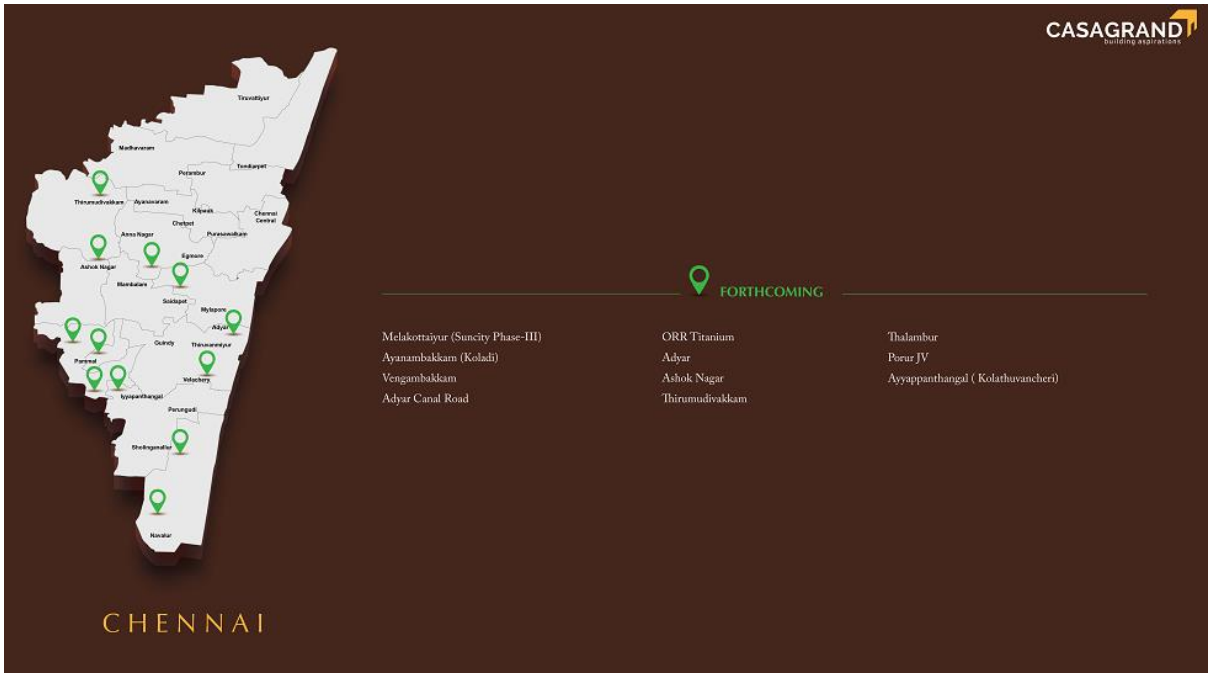
Shrishti - Thiruvanmiyur
Kadil - Nanganallur
Drift Woods - Kotturpuram
Nircon Villa - Ashok Nagar
Sankriti - Nanganallur
Iris - Adyar
South Parade - Perungudi
The Riviera - Pallikaranai
Milano - Adyar
Trinity - Adyar
Tulipso - Pallikaranai
White Oak - Thiruvanmiyur
Coral Reef - Valmiki Nagar
Madhuban - Madipakkam
Aldea - Thoraipakkam
Amethyst - Sholinganallur
Arcobaleno - RK Salai
Arena I - Vallam
Arena II - Vallam
Aristo - Alandur (Rane)
Asta - Korattur
Auburn - Perungudi
Avalon - Perumbakkam
Bellissimo - Alandur Phase II
Bloom I - Thirumudivakkam
Bloom II - Thirumudivakkam
Caseades - Padi
Castle - Manapakkam
Cedars - Ayyanampakkam
Cherry Pick - Perumbakkam
Clovis - Thaiyur
Crescendo - Nolambur
ECR 14 - Kanathur
Elan - Thazhambur
Elita - Injambakkam
Epica - Mahalingapuram
Esquire - Perungudi
Ferns - Tambaram
Firma - Sriperumbudur
Grandio - Thazhambur
Irene - Manapakkam
Joybijoy - Gopalapuram
Lanterns Court - Thoraipakkam
Maple - Adyar
Marina Bay - Valmiki Nagar (Thiruvanmiyur)
Maseys - Royapuram
Millenia - Mugappair
Miro - Varadharajapuram
Monte Carlo - Mount Road (Saidapet)
Northern Star - Madhavaram
Novus - T.Nagar
Olympus - Mandaveli
Pallagio - Thoraipakkam
Pavilion I - Thazhambur
Pavilion II - Thazhambur
Platina - Arumbakkam
Primera - Mugalivakkam
Ritz - Thazhambur
Royale - Sholinganallur
Savoye - Kanapakkam
Senate - Shenoy Nagar
Sereno - Ottiyambakkam
Smart Town - Thazhambur
Solitaire - West Mambalam
Sunville - R.A. Puram
Supremus - Thazhambur
The Address - Karapakkam
Tranquil - Jalladampet
Tudor - Mugappair
Uptown II - Mevalur Kuppam
Uptown III - Mevalur Kuppam
Uptown IV - Mevalur Kuppam
Urbano - Ponmar
Versailles - Uthandi
Vistaar - Perungalathur
Vivant - Kolapakkam
Vogue - Perumbakkam
Westend - Kattambakkam
Woodside - Manapakkam
Zenith I - Vengaivasal
Zenith II - Vengaivasal

CASAGRAND
building aspirations

CHENNAI

ONGOING

Suncity - Kelambakkam-Vandalur Main Rd
Osaka - Porur
Reva - Pallavaram
Highclere - Kundrathur
Jarvis - Sirusseri
Holachennai - Sholinganallur
Casamia - Pallavaram
Cheers - Kelambakkam-Vandalur Rd
Mercury - Perambur
Madelyn - Thirumudivakkam
Avenuepark - Perungudi
Estilo - Pallavaram
Massimo - Kundrathur
Frenchtown - Kovilancheri
Linore - Katrupakkam
Madova - Korattur
Laurels - Karanai
Palm Springs - Kovilanchery
Elysium - Manapakkam
Flagship - Pallikaranai
Dior - Kilpauk
Majestica - Manapakkam
Cloud9 - Sholinganallur
Primrose - Mannivakkam
Elinor - Karanai
Aspires - Karanai
Southbrooke - Thiruporur
Aria - Tambaram
FirstCity - Sholinganallur
Athens - Mogappair
Mabelle - East Tambaram
Platinum - Tambaram
Utopia - Manapakkam
Wesley - Arumbakkam



Over the years, we have grown our operations in Chennai (Tamil Nadu). In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, we realised pre-sales volumes of 3.32 million square feet of Saleable Area (2,052 units), 6.91 million square feet of Saleable Area (4,425 units), 5.46 million square feet of Saleable Area (3,670 units), and 3.96 million square feet of Saleable Area (2,873 units), respectively, in Chennai (Tamil Nadu). In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, our pre-sales in Chennai (Tamil Nadu) amounted to ₹ 21,966.46 million, ₹ 41,609.07 million, ₹ 34,505.44 million, and ₹ 24,356.84 million, which accounted for 68.73%, 66.92%, 72.13% and 68.67% of our total pre-sales in such periods, respectively.

We have curated a well-known residential brand in Chennai with product offerings of apartments and independent villas for our customers

Our brand's strength is driven primarily by our dedication to delivering distinctive projects within committed timelines. As per the CBRE Report, we are a fast growing residential brand expanding our presence in Chennai (Tamil Nadu) over the past five years. We have developed a variety of projects, including apartments of varying sizes and independent villas with lifestyle amenities such as swimming pools, gymnasiums, yoga rooms, games rooms, outdoor sports courts, reflexology paths, sandpits, trampolines, salons and spas, party halls, convenience stores, business centres, kids' learning centres, guest rooms, open terraces and open green lawns. We strategically introduce offerings with amenities based on the needs of the location and community. The table below provides a product wise overview of our residential portfolio, of June 30, 2025:

Particulars	Completed Projects		Ongoing Projects		Forthcoming Projects**
	Number of Units	Saleable Area (Million Square Feet)	Number of Units	Saleable Area (Million Square Feet)	Total Estimated Saleable Area (Million Square Feet)
Apartments*	11,396	14.77	27,354	41.57	18.64
Independent Villas	3,153	6.10	1,090	2.53	5.17
Plots	655	0.92	-	-	-
Total	**15,204**	**21.79**	**28,444**	**44.10**	**23.81**

**Includes apartments of varying sizes i.e., from 1 BHK to 5 BHK.*
***Number of units for the Forthcoming Projects has not been provided as it cannot be determined as on the date of this Draft Red Herring Prospectus, given that these Forthcoming Projects are yet to be registered with the relevant RERA authorities.*

The table below sets forth details of residential projects completed in the years/periods indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Number of Completed Projects	Nil	5	9	14

The table below sets forth our revenue from sale of apartments, independent villas and plots in the years indicated:

Category	Three months ended June 30, 2025		Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Amount (₹ million)	Percentage of Revenue from Contract with Customers	Amount (₹ million)	Percentage of Revenue from Contract with Customers	Amount (₹ million)	Percentage of Revenue from Contract with Customers	Amount (₹ million)	Percentage of Revenue from Contract with Customers
Apartments	1,339.86	83.29%	21,319.29	80.06%	21,568.13	83.58%	19,916.14	80.69%
Independent Villas	174.64	10.86%	4,549.49	17.08%	4,002.49	15.51%	4,291.11	17.39%
Plots	Nil	Nil	25.15	0.09%	52.39	0.20%	339.22	1.37%
Total[(1)]	**1,514.50**	**94.15%**	**25,893.93**	**97.23%**	**25,623.00**	**99.29%**	**24,546.47**	**99.45%**

[(1)]Represents revenue from real estate development and revenue from joint development agreements.

Set forth below are some of our notable Completed and Ongoing Projects:

Name of the Project	Location	Status of the Project	Number of Units	Saleable Area (million square feet)	Key Features
Casagrand Tudor	Mugappair in Chennai (Tamil Nadu)	Completed Project	441	0.61	Equipped with amenities that include gymnasium, yoga room, rooftop swimming pool, jogging track and amphitheatre.
Casagrand Zenith Phase I	Vengaivasal in Chennai (Tamil Nadu)	Completed Project	532	0.62	Both equipped with amenities that include amphitheatre, jogging track, car wash bay, gymnasium, reflexology pathway and spa
Casagrand Zenith Phase II			417	0.50	
Casagrand Suncity Phase I	Melakottaiyur in Chennai (Tamil Nadu)	Ongoing Project	1,402	2.07	Equipped with amenities such as bicycle track, swimming pool, outdoor yoga lawn, mini theatre, badminton court, kids library and gymnasium.
Casagrand Mercury Phase I	Perambur in Chennai (Tamil Nadu)	Ongoing Project	645	1.22	Equipped with various amenities such as table tennis court, outdoor gym, jogging track, swimming pool, basketball court, tennis court, conference halls and learning centres.
Casagrand Mercury Phase II			580	1.22	
Casagrand First City	Perumbakkam in Chennai (Tamil Nadu)	Ongoing Project	1,693	2.21	Equipped with amenities that include a swimming pool, club house, gaming arcade, silent disco, squash court, conference rooms, yoga hall and gymnasium (including functional training and interactive gymnasium).

We focus on understanding nuances of modern living and changing preferences, given the evolving requirements of home buyers. We endeavour to incorporate best practices in terms of floor plans, ventilation, lighting, and amenities, while keeping in mind budgetary constraints of customers.

Our experience of the regions where we operate coupled with our ability to provide modern offerings, positions us well to capitalize on opportunities in the regions and cater to the growing demand. We have received several awards and accolades, including the '*Prestigious Brand*" award in the category of Real Estate (Southern Region) by the Brand Advertising Research and Consulting in 2024, the '*Best Brand*' award by the Economic Times in 2021 and the '*Best Real Estate Company of Tamil Nadu – Times Business Awards 2020*' award by the Times of India in 2020. These awards are a recognition of our brand and track record of delivering projects. For further information, see " ***- Awards and Accolades***" on page 342.

We believe that "Casagrand" brand enables us to sell a considerable portion of units of our projects within six months from the date of the launch of such projects. In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, the number of units sold within six months from the date of launch of projects launched in the

respective Fiscals, was 24.69%, 29.09%, 39.48% and 32.16% of the total units available in such projects, respectively. The table below sets forth details of the number of units sold in relation to our certain Ongoing Projects:

Name of Project	Number of Proposed Units	Date of Launch*	Number of Units Sold within Six Months from the Date of Launch	Percentage of Units Sold within Six Months from the Date of Launch
Casagrand Aria	817	December 5, 2022	352	43.08%
Casagrand Casablanca	805	April 30, 2024	382	47.45%
Casagrand Cloud 9	331	April 28, 2023	198	59.82%
Casagrand Elysium	1094	April 25, 2023	572	52.29%
Casagrand Flagship	941	December 28, 2022	530	56.32%
Casagrand Flamingo	218	September 30, 2023	140	64.22%
Casagrand Hanford	140	May 9, 2023	58	41.43%
Casagrand Hazen	622	July 22, 2022	268	43.09%
Casagrand Mabelle	194	September 29, 2022	169	87.11%
Casagrand Medora	155	February 1, 2024	95	61.29%
Casagrand Meridian	215	November 18, 2022	212	98.60%
Casagrand Platinum	243	June 23, 2022	176	72.43%
Casagrand Selenia	221	May 20, 2024	88	39.82%
Casagrand Suncity Phase I	1402	February 13, 2024	946	67.48%
Casagrand Vivacity	717	April 20, 2024	501	69.87%
Casagrand Zaiden	286	April 3, 2023	162	56.64%
Casagrand Belair	79	April 22, 2025	36	45.57%
Casagrand Promenade	223	May 5, 2025	94	42.15%

**Date of launch refers to the date of registration of a project with the relevant Real Estate Regulatory Authority.*

We prioritize the needs of customers by providing support beginning from initial enquiries and extending to the possession of units, allowing us to grow our brand. This includes providing site visits, assigning dedicated customer relationship management agents, assisting with home loans, and conducting pre-handover inspections to address any issues. We have implemented measures to address customer grievances, including assigning a customer relationship manager to each customer, setting up a dedicated team to handle escalations, conducting customer calls for feedback, providing a help desk at the project site for a year, providing free services like plumbing and electrical repairs and setting up a team to provide resolutions to handle issues pertaining to refund. Our engagement with customers after the delivery of possession of units, including collating feedback, and assisting them with renting and re-selling of units, has helped us strengthen our brand. These initiatives have helped us build a reputation for being a customer-centric brand that prioritizes customer satisfaction.

End-to-end in-house execution with focus on quick turnaround

We have developed in-house capabilities for every stage of the project development life-cycle, commencing from identification and acquisition of land parcels to execution, which involves designing, planning, construction, marketing and sales and culminating in project delivery. As of June 30, 2025, we had delivered 103 Completed Projects with an aggregate Saleable Area of 21.79 million square feet comprising 15,204 units. The average time period required for completion of the Completed Projects (which were completed in the last three Fiscals), *i.e.,* the period from the date of the launch to the date of the completion certificate/ occupancy certificate, was 2 years and 11 months. Set forth below are various components of our in-house capabilities:

- *Land Identification and Acquisition*. Our team regularly evaluates potential land parcels in strategic locations based on parameters, including the presence of competitors, proximity to commercial and social infrastructure and modern lifestyle conveniences. Our land acquisition process is overseen by a separate in-house land acquisition team comprising 63 employees, as of June 30, 2025, which is headed by our Individual Promoter, Chairman and Managing Director, Arun MN. We focus on acquiring land directly through sale deeds executed in our favour as it enables us to develop a project without dependence on a third party. We also enter into joint development arrangements with landowners who provide the underlying land provide the underlying land and we either directly through our Company or Subsidiaries, have the exclusive right to plan and develop the project, and are responsible for the cost and execution of the project on the land provided by the landowner. The JDA also typically sets out the extent of the

economic interest of the landowner, which is expressed as a percentage of the sale proceeds or as a percentage of defined area. The table below sets forth the split between development of projects done on acquired land and developments through joint development arrangements as of June 30, 2025:

Particulars	Completed Projects		Ongoing Projects		Forthcoming Projects	
	Number of Projects	Saleable Area (in million square feet)	Number of Projects	Saleable Area (in million square feet)	Number of Projects	Estimated Saleable Area (in million square feet)
Developments where land is fully owned by us	55	15.27	50	41.27	18	21.75
Developments through joint development arrangements	48	6.52	7	2.83	3	2.06
Total	**103**	**21.79**	**57**	**44.10**	**21**	**23.81**

- *Designing and Planning*. Our product development team, comprising 184 employees as of June 30, 2025 focusses on functionality and feasibility of a project and monitors construction progress by coordinating with project architects and contractors. We are committed to sustainable development and strive to take a holistic approach towards incorporating green concepts and techniques into our projects. This includes the implementation of sustainable water management practices, such as recycling sewage water for flushing and irrigation and creating rainwater collection pits to improve groundwater levels, as well as implementing proper solid waste management systems.

- *Regulatory Approvals*. Our employees from different departments such as liasioning, survey and legal, conducts a due diligence for the land parcels and works in close coordination with authorities to obtain regulatory approvals in a timely manner for our projects.

- *Construction and Execution*. We have a separate in-house project execution team, comprising 2,168 employees as of June 30, 2025, which enables us to expedite execution of projects. We have a separate in-house product development team, comprising 184 employees as of June 30, 2025, which focuses on research and development to continually improve the quality and features of our projects and enhance customer experience. We use various techniques to improve quality and reduce delivery time and costs. For instance, we typically set up a model house before we initiate construction for a project which enables us to finalise the specification of various raw materials required for the project. We prepare a detailed construction standard operating procedures for each project to ensure that projects are completed within committed timelines and budgeted amounts. We also employ software to assist us on various aspects of project development. This software assists with tasks such as creating project schedules, assigning resources, monitoring progress, managing the budget, and analysing workloads.

- *Marketing and Sales*. Our marketing and sales team undertake advertising and other promotional activities. As part of our marketing and sales, we make use of digital and print media. We engage various professional agencies to support our marketing and public relation initiatives which help us position our brand, manage our presence in print, social media and relevant home buyer communities and increase brand awareness amongst targeted audience.

- In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, our advertising and sales promotion were ₹ 139.75 million, ₹ 255.18 million, ₹ 67.39 million and ₹ 245.92 million, respectively, which represented 8.12%, 0.95 %, 0.26% and 0.99% of our revenue from operations in such periods, respectively. As of June 30, 2025, our sales team comprising 964 employees, of which, 350 are our site visit coordinators who engage with prospective customers and arrange and facilitate their visits to our sites. In three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, 95.05%, 94.45%, 90.56% and 89.08%, respectively, of our total pre sales of our units were facilitated through our sales team. Further, we employ a customer relationship management solution which personalizes customer engagement with automated marketing campaigns and targeting leads through data analysis. It allows us to track customer interactions and preferences, enabling us to improve our marketing and sales efforts.

Our in-house capabilities enable us to complete our projects efficiently, right from acquisition of land parcels to launch of projects to completion. In our experience, timely and efficient development of projects helps us control

costs and bring new projects to market and allows us to take advantage of market opportunities and capitalise on the growing demand of customers, thereby ensuring us to remain competitive. Further, fast completion of projects allows us to reinvest our manpower and cash flows generated into new projects thereby helps us improve our return on our investment and build credibility and reputation with our customers. The table below sets forth select examples that demonstrate our execution capabilities of some of our key Completed Projects:

Completed Projects	Brief Project Description	Date of Land Acquisition or Development Rights Acquisition	Date of Launch*	Completion Certificate Date**	Time Between Date of Launch and Completion Certificate***
Casagrand Aristo	Located in Chennai (Tamil Nadu) and consisting 320 apartments with a Saleable Area of 0.40 million square feet.	March 31, 2015	February 26, 2016	February 16, 2018	Approximately 2 years
Casagrand Asta	Located in Chennai (Tamil Nadu) and consisting 325 apartments with a Saleable Area of 0.41 million square feet.	June 9, 2016	November 8, 2017	July 14, 2020	Approximately 2 years 8 months
Casagrand Bellissimo	Located in Chennai (Tamil Nadu) and consisting 340 apartments with a Saleable Area of 0.49 million square feet.	November 8, 2016	August 23, 2017	February 4, 2020	Approximately 2 years 9 months
Casagrand Castle	Located in Chennai (Tamil Nadu) and consisting 286 apartments with a Saleable Area of 0.35 million square feet.	February 19, 2018	March 27, 2019	June 21, 2022^	Approximately 3 years 3 months
Casagrand ECR 14	Located in Chennai (Tamil Nadu) and consisting 573 apartments with a Saleable Area of 0.88 million square feet.	December 23, 2015	August 23, 2017	March 11, 2021	Approximately 3 years 7 months
Casagrand Elan	Located in Chennai (Tamil Nadu) and consisting 330 apartments with a Saleable Area of 0.57 million square feet.	July 23, 2014	July 3, 2015	September 30, 2017^	Approximately 2 years 3 months
Casagrand Ferns	Located in Chennai (Tamil Nadu) and consisting 288 apartments with a Saleable Area of 0.32 million square feet.	January 12, 2016	December 24, 2016	October 11, 2019^	Approximately 2 years 10 months
Casagrand Irene	Located in Chennai (Tamil Nadu) and consisting 295 apartments with a Saleable Area of 0.39 million square feet.	July 1, 2015	July 15, 2016	October 25, 2018	Approximately 2 years 3 months
Casagrand Miro	Located in Chennai (Tamil Nadu) and consisting 384 apartments with a Saleable Area of 0.37 million square feet.	October 26, 2016	December 14, 2017	May 21, 2020	Approximately 2 years 5 months
Casagrand Primera	Located in Chennai (Tamil Nadu) and consisting 188 apartments with a Saleable Area of 0.22 million square feet.	April 4, 2017	March 28, 2018	August 7, 2020	Approximately 2 years 4 months
Casagrand Royale	Located in Chennai (Tamil Nadu) and consisting 507 apartments with a Saleable	February 6, 2017	October 23, 2019	December 8, 2022^	Approximately 3 years 2 months

Completed Projects	Brief Project Description	Date of Land Acquisition or Development Rights Acquisition	Date of Launch*	Completion Certificate Date**	Time Between Date of Launch and Completion Certificate***
	Area of 0.70 million square feet.				
Casagrand Royce	Located in Chennai (Tamil Nadu) and consisting 277 apartments with a Saleable Area of 0.33 million square feet.	February 15, 2017	December 7, 2017	February 25, 2020^	Approximately 2 years 2 months
Casagrand Savoye	Located in Chennai (Tamil Nadu) and consisting 339 apartments with a Saleable Area of 0.43 million square feet.	January 1, 2017	January 25, 2019	October 1, 2021	Approximately 3 years 2 months
Casagrand Supremus	Located in Chennai (Tamil Nadu) and consisting 728 apartments with a Saleable Area of 0.93 million square feet.	July 7, 2017	January 25, 2018	April 25, 2022	Approximately 4 years 3 months
Casagrand Woodside	Located in Chennai (Tamil Nadu) and consisting 216 apartments with a Saleable Area of 0.27 million square feet.	January 27, 2017	April 6, 2018	August 4, 2020	Approximately 2 years 4 months
Casagrand Zenith Phase I	Located in Chennai (Tamil Nadu) and consisting 532 apartments with a Saleable Area of 0.62 million square feet.	June 1, 2018	July 3, 2019	January 13, 2023	Approximately 3 years 6 months
Casagrand Amberley	Located in Chennai (Tamil Nadu) and consisting 45 apartments with a Saleable Area of 0.09 million square feet.	March 15, 2021	April 22, 2022	October 7, 2024	Approximately 2 years 6 months
Casagrand Boulevard	Located in Bangalore (Karnataka) and consisting 528 apartments with a Saleable Area of 0.70 million square feet.	June 17, 2019	October 1, 2020	April 16, 2024	Approximately 3 years 7 months
Casagrand Divinity	Located in Chennai (Tamil Nadu) and consisting 97 apartments with a Saleable Area of 0.25 million square feet.	December 16, 2021	May 5, 2022	November 11, 2024	Approximately 2 years 6 months
Casagrand Nextown	Located in Coimbatore (Tamil Nadu) and consisting 364 apartments with a Saleable Area of 0.31 million square feet.	November 01, 2018	April 12, 2019	February 12, 2024	Approximately 4 years 10 months

** Date of launch as mentioned in the table are as provided in the RERA certificates.*
*** Date of completion is as provided in the completion certificates.*
**** The time between date of launch and completion certificate is the duration between the date of launch as mentioned in the RERA certificate and the date of completion as mentioned in the completion certificate.*
^ Date of completion of the project; completion certificate not applicable to these projects.

Experienced Promoter and senior management team

We have an experienced management team, led by our Individual Promoter, Chairman and Managing Director, Arun MN, who provides us with guidance on our overall operations and strategy. He holds bachelor's degree in engineering from the University of Madras and a post graduate diploma in management from the Symbiosis Centre for Management and Human Resource Development and has over 20 years of experience in the real estate industry.

In addition, we have an experienced Board of Directors, comprising our Executive Director and head-sales, CG Sathish and Whole-Time Director Sumanth Krishna Raghunathan. We also have oversight from the Independent Directors on our Board of Directors which include Raju Venkatraman, K V Ganesh and Rohini Manian. We are also supported by our Key Managerial Personnel and Senior Management team including Hanuman Joshi, our Chief Financial Offer having over 21 years of experience in finance, business consulting, valuations, and mergers and acquisitions; N Sivasankar Reddy, our Head - Group Ventures, having more than 12 years of experience in finance and accounting and joined our Company in 2012; Gautam Agarwaal, executive vice president – product development who joined our Company in 2014; Sai Pratap Reddy, executive vice president – land acquisition who joined our Company in 2014; Bharaneeshwaran N, senior vice president - legal who joined our Company in 2009 as an executive - legal; Karthik R G, vice president – profit and loss who joined our Company in 2013 as an executive - purchase; Jagmohan T, executive vice president – sales who joined our Company in 2014 as a manager – sales and Nisha Abhishek Jha, Company Secretary and Compliance Officer who joined our Company in 2021. For further information, see "***Our Management***" on page 430. We continue to leverage the experience and understanding of our Individual Promoter, Directors, Key Managerial Personnel and Senior Management team to further grow our business and strategically target new opportunities.

BUSINESS STRATEGIES

The strategies described below have been approved by way of a board resolution passed by our Board of Directors at their meeting held on December 23, 2025.

Consolidate our leadership position in micro markets within Chennai, Tamil Nadu

We intend to leverage our presence, experience and our brand recognition to further strengthen our position in the Chennai, Tamil Nadu region. The table below sets details of our Completed, Ongoing and Forthcoming Projects as of June 30, 2025 in Chennai (Tamil Nadu):

Completed Projects		Ongoing Projects		Forthcoming Projects	
Number of Projects	Saleable Area (Million Square Feet)	Number of Projects	Saleable Area (Million Square Feet)	Number of Projects	Estimated Saleable Area (Million Square Feet)
83	18.01	38	33.12	11	13.48

As per the CBRE Report, the Chennai residential market witnessed a robust increase in launches during the Calendar Year 2024 reaching an all-time high of 19,200 units and the momentum continued as of June 30, 2025 with launch of 13,000 units in the first half of the year. The most active residential markets in Chennai include OMR and West Emerging markets. (*Source: CBRE Report*) In-line with the supply, demand witnessed significant growth over the past years, with sales reaching approximately 17,100 units in the Calendar Year 2024. (*Source: CBRE Report*) Inventory overhang declined significantly and has remained low in recent years, driven by increased demand during the quarter. (*Source: CBRE Report*)

With a focus on product innovation and a commitment to continuous improvement combined with our well-established brand, construction expertise and efficient turnaround times, we aim to further strengthen our leadership position in Chennai (Tamil Nadu) by offering a diverse range of products at various price points to cater to the needs and preferences of customers.

Diversify in select tier-I cities within South India

While we have a significant presence in Chennai (Tamil Nadu), we also operate in other regions within South India such as Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). The following table sets forth the geography-wise break-up of our Completed, Ongoing and Forthcoming Projects as of June 30, 2025 in the regions other than Chennai (Tamil Nadu):

Geography	Completed Projects		Ongoing Projects		Forthcoming Projects	
	Number of Projects	Saleable Area (Million Square Feet)	Number of Projects	Saleable Area (Million Square Feet)	Number of Projects	Estimated Saleable Area (Million Square Feet)
Bengaluru (Karnataka)	7	1.76	12	7.00	4	4.19
Coimbatore (Tamil Nadu)	13	2.02	1	0.26	-	-

Geography	Completed Projects		Ongoing Projects		Forthcoming Projects	
	Number of Projects	Saleable Area (Million Square Feet)	Number of Projects	Saleable Area (Million Square Feet)	Number of Projects	Estimated Saleable Area (Million Square Feet)
Hyderabad (Telangana)	-	-	5	3.16	4	3.98
Pune (Maharashtra)	-	-	1	0.56	1	1.99
Total	**20**	**3.78**	**19**	**10.98**	**9**	**10.16**

Some of our notable residential projects in regions other than Chennai (Tamil Nadu) are as follows:

- *Casagrand Royce.* It was completed on February 25, 2020 and is located at Kodigehalli in Bengaluru (Karnataka). It has 277 residential units, comprising 1 and 2 BHK apartments, with a Saleable Area of 0.33 million square feet. It is equipped with amenities that include swimming pool, gym, indoor games room, jogging and walking track and tennis court.

- *Casagrand Lorenza.* It was completed on January 28, 2022 and is located at Kohilu in Bengaluru (Karnataka). It has 160 residential units, comprising 2 and 3 BHK apartments, with a Saleable Area of 0.20 million square feet. It is equipped with amenities that include swimming pool, toddler's pool, amphitheatre and gym.

- *Casagrand Boulevard.* It was completed on April 16, 2024 and is located at Chikkagubi in Bengaluru (Karnataka). It has 528 residential units, comprising 1, 2, 3 and 4 BHK apartments, with a Saleable Area of 0.70 million square feet. It will be equipped with amenities that include meditation zone, reflexology court, squash, family swimming pool and tennis court.

- *Casagrand Vivacity.* It was launched on April 20, 2024 and is located at Chikkanagamangala Village in Bengaluru. It has 717 residential units, comprising 2, 3, and 4 BHK apartments, with a Saleable Area of 1.11 million square feet. It is proposed to be equipped with amenities that include meditation lawn, reflexology pathway, and squash court.

- *Casagrand Casablanca.* It was launched on April 30, 2024 and is located at Mallasandra Village in Bengaluru. It has 805 residential units, comprising 2, 3, 4 and 5 BHK apartments, with a Saleable Area of 1.38 million square feet. It is proposed to be equipped with amenities that include spa, yoga/ meditation zone, steam room, squash courts, amphitheatre, outdoor gym and swimming pool.

- *Casagrand Hazen.* It was launched on July 22, 2022 and is located at Gottigere in Bengaluru (Karnataka). It has 622 residential units, comprising 1, 2, 3 and 4 BHK apartments, with a Saleable Area of 0.82 million square feet. It is proposed to be equipped with amenities that include 3D home theatre, salon and spa, badminton court, gaming arcade.

- *Casagrand Hanford.* It was launched on May 9, 2023 and is located at Mamidapally in Hyderabad (Telangana). It has 140 residential units, comprising 4 BHK villas, with a Saleable Area of 0.39 million square feet. It is proposed to be equipped with amenities that include gym, cafe, yoga room, indoor game area, gaming arcade and swimming pool.

Bengaluru – Completed, On-going and Forthcoming Projects

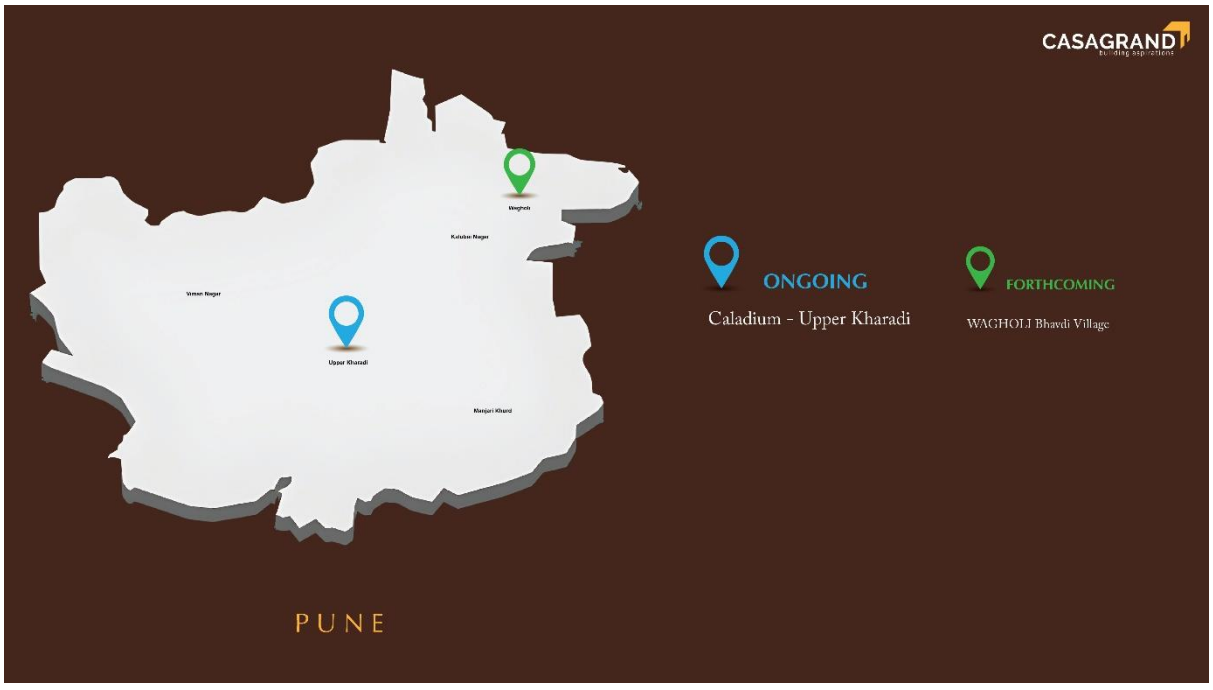
As per the CBRE Report, the demand for residential apartments in Bengaluru (Karnataka) between Calendar Years 2022 and 2023 exhibited a healthy uptick driven by pent-up buyer interest, growth in the commercial office market and improvement in overall economic sentiment. Further, the Calendar Year 2023 witnessed the highest absorption levels since 2016, augmented by factors stated above along with a growing preference towards home ownership vis-a-vis renting. (*Source: CBRE Report*) The average annual demand for residential apartments in Bengaluru (Karnataka) during the period 2016 to 2019 was approximately 26,500 units. (*Source: CBRE Report*) However, it has increased to around 48,500 units during the period 2022 to 2024, surpassing pre-COVID levels. (*Source: CBRE Report*)

Hyderabad – On-Going and Forthcoming Projects

Further, as per the CBRE Report, the absorption for the residential apartments segment in Hyderabad (Telangana) is expected to remain steady in the short term, driven by end-user demand in micro markets closer to employment hubs.

Coimbatore – Completed and On-going Projects

Pune – On-going and Forthcoming Projects



We believe that real estate is a highly localized industry, requiring a deep understanding of each market's unique nuances, including government regulations, customer behaviour, and business practices. To succeed in any market, it is crucial to establish a stable team in a particular market to comprehend its complexities. We have offices both in Bengaluru (Karnataka) and Hyderabad (Telangana). As of June 30, 2025, the Bengaluru (Karnataka) office employed 859 employees, while the Hyderabad (Telangana) office housed 259 employees and the Pune (Maharashtra) office employed 43 employees as of June 30, 2025. We intend to evaluate and pursue opportunities in residential real estate development and deepen our presence in select tier-I South Indian cities

such as Bengaluru (Karnataka) and Hyderabad (Telangana) with a vision to replicate the success we achieved in Chennai (Tamil Nadu). We have also one Ongoing Project 'Casagrand Caladium' in Pune (Maharashtra) with a Saleable Area of 0.56 million square feet and two Forthcoming Projects in Dubai (UAE) and Pune with an estimated Saleable Area of 0.17 and 1.99 million square feet respectively. We intend to acquire exploring land parcels in Mumbai (Maharashtra) and New Delhi with the objective of undertaking real estate development projects in the future.

Further enhance our capabilities as a developer of warehousing and commercial office projects

We intend to enhance our capabilities as a developer of commercial and warehousing projects and to capitalize on the growing demand for warehousing and commercial office projects. In the past, through our erstwhile subsidiary Casa Grande Distripark Private Limited, we developed two warehousing facilities to cater to the requirements of automotive, retail and e-commerce industries at Mappedu in Chennai (Tamil Nadu) and Mahindra World City Industrial Park in Chennai (Tamil Nadu). This project was completed in a phased manner with a total leasable area of 2.23 million square feet. Subsequently, we sold our erstwhile subsidiary Casa Grande Distripark Private Limited to a marquee logistics investor and operator pursuant to a share purchase agreement dated December 12, 2018. Further, in Fiscal 2024, we had acquired a commercial office property "Casagrand Ecotech Phase I" at Sholinganallur in Chennai with a Leasable Area of 0.59 million square feet. Under the framework agreement with BREP Asia III India Holding Co II Pte. Ltd. ("**Investor**"), Investor intends to acquire control over our four step-down subsidiaries along with the warehousing assets owned or being developed by them. For further details regarding the aforesaid agreement, see "***History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years***" on page 360.

Warehousing business

As per the CBRE Report, the introduction of GST and growth in e-commerce have driven a 11% to 12% CAGR in warehousing demand from 2017 to 2024. The below table sets forth the key statistics pertaining to the warehousing market of southern cities where we operate:

Particulars	Chennai (Tamil Nadu)	Bengaluru (Karnataka)	Hyderabad (Telangana)
Total Completed Stock (As of June 30, 2025)	54.8 million square feet	73.8 million square feet	40.7 million square feet
Current Occupied Stock (As of June 30, 2025)	44.8 million square feet	68.6 million square feet	39.5 million square feet
Current Vacancy (As of June 30, 2025)	17.8%	7.2%	3.0%
Average Absorption (January 1, 2022 to June 30, 2025)	4.1 million square feet	6.7 million square feet	4.1 million square feet
Future Supply from April 1, 2025 to December 31, 2026)*	10.0 million square feet	14.0 million square feet	2.4 million square feet

**The future supply data represents a composite of projects presently under construction and the anticipated development potential of land parcels expected to complete over the next two-three years.*

(*Source: CBRE Report*)

Commercial office business

According to the CBRE Report, over the past nine years, overall office space absorption has been concentrated in Bengaluru, Mumbai Metropolitan Region, Delhi-NCR, Hyderabad, Chennai, and Pune, with these six cities contributing greater than 95% of the total absorption witnessed in India. Among these cities, Bengaluru has recorded the highest absorption from 2016 to June 30, 2025, with an average of approximately 16 million square feet of space getting leased every year (*Source: CBRE Report*). The below table sets forth the key statistics pertaining to the office market of certain cities:

Particulars	Chennai (Tamil Nadu)	Bengaluru (Karnataka)	Hyderabad (Telangana)
Total Completed Stock (As of June 30, 2025)	91.7 million square feet	237.7 million square feet	140.2 million square feet
Current Occupied Stock (As of June 30, 2025)	80.2 million square feet	200.8 million square feet	105.1 million square feet

Particulars	Chennai (Tamil Nadu)	Bengaluru (Karnataka)	Hyderabad (Telangana)
Current Vacancy (As of June 30, 2025)	12.5%	15.5%	25.0%
Average Absorption (From January 1, 2022 to June 30, 2025)	8.7 million square feet	18.8 million square feet	10.4 million square feet
Future supply (2026)	11.1 million square feet	26.9 million square feet	22.6 million square feet

(*Source: CBRE Report*)

With our experience in land acquisition, efficient construction, and past experience in developing warehouse facilities, we have a potential for growth in the commercial and warehouse market. Our strategy to achieve this expansion involves a "build, hold and lease" approach, ensuring a steady cash flow. To successfully expand into the commercial and warehouse market, our strategy includes several elements. We seek to conduct market assessments to identify potential locations and evaluate the demand-supply dynamics in these sectors. Drawing on our expertise in land acquisition, we intend to strategically procure well-located parcels of land that are suitable for commercial office spaces and warehousing, ensuring they align with our expansion goals and cater to potential lessees' needs. We will also leverage our experience and employ best practices, using innovative design concepts to optimize space usage and enhance the functionality of our warehousing and commercial offices developments.

As of June 30, 2025, we have four warehousing projects located at Chennai (Tamil Nadu) which are under construction with a total Leasable Area of 2.83 million square feet. Further, in Fiscal 2024, we had acquired a commercial office property "Casagrand Ecotech Phase I" at Sholinganallur in Chennai with a Leasable Area of 0.59 million square feet. Further, as of June 30, 2025, we had seven commercial office projects of Estimated Leasable Area of 3.07 million square feet which are under construction and one commercial office project of Estimated Leasable Area of 0.71 million square feet which is forthcoming. For further details, see "***Description of our Business - Warehousing and Commercial Office Projects***" on page 336.

The table below sets forth our revenue from leasing spaces in our warehousing and commercial office projects for the years/period indicated:

Category	Three months ended June 30, 2025		Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Amount (₹ million)	Percentage of total income	Amount (₹ million)	Percentage of total income	Amount (₹ million)	Percentage of total income	Amount (₹ million)	Percentage of total income
Revenue from leasing spaces in our warehousing projects*	52.09	2.70%	94.87	0.34%	Nil	Nil	Nil	Nil
Revenue from leasing spaces in our commercial office projects	Nil	NA	40.68	0.15%	130.62	0.49%	Nil	Nil
Total	**52.09**	**2.70%**	**135.55**	**0.49%**	**130.62**	**0.49%**	**Nil**	**Nil**

**We did not have any warehousing projects in Fiscal 2024 and 2023 and any commercial office project in Fiscal 2023, and therefore the revenue from leasing space in warehousing projects for Fiscal 2024 and 2023 and commercial projects for Fiscal 2023 is Nil.*

Further improve our operating efficiency and optimize delivery of residential projects

We intend to enhance our operational efficiencies in the life cycles of our projects and optimize execution of projects in an efficient and cost-effective manner, such as by strengthening planning and budgeting procedures, utilising technology to streamline project tracking to prevent delays and cost overruns, building strong relationships with vendors to ensure steady supply of quality raw materials at low cost for future projects. As we further grow our business and strategically undertake new projects, we intend to improve our cost of borrowings by further strengthening our relationships with banks and financial institutions to secure more favourable loan terms, to control our finance cost and improve our financial performance.

DESCRIPTION OF OUR BUSINESS

Our business operations primarily includes development of residential real estate projects with a focus on mid-end and affordable categories. For the purpose of describing our business, we have classified the description of

our residential projects into the following categories: (i) Completed Projects; (ii) Ongoing Projects; and (iii) Forthcoming Projects. The following sets forth the definitions for each of these classification and other relevant terms:

Classification	Definition
Completed Projects	Projects where our Company and/or subsidiaries of our Company have completed development; and in respect of which the occupation certificate/ completion certificate/ building completion certificate, as applicable, has been obtained from the relevant authorities or the projects have been handed over to the association/ society by our Company or such subsidiaries of our Company. Our Completed Projects includes projects where plots have been developed and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.
Ongoing Projects	Projects in respect of which (i) all title or development rights, or other interest in the land is held either directly or indirectly by our Company/ subsidiaries of our Company / associates; and (ii) development or construction work is ongoing/ started; and (iii) the requisite approvals for commencement of development, including the commencement certificate/ development permission, have been obtained by our Company or subsidiaries of our Company.
Forthcoming Projects	Projects in respect of which (A) all title or development rights or other interest in the land is held either directly or indirectly by our Company/subsidiaries of our Company; and (B) (i) master plans are closed; and/or (ii) designs are in place; and/or (iii) requisite applications for approvals as applicable have been made; and (C) in respect of which, no construction or development activities have commenced.
"Saleable Area" or "Estimated Saleable Area"	Saleable Area or Estimated Saleable Area refers to the total carpet area along with certain common areas such as amenities provided that are usable by the occupants.
"Leasable Area" or "Estimated Leasable Area"	In respect of commercial and warehousing projects, area for which lease rental can be charged to tenants.

As of June 30, 2025, we had 103 Completed Projects with a Saleable Area of 21.79 million square feet, of which 83 Completed Projects with a Saleable Area of 18.01 million square feet are located in Chennai (Tamil Nadu). As of June 30, 2025, we also had 57 Ongoing Projects with a Saleable Area of 44.10 million square feet and 21 Forthcoming Projects with an Estimated Saleable Area of 23.81 million square feet, respectively, of which 38 Ongoing Projects with a Saleable Area of 33.12 million square feet and 11 Forthcoming Projects with an Estimated Saleable Area of 13.48 million square feet are located in Chennai (Tamil Nadu), respectively.

The table below provide an overview of our Completed Projects as of June 30, 2025:

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
Chennai (Tamil Nadu)													
1.	Casagrand Shrishti	Apartments	Thiruvanmiyur	Not applicable	Not applicable	May 26, 2009	6	0.01	6	0.01	0	Casagrand Premier Builder Limited	Owned land
2.	Casagrand Kudil	Apartments	Nanganalur	Not applicable	Not applicable	February 20, 2018	9	0.01	9	0.01	0	Casagrand Premier Builder Limited	Owned land
3.	Casagrand Drift Woods	Apartments	Kotturpuram	Not applicable	Not applicable	September 9, 2008	6	0.01	6	0.01	0	Casagrand Premier Builder Limited	Owned land
4.	Casagrand Nircon Villa	Apartments	Ashok Nagar	Not applicable	Not applicable	August 1, 2006	8	0.01	8	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
5.	Casagrand Sankriti	Apartments	Nanganalur	Not applicable	Not applicable	March 24, 2008	9	0.01	9	0.01	0	Casagrand Premier Builder Limited	Owned land
6.	Casagrand Iris	Apartments	Adyar	Not applicable	Not applicable	November 1, 2008	4	0.01	4	0.01	0	Casagrand Premier Builder Limited	Owned land
7.	Casagrand South Parade	Apartments	Perungudi	Not applicable	Not applicable	July 12, 2011	11	0.02	11	0.02	0	Casagrand Premier Builder Limited	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
8.	Casagrand The Riviera	Apartments	Pallikaranai	Not applicable	Not applicable	June 1, 2012	220	0.33	220	0.33	0	Casagrand Premier Builder Limited	Owned land
9.	Casagrand Milano	Apartments	Adyar	Not applicable	Not applicable	November 10, 2006	3	0	3	0	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
10.	Casagrand Trinity	Apartments	Adyar	Not applicable	Not applicable	May 9, 2012	3	0.01	3	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
11.	Casagrand Tulipso	Apartments	Pallikaranai	Not applicable	Not applicable	March 5, 2011	14	0.02	14	0.02	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
12.	Casagrand White Oak	Apartments	Thiruvanmiyur	Not applicable	Not applicable	June 3, 2013	10	0.02	10	0.02	0	Casagrand Premier Builder Limited	Owned land
13.	Casagrand Coral Reef	Apartments	Valmiki Nagar	Not applicable	Not applicable	February 14, 2013	5	0.01	5	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
14.	Casagrand Madhuban	Apartments	Madipakkam	Not applicable	Not applicable	November 5, 2015	11	0.01	11	0.01	0	Casagrand Premier Builder Limited	Owned land
15.	Casagrand Aldea	Apartments	Thoraipakkam	Not applicable	Not applicable	September 7, 2015	182	0.25	182	0.25	0	Casagrand Premier	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Builder Limited	
16.	Casagrand Amberley	Villa	Thalambur	April 22, 2022	March 31, 2025	October 7, 2024	45	0.09	45	0.09	0	Casa Grande Grace Private Limited	Owned land
17.	Casagrand Amethyst	Apartments	Sholinganallur	February 12, 2019	February 28, 2022	December 30, 2021	163	0.34	163	0.34	0	Casa Grande Axiom Private Limited	Owned land
18.	Casagrand Arcobaleno	Apartments	RK Salai	Not applicable	Not applicable	September 1, 2012	8	0.02	8	0.02	0	Casagrand Premier Builder Limited	Owned land
19.	Casagrand Arena	Villa	Vallam	Not applicable	Not applicable	April 1, 2018	244	0.39	244	0.39	0	Casa Grande Vallam LLP	Owned land
20.	Casagrand Arena Phase II	Villa	Vallam	Not applicable	Not applicable	November 1, 2020	181	0.27	181	0.27	0	Casa Grande Vallam LLP	Owned land
21.	Casagrand Aristo	Apartments	Alandur (Rane)	February 26, 2016	Not applicable	February 16, 2018	320	0.40	320	0.40	0	Casa Grande Civil Engineering Private Limited	Owned land
22.	Casagrand Asta	Apartments	Korattur	November 8, 2017	October 31, 2020	July 14, 2020	325	0.41	324	0.41	1	Casa Grande Shelter	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Private Limited	
23.	Casagrand Auburn	Villa	Purungudi	Not applicable	Not applicable	May 16, 2014	14	0.04	14	0.04	0	Casagrand Premier Builder Limited	Owned land
24.	Casagrand Avalon	Villa	Perumbakkam	Not applicable	Not applicable	December 23, 2016	66	0.16	66	0.16	0	Casagrand Premier Builder Limited	Owned land
25.	Casagrand Bellissimo	Apartments	Alandur Phase II	August 23, 2017	November 30, 2019	December 23, 2019	340	0.49	340	0.49	0	Casa Grande Civil Engineering Private Limited	Owned land
26.	Casagrand Bloom	Villa	Thirumudivakkam	August 16, 2017	August 31, 2019	October 28, 2021	159	0.25	159	0.25	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
27.	Casagrand Bloom Phase II	Villa	Thirumudivakkam	February 12, 2019	June 16, 2023	May 17, 2022	10	0.02	10	0.02	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
28.	Casagrand Cascades	Apartments	Padi	Not applicable	Not applicable	February 28, 2018	32	0.04	31	0.04	1	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
29.	Casagrand Castle	Apartments	Manapakkam	March 27, 2019	September 30, 2022	June 21, 2022	286	0.35	286	0.35	0	Casa Grande Civil	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Engineering Private Limited	
30.	Casagrand Cedars	Apartments	Ayyanampakkam	Not applicable	Not applicable	July 4, 2016	48	0.07	48	0.07	0	Casagrand Premier Builder Limited	Owned land
31.	Casagrand Cherry Pick	Apartments	Perumbakkam	Not applicable	Not applicable	Not applicable	381	0.53	381	0.53	0	Casa Grande Shelter Private Limited	Owned land
32.	Casagrand Clovis	Apartments	Thaiyur	July 5, 2021	December 31, 2023	September 22, 2022	88	0.1	88	0.10	0	Casagrand Millenia Private Limited	Owned land
33.	Casagrand Crescendo	Apartments	Nolumbur	June 8, 2018	November 30, 2022	August 1, 2022	513	0.7	512	0.70	1	Dawning Developers LLP	Owned land
34.	Casagrand Divinity	Villa	Karanai	May 5, 2022	April 30, 2027	November 11, 2024	97	0.25	97	0.25	0	Casa Grande Smart Value Homes Private Limited	Owned land
35.	Casagrand ECR 14	Apartments	Kanathur	August 23, 2017	January 31, 2021	March 11, 2022	573	0.88	572	0.87	1	Casa Grande Homes Private Limited	Owned land
36.	Casagrand Elan	Villa	Thazhambur	Not applicable	Not applicable	September 30, 2017	330	0.57	329	0.57	1	Casagrand Premier	Joint development arrangements

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Builder Limited	with the landowner
37.	Casagrand Elita	Villa	Injambakkam	Not applicable	Not applicable	November 14, 2017	10	0.03	10	0.03	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
38.	Casagrand Epica	Apartments	Mahalimgapuram	Not applicable	Not applicable	August 25, 2013	4	0.01	4	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
39.	Casagrand Esquire	Apartments	Perungudi	September 14, 2017	June 30, 2019	April 2, 2019	48	0.07	47	0.07	1	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
40.	Casagrand Ferns	Apartments	Tambaram	December 24, 2016	Not applicable	October 11, 2019	288	0.32	286	0.32	2	Casagrand Premier Builder Limited	Owned land
41.	Casagrand Futura	Villa	Sriperumbudur	Not applicable	Not applicable	June 10, 2013	226	0.32	226	0.32	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
42.	Casagrand Grandio	Villa	Thalambur	July 5, 2021	June 5, 2024	August 28, 2023	120	0.22	120	0.22	0	Casa Grande Grace Private Limited	Owned land
43.	Casagrand Irene	Apartments	Manapakkam	Not applicable	Not applicable	October 25, 2018	295	0.39	295	0.39	0	Casagrand Premier	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Builder Limited	
44.	Casagrand Joybijoy	Apartments	Gopalapuram	Not applicable	Not applicable	February 8, 2017	3	0.01	3	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
45.	Casagrand Lanterns Court	Apartments	Thoraipakkam	Not applicable	Not applicable	May 15, 2015	32	0.05	32	0.05	0	Casagrand Premier Builder Limited	Owned land
46.	Casagrand Maple	Apartments	Adyar	Not applicable	Not applicable	June 18, 2013	4	0.01	4	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
47.	Casagrand Marina Bay	Apartments	Valmiki Nagar (Thiruvanmiyur)	Not applicable	Not applicable	May 7, 2018	16	0.03	14	0.03	2	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
48.	Casagrand Masseys	Apartments	Royapuram	Not applicable	Not applicable	February 28, 2018	91	0.12	89	0.12	2	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
49.	Casagrand Millenia	Apartments	Mugappair	November 7, 2020	December 31, 2023	September 1, 2023	146	0.33	146	0.33	0	Casagrand Millenia Private Limited	Joint development arrangements with the landowner
50.	Casagrand Miro	Apartments	Varadharajapuram	December 14, 2017	October 31, 2020	May 21, 2020	384	0.37	384	0.37	0	Casagrand Premier	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Builder Limited	
51.	Casagrand Monte Carlo	Apartments	Mount Road (Saidapet)	Not applicable	Not applicable	September 18, 2019	100	0.18	64	0.12	36	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
52.	Casagrand Northern Star	Apartments	Madhavaram	February 1, 2018	May 21, 2022	January 12, 2022	382	0.51	382	0.51	0	Casagrand Premier Builder Limited	Owned land
53.	Casagrand Novus	Apartments	T.Nagar	Not applicable	Not applicable	May 4, 2016	8	0.01	6	0.01	2	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
54.	Casagrand Olympus	Apartments	Mandhaveli	June 3, 2017	October 13, 2021	May 1, 2021	38	0.07	38	0.07	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
55.	Casagrand Pallagio	Villa	Thoraipakkam	Not applicable	Not applicable	February 8, 2016	122	0.27	122	0.27	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
56.	Casagrand Pavilion	Villa	Thazhambur Phase I	Not applicable	Not applicable	September 10, 2015	168	0.33	168	0.33	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
57.	Casagrand Pavilion Phase II	Villa	Thazhambur Phase II	Not applicable	Not applicable	August 5, 2017	123	0.26	123	0.26	0	Casagrand Premier	Joint development arrangements

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Builder Limited	with the landowner
58.	Casagrand Platina	Apartments	Arumbakkam	Not applicable	Not applicable	April 14, 2015	18	0.03	18	0.03	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
59.	Casagrand Primera	Apartments	Mugalivakkam	March 28, 2018	January 26, 2021	August 7, 2020	188	0.22	187	0.22	1	Casagrand Premier Builder Limited	Owned land
60.	Casagrand Ritz	Apartments	Thazhambur	Not applicable	Not applicable	July 31, 2018	40	0.05	40	0.05	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
61.	Casagrand Royale	Apartments	Sholinganallur	October 23, 2019	November 30, 2022	December 8, 2022	507	0.7	507	0.70	0	Casa Grande Homes Private Limited	Owned land
62.	Casagrand Savoye	Apartments	Karapakkam	January 25, 2019	February 28, 2022	October 1, 2021	339	0.43	339	0.43	0	Casa Grande Civil Engineering Private Limited	Owned land
63.	Casagrand Senate	Apartments	Shenoy Nagar	Not applicable	Not applicable	August 13, 2015	8	0.01	6	0.01	2	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
64.	Casagrand Sereno	Apartments	Ottiyambakkam	February 26, 2019	June 30, 2023	August 30, 2022	260	0.28	260	0.28	0	Casa Grande	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Axiom Private Limited	
65.	Casagrand Smarttown	Apartments	Thazhambur	March 1, 2018	December 19, 2021	March 1, 2021	482	0.42	452	0.39	30	Grace Gated Community LLP	Owned land
66.	Casagrand Solitaire	Apartments	West Mambalam	Not applicable	Not applicable	December 3, 2014	4	0.01	4	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
67.	Casagrand Sunville	Apartments	R.A. Puram	Not Applicable	Not applicable	July 10, 2019	6	0.01	6	0.01	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
68.	Casagrand Supremus	Apartments	Thazhambur	January 25, 2018	October 10, 2020	April 25, 2022	728	0.93	727	0.93	1	Casa Grande Grace Private Limited	Owned land
69.	Casagrand The Address	Apartments	Karapakkam	Not applicable	Not applicable	June 13, 2016	148	0.27	148	0.27	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
70.	Casagrand Tranquil	Villa	Jalladampet	September 5, 2022	July 31, 2025	December 21, 2023	82	0.22	82	0.22	0	Casa Grande Axiom Private Limited	Owned land
71.	Casagrand Tudor	Apartments	Mugappair	August 26, 2020	April 24, 2024	October 5, 2023	441	0.61	440	0.61	1	Casagrand Millenia	Joint development

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Private Limited	arrangements with the landowner
72.	Casagrand Uptown Phase II	Plot	Mevalur Kuppam	February 21, 2018	September 28, 2020	Not applicable	150	0.23	145	0.20	5	Casa Grande Realtors LLP	Owned land
73.	Casagrand Uptown Phase III	Plot	Mevalur Kuppam	September 6, 2021	July 15, 2022	Not applicable	20	0.03	20	0.03	0	Casa Grande Realtors LLP	Owned land
74.	Casagrand Uptown Phase IV	Plot	Mevalur Kuppam	September 6, 2021	July 15, 2022	Not applicable	11	0.01	9	0.01	2	Casa Grande Realtors LLP	Owned land
75.	Casagrand Urbano	Villa	Ponmar	Not applicable	Not applicable	July 24, 2013	184	0.20	184	0.20	0	Casagrand Premier Builder Limited	Owned land
		Villa	Ponmar	Not applicable	Not applicable	July 24, 2013	20	0.03	20	0.03	0	Casagrand Premier Builder Limited	Owned land
76.	Casagrand Versailles	Villa	Uthandi	Not applicable	Not applicable	April 24, 2014	9	0.03	9	0.03	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
77.	Casagrand Vistaaz	Villa	Perungaluthur	February 27, 2021	February 5, 2024	June 8, 2022	101	0.17	101	0.17	0	Casa Grande Milestone Private Limited	Owned land

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
78.	Casagrand Vivant	Apartments	Kolapakkam	Not applicable	Not applicable	October 5, 2017	72	0.09	72	0.09	0	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
79.	Casagrand Vogue	Apartments	Perumbakkam	Not applicable	Not applicable	May 21, 2015	56	0.08	56	0.08	0	Casagrand Premier Builder Limited	Owned land
80.	Casagrand Westend	Apartments	Kuttambakkam	December 19, 2017	September 28, 2020	August 4, 2023	386	0.55	384	0.54	2	Casa Grande Civil Engineering Private Limited	Owned land
81.	Casagrand Woodside	Plot	Manapakkam	April 6, 2018	January 31, 2021	August 4, 2020	216	0.27	214	0.26	2	Casa Grande Civil Engineering Private Limited	Owned land
82.	Casagrand Zenith Phase I	Apartments	Vengaivasal	July 3, 2019	March 31, 2023	January 13, 2023	532	0.62	531	0.62	1	Casagrand Premier Builder Limited	Owned land
83.	Casagrand Zenith Phase II	Apartments	Vengaivasal	July 5, 2019	June 30, 2023	June 9, 2023	417	0.50	416	0.50	1	Casagrand Premier Builder Limited	Owned land
	Total (A)						**12,757**	**18.01**	**12,659**	**17.86**	**98**		
Bengaluru (Karnataka)													

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
1.	Casagrand Boulevard	Apartments	Chikkagubi	October 1, 2020	December 31, 2024	December 31, 2024	528	0.70	527	0.70	1	Gazy Mag Private Limited	Owned land
2.	Casagrand Esmeralda	Villa	Bangalore	October 17, 2017	June 30, 2019	July 20, 2019	47	0.11	47	0.11	Nil	Casa Grande Garden City Builders Private Limited	Joint development arrangements with the landowner
3.	Casagrand Florella	Villa	Medahalli	March 19, 2021	March 9, 2022	August 25, 2022	36	0.06	36	0.06	Nil	Casa Grande Garden City Builders Private Limited	Owned land
4.	Casagrand Florella II	Villa	Medahalli	August 19, 2021	March 31, 2024	March 31, 2024	34	0.06	34	0.06	Nil	Casa Grande Garden City Builders Private Limited	Owned land
5.	Casagrand Lorenza	Apartments	Kohilu	November 30, 2018	July 15, 2022	January 28, 2022	160	0.20	150	0.19	10	Casa Grande Garden City Builders Private Limited	Owned land
6.	Casagrand Luxus	Villa	Bangalore	Not applicable	Not applicable	December 1, 2016	124	0.30	124	0.30	Nil	Casagrand Premier	Joint development arrangements

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Builder Limited	with the landowner
7.	Casagrand Royce	Apartments	Kodigehalli	December 7, 2017	June 30, 2020	February 25, 2020	277	0.33	277	0.33	Nil	Casa Grande Garden City Builders Private Limited	Owned land
	Total (B)						**1,206**	**1.76**	**1,195**	**1.75**	**11**		
Coimbatore (Tamil Nadu)													
1.	Casagrand Amarante*	Apartments	Race Course	December 7, 2017	May 30, 2020	February 28, 2022	4	0.01	4	0.01	Nil	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
2.	Casagrand Amber*	Villa	Coimbatore Upplipalayam	Not applicable	Not applicable	December 31, 2017	45	0.10	41	0.09	4	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
3.	Casagrand Aqua*	Apartments and Villas	Kuniamuthur	November 30, 2017	March 31, 2021	July 31, 2021	134	0.20	134	0.20	Nil	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
4.	Casagrand COSMOS*	Apartments and Villas	Vellakinar	September 9, 2020	May 31, 2025	September 12, 2022	101	0.20	100	0.20	1	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
5.	Casagrand Eternia*	Apartments and Villas	Coimbatore	Not applicable	Not applicable	May 31, 2016	111	0.18	101	0.16	10	Casa Grande	Joint development arrangements

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Coimbatore LLP	with the landowner
6.	Casagrand Eternia Phase II*	Apartments and Villas	Coimbatore	August 21, 2017	December 31, 2019	July 31, 2020	217	0.39	216	0.39	1	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
7.	Casagrand Regalis*	Villa	Vilankurichy	April 11, 2018	December 31, 2020	June 1, 2020	23	0.07	23	0.07	Nil	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
8.	Casagrand Solitaire CBE*	Villa	Vellakinar	September 25, 2020	May 31, 2025	September 12, 2022	27	0.08	27	0.08	Nil	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
9.	Casagrand Tiara*	Villa	Singanallur (Coimbatore)	Not applicable	Not applicable	August 1, 2018	34	0.09	34	0.09	Nil	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
10.	Casagrand Verdent*	Apartments and Villas	Vedapatty	June 14, 2018	June 30, 2021	August 1, 2021	155	0.30	154	0.30	1	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
11.	Casagrand Vittalaya*	Apartments	Race Course	April 11, 2018	December 31, 2020	May 12, 2022	12	0.03	12	0.03	Nil	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
12.	Casagrand Jubilant*	Villa	Avinashi Road	December 5, 2022	October 31, 2027	February 12, 2024	14	0.06	12	0.05	2	Casa Grande	Joint development

S. No.	Project Name	Category	Location	Date of launch as per the RERA Certificate**	Estimated date of completion submitted to RERA***	Completion Date****	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Executed through *(name of the Subsidiary)*	Developments where land is fully owned by us/ and joint development arrangements with landowners
												Coimbatore LLP	arrangements with the landowner
13.	Casagrand Nextown*	Apartments	Vilankurichy	April 12, 2019	December 31, 2024	February 12, 2024	364	0.31	359	0.30	5	Casa Grande Coimbatore LLP	Joint development arrangements with the landowner
	Total (C)						**1,241**	**2.02**	**1,217**	**1.97**	**24**		
	Total (A + B + C)						**15,204**	**21.79**	**15071**	**21.58**	**133**		

**These projects were completed by the Casa Grande Coimbatore LLP prior to March 30, 2024, during the period in which Casa Grande Coimbatore LLP was our subsidiary. Our Company ceased to have equity holding and control over Casa Grande Coimbatore LLP with effect from March 30, 2024.*

***For some of the projects, the launch date is marked as "Not Applicable" because these projects were launched before the implementation of RERA, and therefore, were not registered with RERA.*

****For some of the projects, the estimated date of completion is marked as "Not applicable'" because these projects were launched before the implementation of RERA, and therefore, were not registered with RERA.*

***** Completion date refers to date of building completion certificate, occupancy certificate, completion certificate, date of handover letter and date of electricity board receipt, as applicable. For some of the projects, the completion date is marked as "Not applicable" as these are plotted projects and do not require completion certificates.*

The table below provide an overview of our Ongoing Projects as of June 30, 2025:

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
Chennai (Tamil Nadu)												
1.	Casagrand Aria	Apartments	Tambaram	655	0.59	559	0.49	96	December 5, 2022	September 30, 2026	Casa Grande Civil Engineering Private Limited	Owned land
		Apartments (Phase IV)	Tambaram	162	0.16	61	0.06	101	December 5, 2022	September 30, 2026		Owned land
2.	Casagrand Aspires	Apartments	Karanai	316	0.33	266	0.28	50	April 14, 2023	October 3, 2026	Danub Homes Private Limited	Owned land
3.	Casagrand Athens	Apartments	Ambattur	953	1.23	950	1.23	3	November 20, 2020	November 14, 2025* *We have received the completion certificate. It's a part of the ongoing project as the project was ongoing as of June 30, 2025.	Casagrand Magick Rufy Private Limited	Owned land
4.	Casagrand Avenue Park	Apartments	Perungudi	209	0.4	194	0.37	15	July 11, 2024	June 8, 2028	Casagrand Premier Builder Limited	Owned land
5.	Casagrand Casamia	Apartments	Pozhichalur	1,314	2.03	269	0.37	1045	April 2, 2025	March 24, 2032	Casagrand Stage7 Private Limited	Owned land
6.	Casagrand Cheers	Apartments	Pudupakkam	331	0.41	36	0.04	295	January 10, 2025	December 17, 2027	Casagrand Fresh Private Limited	Owned land

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
7.	Casagrand Cloud 9	Apartments	Sholinganallur	331	0.74	313	0.70	18	May 4, 2023	October 10, 2026	Casa Grande Milestone Private Limited	Owned land
8.	Casagrand Dior	Apartments	Kilpauk	30	0.06	29	0.06	1	September 22, 2023	April 10, 2026	Casa Grande Civil Engineering Private Limited	Owned land
9.	Casagrand Elinor	Apartments	Karanai	548	0.72	244	0.33	304	April 21, 2023	October 12, 2026	Danub Homes Private Limited	Owned land
10.	Casagrand Elysium	Apartments	Gerugambakkam	1,094	1.33	860	1.02	234	April 27, 2023	April 21, 2027	Casagrand Premier Builder Limited	Owned land
11.	Casagrand Estilo	Apartments	Pallavaram	202	0.32	113	0.19	89	June 19, 2024	October 4, 2026	Casagrand Premier Builder Limited	Joint development arrangements with the landowner
12.	Casagrand First City	Apartments	Perumbakkam	827	1.14	825	1.13	2	October 8, 2020	October 30, 2024* *We have received the partial completion certificate on October 30, 2024. It's a part of the ongoing projects as some construction work is pending as	Danub Homes Private Limited	Owned land

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
										of June 30, 2025. An application for complete completion certificate will be applied post completion of the pending construction work		
		Apartments (Phase III)	Perumbakkam	420	0.54	373	0.49	47	October 8, 2020	August 26, 2028		Owned land
		Apartments (Phase IV)	Perumbakkam	446	0.53	376	0.46	70	October 8, 2020	August 26, 2028		Owned land
13.	Casagrand Flagship	Apartments	Pallikaranai	887	1.29	700	0.97	187	January 1, 2023	September 30, 2026	Casagrand Horizons Private Limited	Owned land
		Villa	Pallikaranai	54	0.14	51	0.13	3	January 1, 2023	September 30, 2026		Owned land
14.	Casagrand French Town	Apartments	Kovilanchery	639	1.01	509	0.77	130	April 19, 2024	October 3, 2027	Casagrand Fresh Private Limited	Owned land
15.	Casagrand Goldengrove	Villa	Sonalur	116	0.2	109	0.18	7	January 10, 2025	December 10, 2027	Casagrand Premier Builder Limited	Owned land
16.	Casagrand Highclere	Apartment	Kovur	330	0.44	76	0.09	254	May 9, 2025	October 25, 2028	Casagrand Fresh Private Limited	Owned land
17.	Casagrand Hola Chennai	Apartments	Sholinganallur	1,796	2.94	618	1.13	1,178	May 2, 2024	May 17, 2028	Casagrand Vivaace Private Limited	Owned land
		Villa	Sholinganallur	22	0.07	21	0.07	1	May 2, 2024	May 17, 2029		Owned land

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
18.	Casagrand Jarvis	Apartments	Pudupakkam	469	0.77	149	0.21	320	April 7, 2025	March 13, 2028	Exotia Builder Private Limited	Owned land
19.	Casagrand Laurels	Apartments	Thalambur	126	0.46	42	0.15	84	January 31, 2024	December 3, 2026	Casagrand Premier Builder Limited	Owned land
20.	Casagrand Linore	Apartments	Kattupakkam	275	0.44	230	0.37	45	February 16, 2024	April 3, 2027	Casa Grande Civil Engineering Private Limited	Joint development arrangements with the landowner
21.	Casagrand Mabelle	Villa	Vengambakkam	194	0.35	194	0.35	Nil	October 7, 2022	February 28, 2026	Casa Grande Zest Private Limited	Owned land
22.	Casagrand Madelyn	Apartments	Thirumudivakkam	394	0.61	138	0.19	256	December 26, 2024	December 1, 2028	Casagrand Fresh Private Limited	Owned land
23.	Casagrand Majestica	Apartments	Manapakkam	646	1.09	442	0.74	204	May 11, 2023	April 12, 2027	Casa Grande Smart Value Homes Private Limited	Owned land
24.	Casagrand Massimo	Apartments	Kundrathur	853	1.26	421	0.59	432	May 10, 2024	April 2, 2028	Casagrand Fresh Private Limited	Owned land
25.	Casagrand Medora	Apartments	Korattur	155	0.25	139	0.22	16	February 9, 2024	July 5, 2026	Casagrand Premier Builder Limited	Owned land
26.	Casagrand Mercury Phase I	Apartments	Perambur	645	1.22	380	0.72	265	February 22, 2024	November 30, 2029	Casagrand Zingo Private Limited	Owned land
27.	Casagrand Mercury Phase II	Apartments	Perambur	580	1.22	118	0.47	462	February 22, 2024	November 30, 2029	Casagrand Premier Builder Limited	Owned land
28.	Casagrand Palm Springs	Apartments	Kovilanchery	352	0.53	334	0.50	18	October 17, 2023	July 30, 2027	Casa Grande Civil Engineering Private Limited	Owned land

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
29.	Casagrand Platinum	Villa	Mannivakkam	243	0.46	242	0.46	1	June 24, 2022	April 30, 2026	Casa Grande Civil Engineering Private Limited	Owned land
30.	Casagrand Primrose	Apartments	Mannivakkam	953	1.39	672	1.01	281	January 20, 2023	November 21, 2027	Casa Grande Civil Engineering Private Limited	Owned land
31.	Casagrand Reva	Apartments	Kollachery	450	0.65	99	0.13	351	May 15, 2025	May 8, 2030	Casagrand Fresh Private Limited	Owned land
32.	Casagrand Selenia	Villa	Kelambakkam	221	0.54	205	0.50	16	May 2, 2024	March 10, 2027	Casa Grande Zest Private Limited	Owned land
33.	Casagrand South Brooke	Apartments	Navalur	671	0.59	647	0.57	24	December 23, 2022	The expected date of completion was November 1, 2025. An application dated August 1, 2025 has been made for extension.	Casa Grande Grace Private Limited	Owned land
34.	Casagrand South Brooke Phase II	Apartments	Navalur	524	0.65	269	0.32	255	March 21, 2024	March 10, 2028	Casa Grande Grace Private Limited	Owned land
35.	Casagrand Suncity Phase I	Apartments	Melakottaiyur	1,402	2.07	1,137	1.65	265	February 29, 2024	December 2, 2026	Casagrand Anchor Private Limited	Owned land
36.	Casagrand Suncity Phase II	Apartments	Melakottaiyur	590	1.03	108	0.19	482	February 25, 2025	February 28, 2029	Casagrand Magnum Private Limited	Owned land

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
37.	Casagrand Utopia	Apartments	Manapakkam	673	0.90	671	0.90	2	August 5, 2020	September 12, 2025* *We have received the completion certificate. It's a part of the ongoing project as the project was ongoing as of June 30, 2025.	Casa Grande Smart Value Homes Private Limited	Owned land
38.	Casagrand Wesley	Apartments	Arumbakkam	12	0.02	3	0.01	9	February 28, 2025	November 30, 2026	Casagrand Astute Private Limited	Owned land
	Total (A)			**22,110.00**	**33.12**	**14,192**	**20.81**	**7,918**				
Bengaluru (Karnataka)												
1.	Casagrand Amor	Apartments	Begur	480	0.72	332	0.50	148	March 15, 2024	February 23, 2028	Casa Grande Garden City Builders Private Limited	Joint development arrangements with the landowner
2.	Casagrand Aquene	Apartments	Kengeri	333	0.41	332	0.41	1	April 22, 2022	The expected date of completion was June 10, 2025. An application dated June 16, 2025 has been	Casa Grande Garden City Builders Private Limited	Owned land

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
										made for extension.		
3.	Casagrand Casablanca	Apartments	Mallasandra Village	805	1.38	744	1.25	61	May 9, 2024	May 4, 2029	Casagrand Lotus Private Limited	Owned land
4.	Casagrand Flamingo	Apartments	HSR Layout	218	0.40	211	0.39	7	September 30, 2023	September 15, 2026	Casa Grande Garden City Builders Private Limited	Joint development arrangements with the landowner
5.	Casagrand Hazen	Apartments	Gottigere	622	0.82	617	0.82	5	August 19, 2022	July 13, 2027	Casa Grande Garden City Builders Private Limited	Owned land
6.	Casagrand Keatsway	Apartments	Gedalahalli	286	0.42	181	0.28	105	March 10, 2023	November 5, 2026	Casa Grande Garden City Builders Private Limited	Joint development arrangements with the landowner
7.	Casagrand Meridian	Apartments	Battarahalli	215	0.37	215	0.37	0	December 2, 2022	The expected date of completion was November 2, 2025. An application dated October 27, 2025 has been made for extension.	Casa Grande Garden City Builders Private Limited	Owned land
8.	Casagrand Orlena	Apartments	Thanisandra	296	0.41	294	0.41	2	October 1, 2021	The expected	Casa Grande Garden City	Joint development

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
										date of completion was August 21, 2025. An application dated July 24, 2025 has been made for extension.	Builders Private Limited	arrangements with the landowner
9.	Casagrand Promenade	Apartments	Yelahanka	223	0.42	99	0.18	124	May 5, 2025	August 5, 2029	Casa Grande Garden City Builders Private Limited	Owned land
10.	Casagrand Regal	Apartments	Gedalahalli	72	0.12	24	0.04	48	April 23, 2024	March 13, 2027	Casa Grande Garden City Builders Private Limited	Joint development arrangements with the landowner
11.	Casagrand Vivacity	Apartments	Chikkanagamangala Village	717	1.11	711	1.1	6	May 3, 2024	April 4, 2029	Casa Grande Garden City Builders Private Limited	Owned land
12.	Casagrand Zaiden	Apartments	Thalaghattapura	286	0.42	286	0.42	0	April 28, 2023	March 22, 2026	Casa Grande Garden City Builders Private Limited	Owned land
	Total (B)			**4,553**	**7.00**	**4,046**	**6.17**	**507**				
Coimbatore (Tamil Nadu)												
1	Casagrand Celest	Apartments	Sulur	223	0.26	48	0.05	175	February 21, 2025	February 3, 2030	Casagrand Covaan Private Limited	Owned land
	Total (C)			**223**	**0.26**	**48**	**0.05**	**175**				

S. No.	Project Name	Category	Location	Number of Units	Saleable Area (Million Square Feet)	Total Units Sold	Saleable Area Sold (Million Square Feet)	Total Unsold Units	Date of launch as per the RERA Certificate	Expected Date of Completion as per RERA	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ and joint development arrangements with landowners
Hyderabad (Telangana)												
1.	Casagrand Belair	Villa	Gowdavelli	79	0.30	51	0.20	28	April 22, 2025	April 22, 2028	Casagrand Hyderwise Private Limited	Owned land
2.	Casagrand Evon	Apartments	Kompally	579	1.20	94	0.21	485	February 18, 2025	February 18, 2030	Casagrand Hyderwise Private Limited	Owned land
3.	Casagrand GS Infinity	Apartments	Attapur	405	1.19	36	0.10	369	April 15, 2025	April 15, 2030	Casagrand Hyderwise Private Limited	Owned land
4.	Casagrand Hanford	Villa	Mamidapally	140	0.39	129	0.36	11	May 11, 2023	April 25, 2028	Casagrand Hyderwise Private Limited	Owned land
5.	Casagrand Windsor Court	Villa	Mankhal	21	0.08	16	0.06	5	September 23, 2024	September 23, 2029	Casagrand Hyderwise Private Limited	Owned land
	Total (D)			**1,224**	**3.16**	**326**	**0.93**	**898**				
Pune (Maharashtra)												
1	Casagrand Caladium	Apartments	Wagholi	334	0.56	7	0.01	327	May 19, 2025	May 19, 2029	Casagrand Millenia Private Limited	Owned land
	Total (E)			**334**	**0.56**	**7**	**0.01**	**327**				
	Total (A + B + C + D + E)			**28,444**	**44.10**	**18,619**	**27.97**	**9,825**				

See, "***Risk Factors - We had 57 Ongoing Projects and 21 Forthcoming Projects as of June 30, 2025. Our inability to complete such projects by their respective expected completion dates or at all may result in imposition of penalties by statutory authorities or payment of compensation to customers which in turn could have an adverse effect on our business, cash flows, reputation, results of operations, financial condition and profitability.***" on page 47.

The table below sets forth revenues from our Ongoing Projects recognized in Fiscal 2025 as per Ind AS 115 – Revenue from Contracts with Customers:

Sr. No.	Name of the Ongoing Project	Revenue recognized in Fiscal 2025 (₹ million)	Revenue recognized as a percentage of revenue from operations in Fiscal 2025	Executed through (name of the subsidiary)
1	Casagrand Estilo	140.91	0.52%	Casagrand Premier Builder Limited
2	Casagrand Keatsway	181.40	0.67%	Casa Grande Garden City Builders Private Limited
3	Casagrand Orlena	1352.34	5.02%	Casa Grande Garden City Builders Private Limited
4	Casagrand Amor	257.25	0.95%	Casa Grande Garden City Builders Private Limited
5	Casagrand Aquene	1784.33	6.62%	Casa Grande Garden City Builders Private Limited
6	Casagrand Flamingo	200.46	0.74%	Casa Grande Garden City Builders Private Limited
7	Casagrand Utopia	2376.88	8.82%	Casa Grande Smart Value Homes Private Limited
8	Casagrand South Brooke	1388.84	5.15%	Casa Grande Grace Private Limited
9	Casagrand Mabelle	91.17	0.34%	Casa Grande Zest Private Limited
10	Casagrand Platinum	2829.29	10.49%	Casa Grande Civil Engineering Private Limited
11	Casagrand Athens	3865.49	14.34%	Casagrand Magick Rufy Private Limited
12	Casagrand Flagship	4385.07	16.27%	Casagrand Horizons Private Limited
13	Casagrand First City	4444.20	16.49%	Danub Homes Private Limited

The table below sets forth revenues from our Ongoing Projects recognized in the three months ended June 30, 2025 as per Ind AS 115 – Revenue from Contracts with Customers:

Sr. No.	Name of the Ongoing Project	Revenue recognized in the three months ended June 30, 2025 (₹ million)	Revenue recognized as a percentage of revenue from operations in the three months ended June 30, 2025	Executed through (name of the subsidiary)
1.	Casagrand Athens	71.49	4.15%	Casagrand Magick Rufy Private Limited
2.	Casagrand Amor	38.28	2.22%	Casa Grande Garden City Builders Private Limited
3.	Casagrand Aquene	37.78	2.19%	Casa Grande Garden City Builders Private Limited
4.	Casagrand Estilo	14.84	0.86%	Casagrand Premier Builder Limited
5.	Casagrand First City	582.66	33.85%	Danub Homes Private Limited
6.	Casagrand Flagship	326.51	18.97%	Casagrand Horizons Private Limited
7.	Casagrand Mabelle	87.45	5.08%	Casa Grande Zest Private Limited
8.	Casagrand Utopia	28.11	1.63%	Casa Grande Smart Value Homes Private Limited
9.	Casagrand Flamingo	49.09	2.85%	Casa Grande Garden City Builders Private Limited
10.	Casagrand Keatsway	22.81	1.33%	Casa Grande Garden City Builders Private Limited
11.	Casagrand Orlena	15.60	0.91%	Casa Grande Garden City Builders Private Limited
12.	Casagrand South Brooke	76.61	4.45%	Casa Grande Grace Private Limited
13.	Casagrand Platinum	13.06	0.76%	Casa Grande Civil Engineering Private Limited

For details related to our accounting policy for revenue recognition, see *"**Restated Consolidated Financial Information – 2.3 Summary of Other Material Accounting Policies – (n) Revenue recognition – (i) Revenue from contracts with customers**"* on page 482.

The table below provide an overview of our Forthcoming Projects as of June 30, 2025:

S. No.	Location	Estimated Saleable Area (Million Square Feet)	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ joint development arrangements with landowners	Status
Chennai (Tamil Nadu)					
1.	Ayanambakkam (Koladi)	1.14	Danub Homes Private Limited	Owned land	Architectural drawing has been approved internally for submission for planning permit
2.	Vengambakkam	0.24	Casa Grande Zest Private Limited	Owned land	Architectural drawing has been approved internally for submission for planning permit
3.	Adyar Canal Road	0.04	Casagrand Astute Private Limited	Owned land	Architectural drawing has been approved internally for submission for planning permit
4.	Ayyapanthangal (Kolathuvancheri)	0.47	Casa Grande Smart Value Homes Private Limited	Owned land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
5.	ORR Titanium	3.36	Casagrand Exotia Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
6.	Thirumudivakkam (Phase 1)	2.77	Casa Grande Homes Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
7.	Adyar	0.20	Gazy Mag Private Limited	Owned Land	Architectural drawing has been approved internally for submission for planning permit
8.	Ashok Nagar	0.32	Casagrand Premier Builder Limited	Joint development arrangements with the landowner	Architectural drawing has been approved internally for submission for planning permit
9.	Porur	0.63	Casagrand Premier Builder Limited	Joint development arrangements with the landowner	Architectural drawing has been approved internally for submission for planning permit
10.	Thalambur	2.19	Casa Grande Grace Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
11.	Suncity Phase III	2.12	Casagrand Anchor Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
	Total (A)	**13.48**			
Hyderabad (Telangana)					
1.	Ameenpur	1.06	Casagrand Hyderwise Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
2.	Pudur	0.34	Casagrand Hyderwise Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
3.	Gahanpahad	1.47	Casagrand Hyderwise Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2

S. No.	Location	Estimated Saleable Area (Million Square Feet)	Executed through (name of the Subsidiary)	Developments where land is fully owned by us/ joint development arrangements with landowners	Status
					approval) for the purpose of architectural drawing
4.	Gundlapochampally	1.11	Casagrand Hyderwise Private Limited	Joint development arrangements with the landowner	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
	Total (B)	**3.98**			
Bangalore (Karnataka)					
1.	Doddagubi	0.91	Casa Grande Garden City Builders Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
2.	Vivacity (Phase 2)	1.72	Casa Grande Garden City Builders Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
3.	Casablanca (Phase 2)	1.13	Casa Grande Garden City Builders Private Limited	Owned Land	Architectural drawing has been approved internally for submission for planning permit
4.	Yelahanka	0.43	Casa Grande Garden City Builders Private Limited	Owned Land	Architectural drawing has been approved internally for submission for planning permit
	Total (C)	**4.19**			
Pune (Maharashtra)					
1.	Wagholi Bhavdi Village	1.99	Casagrand Millenia Private Limited	Owned Land	Concept has been finalised internally (i.e., stage 2 approval) for the purpose of architectural drawing
	Total (D)	**1.99**			
	Dubai				
1.	Dubai Island	0.17	Casagrand Gallantee Real Estate LLC	Owned Land	Concept has been finalised. Submitted for approval
	Total (E)	**0.17**			
	Total (A+B+C+D+E)	**23.81**			

Note: Title or development rights or other interest in the land with respect to our Forthcoming Projects, is held either directly or indirectly by our subsidiaries of our Company.

The table below sets forth details of residential projects completed in the three months ended June 30, 2025 and last three Fiscals:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Number of Completed Projects	Nil	5	9	14
Percentage of total Completed Projects as of June 30, 2025	NA	4.85%	8.74%	13.59%
Number of units in such projects	NA	1,068	1,615	3,664
Percentage of total units completed as of June 30, 2025	NA	7.02%	10.62%	24.10%
Saleable Area of such projects	NA	1.62	2.29	4.56
Percentage of total Saleable Area completed as of June 30, 2025	NA	7.43%	10.51%	20.93%

In addition, as of June 30, 2025, we have entered into registered sale deed and acquired the following land parcels for the development of residential projects:

S. No.	Location	Land Area (in million square feet)	Floor Space Index	Status	Status of payment
1	Uthandi, Chennai	0.02	0.80	We are yet to conceptualise the master plan for the project	Consideration has been paid in full
2	Kundrathur, Chennai	0.14	2.20	We are yet to conceptualise the master plan for the project	Consideration has been paid in full
3	Anakaputhur, Chennai	0.09	2.00	We are yet to conceptualise the master plan for the project	Consideration has been paid in full
4	Thaiyur B Village, Chennai	0.27	0.80	We are yet to conceptualise the master plan for the project	Consideration has been paid in full
	Total	**0.52**	**NA**	**-**	

As of June 30, 2025, we have entered into joint development arrangements with respect to the following land parcels for the development of residential projects:

S. No.	Location	Land Area (in acres)	Floor Space Index	Share of the land owner	Status
1.	Kalavakkam (Kelambakkam)	21.68	0.8	Fixed share of 35% super built up area together with the proportionate undivided share of land	We are in the process of finalising the master plan for the project
2.	RK Salai (Mylapore)	3.59	3.25	Fixed share of 50% super built up area (in the case of a base FSI exceed 2), 55% of the super build up area (if the base FSI is 2), along with the proportionate undivided share of land	We are in the process of finalising the master plan for the project
3.	Kolathur (Surappattu)	6.68	3.25	29% of the sale consideration of basic cost, floor rise charges, preferred location charges and car parking charges received from prospective allottees/purchasers	We are in the process of finalising the master plan for the project
4.	Purasawakkam	0.60	2.00	Fixed share of 52% of super built up area with proportionate car parking together with the proportionate undivided share of land	We are in the process of finalising the master plan for the project
5.	Medchal	6.13	2.00	44% of built up area out of total constructed area in the proposed project along with the proportionate share of land in the schedule property, proportionate parking area and	We are in the process of finalising the master plan for the project

S. No.	Location	Land Area (in acres)	Floor Space Index	Share of the land owner	Status
				the right to use the common areas, amenities and facilities in the proposed project	
	Total	**38.68**	**NA**	**-**	**-**

In addition, as of June 30, 2025, we have entered into agreement to sell or memorandum of agreements to acquire the following land parcels, for which the title and legal ownership has not been transferred to us and/or a portion of the total land cost has been paid to the seller:

S. No.	Location	Land Area (in million square feet)	Floor Space Index	Total Land Cost (in ₹ million)	Amount paid as of June 30, 2025 (in ₹ million)	Amount unpaid as of June 30, 2025 (in ₹ million)
1.	Kundrathur, Chennai	0.14	2.20	344.27	313.50	30.77
2.	Tambaram, Chennai	1.34	3.25	1,405.97	330.94	1,075.03
3.	Anakaputhur	0.09	2.00	147.49	147.49	Nil
4.	Thaiyur B Village	0.27	0.80	174.63	166.80	3.24
5.	Uthandi	0.02	0.80	50.47	50.47	Nil
6.	Nallambakkam	3.58	3.25	5,344.95	5.00	5,339.95
7.	Kundrathur	1.21	3.25	1,332.06	317.37	13.91
8.	Pisoli, Pune	0.29	3.50	772.81	252.61	518.00
9.	Tambaram (Pulikoradu)	0.19	3.25	302.69	30.11	272.11
	Total	**7.13**	**NA**	**10,275.34**	**1,614.29**	**7,253.01**

Further, we develop residential real estate projects under various categories and the below table provides an overview of the same as of June 30, 2025:

Particulars	Completed Projects		Ongoing Projects	
	Number of Units	Saleable Area (Million Square Feet)	Number of Units	Saleable Area (Million Square Feet)
Luxury[(1)]	746	1.74	3,598	8.10
Mid End[(2)]	10,001	14.52	22,518	33.68
Affordable[(3)]	3,802	4.61	2,328	2.32
Plots[(4)]	655	0.92	-	-
Total	**15,204**	**21.79**	**28,444**	**44.10**

(1) *Luxury* projects *are categorised by our Company as those projects in which the average selling price of units is more than ₹ 15 million.*

(2) *Mid end projects are categorised by our Company as those projects in which the average selling price of units is between ₹ 5 million and less than ₹ 15 million.*

(3) *Affordable projects are categorised by our Company as those projects in which the average selling price of units is less than ₹ 5 million.*

(4) *Plots refers to those projects where plots have been developed and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.*

The table below sets forth our revenue from contract with customers from various residential real estate project categories for the years/period indicated:

Category	Three months ended June 30, 2025		Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Revenue from Sale of Residential Projects	Percentage of Revenue from Contract with Customers (5)	Revenue from Sale of Residential Projects	Percentage of Revenue from Contract with Customers (5)	Revenue from Sale of Residential Projects	Percentage of Revenue from Contract with Customers (5)	Revenue from Sale of Residential Projects	Percentage of Revenue from Contract with Customers (5)
Luxury[(1)]	88.50	5.50%	1,923.02	7.22%	1,713.80	6.64%	3,146.31	12.75%
Mid End[(2)]	1,349.39	83.89%	22,506.31	84.51%	23,790.84	92.19%	19,180.99	77.71%
Affordable[(3)]	76.61	4.76%	1,439.45	5.41%	65.97	0.26%	1,879.95	7.62%

Plots[4]	Nil	Nil	25.15	0.09%	52.39	0.20%	339.22	1.37%

(1) *Luxury projects are categorised by our Company as those projects in which the average selling price of units is more than ₹ 15 million.*
(2) *Mid end projects are categorised by our Company as those projects in which the average selling price of units is between ₹ 5 million and less than ₹ 15 million.*
(3) *Affordable projects are categorised by our Company as those projects in which the average selling price of units is less than ₹ 5 million.*
(4) *Plots refers to those projects where plots have been developed and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.*
(5) *Represents revenue from real estate development and revenue from joint development agreement.*

Below is the table which sets forth our revenue from the sale of residential units and the services of assisting in the reselling of residential units in the years/periods indicated:

Category	Three months ended June 30, 2025		Fiscal 2025		Fiscal 2024		Fiscal 2023	
	Amount (₹ million)	Percentage of total income	Amount (₹ million)	Percentage of total income	Amount (₹ million)	Percentage of total income	Amount (₹ million)	Percentage of total income
Revenue from the sale of residential units	1,514.50	78.50%	25,893.93	93.29%	25,623.00	95.98%	24,546.47	97.65%
Revenue from the services of assisting in the reselling of residential units*	13.38	0.69%	33.28	0.12%	17.24	0.06%	7.87	0.03%
Total	**1,527.88**	**79.19%**	**25,927.21**	**93.41%**	**25,640.24**	**96.04%**	**24,554.34**	**97.68%**

**We provide assistance to home buyers who, after booking the residential unit prefer to sell the same prior to hand-over or registration. This includes helping them identify potential buyers. For this service, a service charge is levied and the same is accounted as revenue from the services of assisting in the reselling of residential units.*

Some of our notable Completed Projects and Ongoing Projects include:

Completed Projects

- *Casagrand ECR 14*. It was completed on March 11, 2022. It is located at Kanathu in Chennai (Tamil Nadu). It has 573 residential units, comprising 2 and 3 BHK apartments, with a total residential Saleable Area of 0.88 million square feet. It is equipped with amenities that include swimming pool, yoga/ dance room, party hall, indoor kids play area, spa and salon, and open playground. Further, this project received '*Best Luxury Residential Project of the Year*' award at Zee Business Real Estate Leadership Congress and Awards, 2019.

- *Casagrand Crescendo*. It was completed on October 6, 2022. It is located at Nolumbur in Chennai (Tamil Nadu). It has 513 residential units, comprising 2, 3 and 4 BHK apartments, with a total residential Saleable Area of 0.70 million square feet. It is equipped with amenities that include swimming pool, gym, sauna room, indoor kids' play area, video games room, learning centre for kids, squash court and party lounge.

- *Casagrand Zenith Phase I and Casagrand Zenith Phase II.* Casagrand Zenith Phase I was completed on January 13, 2023 and Casagrand Zenith Phase II was completed on June 9, 2023 and they are located at Vengaivasal in Chennai. Casagrand Zenith Phase I and Casagrand Zenith Phase II have 532 and 417 residential units, comprising 2, 3 and 4 BHK apartments, with a Saleable Area of 0.62 and 0.50 million square feet, respectively. Both are equipped with amenities that include amphitheatre, jogging track, car wash bay, gymnasium, reflexology pathway and spa.

- *Casagrand Tudor.* It was completed on October 5, 2023. It is located at Mugappair in Chennai. It has 441 residential units, comprising 2, 3 and 4 BHK apartments, with a total Saleable Area of 0.61 million square feet. It is equipped with amenities that include gymnasium, yoga room, rooftop swimming pool, jogging track and spa.

Ongoing Projects

- *Casagrand Mercury Phase I and Casagrand Mercury Phase II.* '*Casagrand Mercury Phase I*' and '*Casagrand Mercury Phase II*' were launched on February 13, 2024 and February 8, 2024, respectively. They are located at Perambur in Chennai. Casagrand Mercury Phase I and Phase II have 645 and 580 residential units, comprising 2 BHKs, 3 BHKs and 4 BHKs apartments and 4 BHK floor villas, with a Saleable Area of 1.22 and 1.22 million square feet. Both are proposed to be equipped with amenities that include table tennis court, outdoor gym, jogging track, swimming pool, basketball court, tennis court, conference halls and learning centre.

- *Casagrand Hola Chennai.* It was launched on April 30, 2024. It is located at Sholinganallur in Chennai. It has 1,818 residential units, comprising 2 BHKs, 3 BHKs and 4 BHKs apartments and 4 BHK floor villas, with a total residential Saleable Area of 3.01 million square feet. It is proposed to be equipped with amenities that include amphitheatre, tennis court, cricket practice net, themed gardens, multi purpose hall, conference room and gymnasium.

- *Casagrand Firstcity.* It was launched on October 8, 2020. It is located at Sholinganallur in Chennai (Tamil Nadu). It has 1,693 residential units, comprising 2 BHKs, 3 BHKs and 4 BHKs apartments, with a total residential Saleable Area of 2.21 million square feet. It is equipped with amenities that include swimming pool, club house, gaming arcade, virtual reality games, silent disco in party hall, two squash courts, conference rooms, five guest rooms for visitors, yoga hall and gymnasium (including functional training and interactive gymnasium).

- *Casagrand Suncity Phase I.* It was launched on February 13, 2024. It is located at Melakottaiyur in Chennai. It has 1,402 residential units, comprising 2 BHKs, 3, BHKs, 4 BHKs apartments, with a total residential Saleable Area of 2.07 million square feet. It is proposed to be equipped with amenities that include bicycle track, swimming pool, outdoor yoga lawn, mini theatre, badminton court, kids library and gymnasium.

- *Casagrand Hazen.* It was launched on July 22, 2022. It is located at Gottigere in Bengaluru (Karnataka). It has 622 residential units, comprising 1, 2, 3 and 4 BHK apartments, with a Saleable Area of 0.82 million square feet. It is equipped with amenities that include 3D home theatre, salon and spa, badminton court, gaming arcade.

- *Casagrand Casablanca.* It was launched on April 30, 2024 and is located at Mallasandra Village in Bengaluru. It has 805 residential units, comprising 1, 2, 3, 4 and 5 BHK apartments, with a Saleable Area of 1.38 million square feet. It is proposed to be equipped with amenities that include spa, yoga/ meditation zone, steam room, squash courts, amphitheatre, outdoor gym and swimming pool.

- *Casagrand Vivacity.* It was launched on April 20, 2024 and is located at Chikkanagamangala Village in Bengaluru. It has 717 residential units, comprising 1, 2, 3, 4 and 5 BHK apartments, with a Saleable Area of 1.11 million square feet. It will be equipped with amenities that include multipurpose hall, creche, spa, swimming pool, yoga/ meditation lawn, reflexology pathway, squash room, swimming pool and jogging track.

- *Casagrand Hanford.* It was launched on May 9, 2023 and is located at Mamidapally in Hyderabad (Telangana). It has 140 residential units, comprising 4 BHK villas, with a Saleable Area of 0.39 million square feet. It is equipped with amenities that include gym, cafe, yoga room, indoor game area and gaming arcade, swimming pool.

Warehousing and Commercial Office Projects

As of June 30, 2025, we have four warehousing projects located at Chennai (Tamil Nadu) which are under construction with a total Leasable Area of 2.83 million square feet. The table below provide an overview of our ongoing warehousing projects:

S. No.	Location	Estimated Leasable Area (Million Square Feet)
Ongoing Projects		
1.	Poonamalle, Chennai (Tamil Nadu)	0.72
2.	Uthukadu, Chennai (Tamil Nadu)	0.76
3.	Onehub, Chengalpatu (Tamil Nadu)	0.41
4.	Santhavellore, Kancheepuram (Tamil Nadu)*	0.94
	Total	**2.83**

** Pursuant to the framework agreement dated November 19, 2025 with BREP the Santhavellore project will be transferred to BREP upon completion of the development. For further details regarding the aforesaid agreement, see "**History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Framework agreement with BREP Asia III India Holding Co II Pte Ltd**" on page 363.*

In addition, as of June 30, 2025, we have entered into sale deed, paid the amount and acquired the following land parcels for the development of warehousing projects:

S. No.	Location*	Land Area (in million square feet)
1.	Sriperumbudur, Pillaipakkam, Chennai (Tamil Nadu)	1.11
2.	Sriperumbudur C Village, Chennai (Tamil Nadu)*	3.97
	Total	**5.08**

Pursuant to the framework agreement dated November 19, 2025 with BREP approximately total built up area of 0.96 million square feet of the Sriperumbar C Village project will be transferred to BREP upon completion of the development and BREP has a right of first offer in relation to Sriperumbudur, Pillaipakkam. For further details regarding the agreement, see "History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Framework agreement with BREP Asia III India Holding Co II Pte Ltd**" on page 363.*

Further, in Fiscal 2024, we had acquired a commercial office property "Casagrand Ecotech Phase I" at Sholinganallur in Chennai with a Leasable Area of 0.59 million square feet. Further, as of June 30, 2025, we had seven commercial office projects at Chennai (Tamil Nadu) which are under construction and one commercial office project which is forthcoming. The table below provide an overview of our ongoing and forthcoming commercial office projects as of June 30, 2025:

S. No.	Project	Location	Estimated Leasable Area (Million Square Feet)
Ongoing Projects			
1.	Connect	Ambattur, Chennai (Tamil Nadu)	0.19
2.	Astute	Nandambakkam, Chennai (Tamil Nadu)	0.32
3.	The Paragon	Radial Road	0.37
4.	Connect	KVR, Chennai (Tamil Nadu)	0.18
5.	Bizpark	Sholinganallur, Chennai (Tamil Nadu)	1.01
6.	Skytech	Perungudi, Chennai (Tamil Nadu)	0.95
7.	Convention Centre	Pudupakkam, Chennai (Tamil Nadu)	0.05
	Total		**3.07**
Forthcoming Projects			
1.	Ecotech – Phase II	Sholinganallur, Chennai (Tamil Nadu)	0.71
	Total		**0.71**

Project Development

We typically develop our projects through two main development models including (i) developments where land is fully owned by us; and (ii) joint development arrangements with landowners. Across our project development models, we generally retain control of the overall project design and development.

i) Developments where land is fully owned by us

These are projects entirely owned by us and where the entire economic interest in the project is held by us, and we receive the entirety of the sales revenue. For such projects, we acquire the land directly either through our Company or our Subsidiaries. In relation to such projects, all cost for land, development and execution is incurred by us and we are responsible for the entire project.

ii) Developments through Joint Development Arrangements ("JDAs")

The counterparty to a JDA is typically a land owner. Under the JDA, the landowner contributes the underlying land, and we either directly through our Company or Subsidiaries, have the exclusive right to plan and develop the project, and are responsible for the cost and execution of the project on the land contributed by the landowner. The JDA also typically sets out the extent of the economic interest of the landowner, which is expressed as a percentage of the sale proceeds or as a percentage of defined area.

The following table below gives the split between development of projects done on acquired land and developments through JDAs, as of June 30, 2025.

Particulars	Completed Projects		Ongoing Projects		Forthcoming Projects	
	Saleable Area (Million Square Feet)	Percentage of Total Saleable Area	Saleable Area (Million Square Feet)	Percentage of Total Saleable Area	Estimated Saleable Area (Million Square Feet)	Percentage of Total Saleable Area
Developments where land is fully owned by us	15.27	70.08%	41.27	93.58%	21.75	91.35%
Developments through JDAs	6.52	29.92%	2.83	6.42%	2.06	8.65%
Total	**21.79**	**100.00%**	**44.10**	**100.00%**	**23.81**	**100.00%**

Ancillary Offerings

In addition to developing residential projects, we also offer a wide range of services to meet other real estate needs which are as follows:

- *Home Building Solutions.* We, through our Subsidiary Casagrand Perch Builder Private Limited, offer services to assist our customers to build their homes that meet their specific needs and preferences. These services include architectural design, construction support and supervision and as well as interior services.

- *Fitted Homes*. We, through our Subsidiary Casagrand Fittedhomes Private Limited, offer all our residential projects with the feature of fully fitted homes where features such as false ceilings, electrical equipment, AC units, kitchen cabinets and wardrobes that meet the specific needs and preferences of the customer are provided.

- *Co Living Space.* We, through our Subsidiary Casagrand Staylogy Private Limited, offer shared living accommodations to individuals in our community-based settings. We offer furnished private rooms with shared common spaces such as kitchens, bathrooms, and living rooms, as well as provide access to communal spaces. As of the date of the Red Herring Prospectus, we have offered shared living space at '*Casagrand Auburn*' project located at Perungudi, Chennai (Tamil Nadu).

As of June 30, 2025, we, through our Subsidiary, Casagrand Aesthetic Private Limited, had developed one school of a total land area of 0.08 million and the same has been leased to Casagrand Arun Mn Academy Foundation in January 2023 for educational purposes for a period of 15 years from January 1, 2023 till December 31, 2038 with a monthly rent of ₹ 84,507. For three months ended June 30, 2025, and Fiscal 2025, 2024 and 2023, the lease amounts received from Casagrand Arun Mn Academy Foundation was ₹ 0.27 million, ₹ 1.97 million, ₹ 1.26 million and ₹ 0.17 million, respectively. For further details, see "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" on page 562.

Key Business Process

A brief overview of the key phases in our project development process is set out below, from pre-development to post completion, including the identification and acquisition of suitable land parcels, designing and planning, obtaining regulatory approvals, construction and execution of the project, and marketing and sales activities.

Land Identification and Acquisition

We have a dedicated team that focuses on identification of land by selecting an appropriate and strategic area, which we believe suits our business purposes. We work with external property consultants and marketing professionals who provide information regarding future development areas and allows us to effectively identify suitable land parcels for our projects. We conduct detailed studies based on market data including competitive factors and possible sites while selecting a particular location for development within that area.

The process of land acquisition begins with lead generation for a potential land parcel which involves receiving inputs within our Company or from our network of land aggregators/ consultants and landowners, followed by technical evaluation and feasibility of the particular land parcel, negotiation with the counter parties, to taking final approval from various internal teams from the perspective of title of the land, approvals, project's feasibility, site condition, costing and marketing. In order to verify that the land is legally viable for development, we diligence the title history either through our in-house legal team or with the help of external consultants, check for any liens or encumbrances on land parcels. Following the clearance of the land parcels, we either acquire the land or enter into a joint development arrangements with the landowners.

This is followed by conceptualizing the type and scale of property development to be undertaken on that particular land. We have adopted a disciplined approach to land acquisition and development. We endeavour to achieve a quick turnaround from acquisition to launch. Our turnaround capabilities have enabled our land resources to generate cash flows in a relatively short period following acquisition to support further developments.

Further, we have, in the past and may in the future make payments to landowners in two parts - one for the land purchase as per an initial sale deed and the other for securing peaceful vacant possession, based on a separate agreement such as a deed of transfer of possession or land premium agreement. The entire payment made is subject to 1% TDS and is recorded as part of the total land cost.

Designing and Planning

The design and planning of our projects are either undertaken by external architects or our in-house team. Our in-house design and planning team, comprising experienced architects and designers, is responsible for the

conceptualisation, site analysis, feasibility study and structural design of the project. Further, our team prepares a detailed estimate of the cost, and requirements for manpower and materials for determining the overall budget for the project and for determining the financial viability of the project. Once the design and the estimates for the project have been finalized, our team makes arrangements to purchase the material required for the proposed construction. Further, as part of our development activities, we are focused on sustainable development and inculcate green concepts and techniques as part of our projects such as sustainable water management facilities, solid waste management and use of solar panels.

Principal construction materials used in our projects include cement, sand, steel, brick, ready-mix concrete, wood and aluminium. We develop a detailed plan for the procurement of raw materials required for the project. This includes identifying the types and quantities of materials needed, determining the lead times for delivery and identifying any potential risk or challenges. We have a well-established network of vendors who provide us with quality raw materials. We typically issue purchase orders for the raw materials required for the project.

Regulatory Approvals

Given that applicable laws and regulations with respect to real estate development sector typically vary across different states and cities, we believe it is important to understand applicable legal framework governing the real estate development in a particular location while evaluating the feasibility of a particular project. Approvals which are typically required for a project include approvals for building plans, the conversion of land use where applicable (such as from agricultural to non-agricultural), the approval of lay-outs and approvals relating to certain infrastructure facilities. Similarly, approvals from various government authorities, including from the relevant environmental authorities, airport authorities and fire authorities are required for buildings. Further, building completion/ occupancy certificates are obtained in accordance with applicable laws from the appropriate local authorities after the projects have been completed.

We have a team whose function is to obtain approvals from various government authorities. We believe that real estate development is a localised business and detailed local knowledge is required for obtaining timely approvals. We have the requisite knowledge of the process and requirements for obtaining all necessary approvals.

Construction and Execution

The construction and execution process begins with the obtaining of requisite regulatory approvals, including environmental approvals and the approval of layout plans and building plans. We prepare construction standard operating procedures for each project to optimise project timelines and budgets. We use various techniques and technology to improve quality and reduce delivery time. We implement various strategies to optimize construction costs. This includes conducting market studies and engaging consultants for design optimization and soil testing for foundation design. Our cost control measures involve comparing prices from different material vendor agencies to select cost-effective options. Further, our regular budget monitoring and in-house construction activities also enable us to optimise construction cost.

We carry out the construction work in our projects through labour contracts entered into with various external contractors. Further, we have a quality assurance team which is present at every project site to carry out checks on all raw materials used in construction. We typically staff each of our projects with an on-site project manager, civil engineers, surveyors, quality control officers, sales and marketing personnel and inventory control officers who help us monitor the development process, construction quality, safety, actual and estimated project costs and construction schedules.

Principle construction materials used in our projects include cement, sand, steel, brick, ready-mix concrete, wood and aluminium. We do not have any long-term agreements with our construction material suppliers and raw materials are typically procured on the basis of purchase orders placed with such suppliers. In the last three Fiscals, we sourced all our raw materials such as cement, steel and ready mix concrete domestically from various States in India including Tamil Nadu, Karnataka and Telangana.

In the three months ended June 30, 2025, and Fiscals 2025, 2024 and 2023, the cost of materials, components and stores consumed was ₹ 1,851.33 million, ₹ 9,212.67 million, ₹ 5,579.47 million and ₹ 5,949.76 million, accounting for 122.24%, 35.58 %, 21.78% and 24.24%, respectively, of our revenue from real estate development and joint development agreement. The top 10 suppliers of raw material of our Company do not contribute more than 50% of our total supplies and accordingly their names have not been disclosed in this Draft Red Herring Prospectus. Further, there is no conflict of interest between the suppliers of raw materials and third-party service providers

(which are crucial for operations of the Company) and our Company, Promoters, members of the Promoter Group, Subsidiaries, Group Companies and their directors.

We utilize a variety of equipment to support the construction of projects. Our equipment includes excavators for digging and material handling, cranes for lifting and moving heavy materials, concrete mixers for producing concrete on-site, bulldozers for land clearing and grading and dump trucks for facilitating the transportation of construction materials and debris and tower cranes for high-rise construction. This equipment is either owned or leased by our Company.

Marketing and Sales

We market our projects through our internal marketing team, and through external brokers and consultants. We employ various marketing approaches which include launch events, corporate presentations, digital marketing as well as print advertising, site branding and outdoor advertising. We engage various professional agencies to support our marketing and public relation initiatives which help us position our brand, manage our presence in print, social media and relevant home buyer communities and increase brand awareness amongst targeted audience.

In three months ended June 30, 2025, and Fiscal 2025, 2024 and 2023, our advertising and sales promotion were ₹ 139.75 million, ₹ 255.18 million, ₹ 67.39 million and ₹ 245.92 million, respectively, which represented 8.12%, 0.95%, 0.26% and 0.99% of our revenue from operations in such periods, respectively.

We typically follow a pre-sale model, whereby we offer units for sale prior to completion. Upon booking of a residential unit, we typically receive a certain percentage of the purchase price as down payment at the time of booking and the remainder through periodic payments linked to construction milestones while the project is being developed. We price our residential units based on our analysis of demand in a particular region, taking into consideration market demographics, location, future supply and competition.

As on June 30, 2025, we have a sales team comprising 964 employees which engages with our customers to assist them with the sales booking process. After discussing with our sales team, a potential customer finalizes the unit and is informed of the total price. Typically, the customer pays a nominal amount (around ₹ 0.01 million) as a booking advance and signs the booking form, with a copy provided to them. If a customer cancels a booking, as per the terms stated in the booking form, we reserve the right to withhold 20% of the booking amount and refund the balance to the customer. Our customer interface team then follows up to collect up to 10% of the total sale value (collectively this amount and the nominal amount collected as booking advance aggregate to 10% of the total sales value), usually within ten to fifteen days from the booking advance payment. Once this 10% is received, the customer is introduced to a relationship manager from our customer relationship management team ("CRM"), and their documents are handed over to this team. Thereafter, the CRM team coordinates and assists the customer until the unit is handed over. Subsequent payments by customers are typically linked to construction progress and specific milestones. These milestones can vary by project and unit type, such as villas and apartments. As each milestone is achieved, the CRM team coordinates with the customer to collect the scheduled payments. When total collections exceed 90% of the sale value, the process for executing a registered sale deed and transferring the title to the customer begins, with the CRM team guiding the customer through this process. We ensure the entire consideration is paid to us prior to the transfer of title or before possession is handed over. After handing over, we follow-up with customers for feedback on our performance and on the property. Further, our top 10 customers do not contribute more than 50% of our total revenue from operations and accordingly their names have not been disclosed in this Draft Red Herring Prospectus.

Environment, Health and Safety

Our operations are subject to various mandatory national, state and municipal environmental laws and regulations in India. For further information, see "***Key Regulations and Policies***" on page 345. We are committed to complying with applicable environmental, health and safety regulations and other requirements in our business operations. We have implemented a number of precautionary measures for the safety of our customers while undertaking the development of various projects, including compliance with the National Building Code for structural design, construction and fire safety in our projects.

To ensure effective implementation of our safety policies and practices, we endeavour to identify and evaluate potential material risks, and implement and monitor appropriate risk mitigation measures prior to commencement of our projects. We endeavour to minimize the risk of accidents occurring at our project sites through employment of internal safety professionals and adherence to our internal policy in this regard. We believe that accidents and

occupational health hazards can be significantly reduced through systematic analysis, risk control mechanisms and training of management, employees, and the labour force.

Insurance

Our insurance policies cover risks which we envisage for each project, which may include physical loss or damage, including natural perils. In addition to the insurance for physical risks, we also procure adequate liability policies to cover for identified risks, which may affect our Company and Subsidiaries such as insurance policies which cover our projects include the contractors' and sub-contractors' scope of work. We have a group term life insurance for our employees.

The table below sets forth details relating to aggregate coverage of the insurance policies as a percentage of the total insurable assets in the period/years indicated:

Particular	As of Three months ended June 30, 2025		As of March 31, 2025		As of March 31, 2024		As of March 31, 2023	
	Amount (₹ million)	Percentage of the total Insurable Assets*	Amount (₹ million)	Percentage of the total Insurable Assets*	Amount (₹ Million)	Percentage of the total Insurable Assets*	Amount (₹ million)	Percentage of the total Insurable Assets*
Coverage of Insurance Policies	1,682.29	20.69%	1,453.37	19.93%	1,849.66	49.62%	174.73	11.59%

**Net book value of property, plant and equipment (excluding right of use assets and freehold land), capital work-in-progress and investment property of our Company and Subsidiaries as at the end of the relevant Fiscal.*

In three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, insurance amount received was nil, nil, ₹ 5.75 million and nil, respectively. See also, "***Risk Factors – An inability to maintain adequate insurance cover in connection with our business may adversely affect our operations and profitability.***" on page 100.

Intellectual Property

We have entered into a deed of assignment of trademark agreement dated December 24, 2025, through which we have assigned and transferred the registered trademark of our Company CASAGRAND ("**CG Trademark**"), on a world-wide basis, without the goodwill associated with CG Trademark, to Solace Gated Community LLP ("**Solace LLP**"), which is a limited liability partnership and a member of our Promoter Group. The goodwill, business, trade or commercial undertaking of our Company was not transferred pursuant to the assignment. In terms of the Assignment Deed, Solace LLP is entitled to use, appropriate and exploit the CG Trademark exclusively in connection with businesses other than our real estate business comprising residential projects, commercial projects, mall development projects and warehousing projects undertaken by our Company, Subsidiaries, LLPs to which our Company is a partner and associate companies of our Company in India ("**Company's Business**"), including, without limitation, (i) any other businesses, not being in the nature of the Company's Business, and (ii) any real estate business outside India ("**Permitted Business**"). To this extent, Solace LLP is given the unencumbered right to make any applications for registration of the CG Trademark to give complete effect to the transfer and assignment contemplated in the Assignment Deed. Our Individual Promoter, Arun MN, holds 90% of the capital contribution of Solace LLP. The Assignment Agreement was entered into following an internal corporate restructuring to centralise ownership and stewardship of intellectual property, enhance operational efficiency and align brand strategy across our business. For further details, please see "***History and Certain Other Corporate Matters –Shareholders' agreements and other agreements - Other Agreements – Deed of assignment of trademark agreement dated December 24, 2025"*** on page 366.

See also, "***Risk Factors – The registered trademark 'Casagrand' may be infringed by third parties and we may be subject to intellectual property disputes***" and ***"Risk Factors - We have assigned and transferred the trademark of our Company to one of our members of Promoter Group, Solace Gated Community LLP by way of a deed of assignment of trademark agreement dated December 24, 2025 without the goodwill associated with such trademark. Our continued ability to use, protect and grow our brand is dependent on arrangements with Solace Gated Community LLP.*** " on pages 86 and 85.

Information Technology

We make use of information and communication technologies for the execution and management of our projects. We consider information technology as a strategic tool to improve our overall efficiency. We have implemented the ERP system across various business functions to integrate systems among our departments, including engineering and accounting. We use software such as Autocad, Adobe Photoshop, 3Ds Max Commercial, Zwcad, and Adobe Creative Cloud for designing, engineering and architecture purposes. We have also implemented a marketing and customer relationship management software, for automating pre-sales and post-sales customer management functions. We also use software for our human resource management. We believe that these systems will allow us to streamline our processes while enhancing our monitoring and control functions.

See also, "***Risk Factors – We are dependent on our IT systems for the execution and management of our projects. Any disruption in the functioning of our IT systems could have an adverse effect on our business.***" on page 131.

Competition

The real estate development industry in India, including in Chennai (Tamil Nadu) and other areas in which we operate, is highly competitive. We face competition from various national and regional real estate developers. Our competitors include both large corporate and small real estate developers. Other players in the markets we operate in, such as Chennai (Tamil Nadu), Bengaluru (Karnataka), Coimbatore (Tamil Nadu), and Hyderabad (Telangana), include Shriram Properties, Brigade, Appaswamy Real Estate, Prestige Group, Baashyam Constructions, and Urbanrise Projects, among others. (*Source: CBRE Report*)

See also, "***Risk Factors – We face competition from various national and regional real estate developers and our inability to compete with the existing players in the industry may affect our business prospects and financial condition.***" on page 120.

Awards and Accolades

As of the date of this Draft Red Herring Prospectus, we have received several awards and recognition including:

S. No.	Awards and Accolades
1.	'Employer of the Year' award at Business Icon Awards by Outlook Business Spotlight in 2023
2.	Real Estate Awards by the Economic Times for our Ongoing Project 'Casagrand Hanford' in the category of Residential Project – Villa (South: Ongoing) in 2024
3.	Best TVC Marketing Campaign for our Ongoing Project 'Casagrand Suncity Phase I' at Marketing Minds Summit & Awards 2024
4.	Prestigious Brand in the category of Real Estate (Southern Region) by Brand Advertising Research and Consulting ("BARC")
5.	Affordable Housing Project of the Year for our Ongoing Project 'Casagrand Aria' by Realty+.
6.	'Best Brand' award by The Economic Times in 2021
7.	'Luxurious Affordable Housing Project' award for Casagrand First City presented by the Real Estate Awards at the Global Real Estate Congress in 2021
8.	'Best Mid-Segment Project of the Year - South' award for Casagrand Boulevard project presented by the Estate Awards and Summit at 13th Annual Awards in 2021
9.	'Most Popular Project of the Year - South' award for Casagrand Boulevard project at Realty Conclave Excellence Awards 2021
10.	'Mid-Segment Project of the Year' award for Casagrand Orlena project at Realty Conclave Excellence Awards 2021 – South
11.	'Runner up – Residential Project of the Year' award for Casagrand Primera project by Construction Week in 2021
12.	'Best Real Estate Company of Tamil Nadu' at the Times Business Award 2020 by the Times of India
13.	'Most Admired Upcoming Project of the Year' award for Casagrand Royale project at ET Now Real Estate Awards 2020
14.	'Best Project in Non-Metro' award for Casagrand Eternia II project by ET Now Real Estate Awards 2020
15.	'Innovative Project of the Year' award for Casagrand Zenith project by ET Now Real Estate Awards 2020
16.	'Best Affordable Housing Project of the Year' award for Casagrand NexTown project by Star Awards and presented by CMO Global in 2019
17.	'Best Luxury Residential Project of the Year' award for Casagrand ECR 14 Signature project at Zee Business National Real Estate Leadership Congress and Awards in 2019
18.	'Best Residential Project in Mid Segment' award at CNBC Awaz Real Estate Award 2018-19 (South Zone)

Corporate Social Responsibility

We have constituted a Corporate and Social Responsibility ("**CSR**") Committee of our Board and have adopted and implemented CSR policy in compliance with the requirements of the Companies Act, 2013 and the applicable rules thereunder, pursuant to which we carry out various CSR activities. Our CSR activities include, among others, certain donation to Casagrand Arun MN Academy Foundation during Fiscal 2025.

In three months ended June 30, 2025, and Fiscal 2025, 2024 and 2023, our CSR expenditure was ₹ 52.85 million, ₹ 30.46 million, ₹ 37.53 million and ₹ 1.85 million, respectively, representing 2.22%, 0.12%, 0.16% and 0.01% of our total expenses during such periods.

See, "***Risk Factors - We have not incurred certain required portions of our profits towards corporate social responsibility ("CSR") requirements under the Companies Act 2013."*** on page 118.

Human Resource

As of June 30, 2025, we had 5,538 permanent employees and 9,828 contract labourers. The table below sets forth a breakdown of our permanent employees by function, as of June 30, 2025:

Department	Number of Employees
Customer Relationship Management	514
Finance	190
General Administration	40
Human Resource	58
Information Technology	49
Land Acquisition	63
Legal and Liaison	214
Leasing	3
Management Administration	18
Marketing	740
Operations	197
Product Development	184
Project Execution	2,168
Business Development	6
Internal Audit	43
Sales	964
Sell assure/ Rent assure*	87
Total	**5,538**

**These employees are engaged in the reselling and renting of units.*

The table below sets forth number of permanent employees and attrition rate in the period/ years indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
Number of Employees	5,538	5,283	4,170	2,540
Number of Employees Resigned	390	1,617	1,121	456
Attrition Rate*	NA	34.21%	33.41%	21.14%
Total number of KMPs	4	5	4	2
Attrition rate of KMPs (%)*	NA	Nil	Nil	Nil
Total number of members of the Senior Management (other than KMPs)	6	6	7	7
Attrition rate of members of the Senior Management (other than KMPs) (%)*	NA	15.38%	Nil	Nil

* *Attrition rate is calculated as exits in the relevant category divided by average number of employees in the relevant Fiscal in the relevant category.*

** *The attrition rate for the three months ended June 30, 2025 has not been disclosed, as the average number of employees could not be calculated due to the non-disclosure of employee figures as of June 30, 2024.*

We are committed to creating a culture of talent to deliver high quality products in the marketplace. We endeavour to prioritize the happiness and satisfaction of our employees above all else, believing that this will lead to better business and customer satisfaction. We seek to achieve this by trusting and respecting our employees, empowering them to operate with freedom, and providing them with necessary skills and compensation.

We aim to enhance our workforce by developing leaders, recognizing high performers and fostering an entrepreneurial mindset. Our human resource practices are aimed at recruiting talented individuals, ensuring continuous development and addressing their grievances, if any, in a timely manner. We conduct training workshops for our employees to develop a variety of skill sets and organize modules at regular intervals to promote teamwork and personal growth of employees. Further, as part of our strategy to improve operational efficiency, we regularly organize in-house and external training programs for our employees.

Properties

Our Registered and Corporate office is situated at 5th Floor, NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai – 600 041, Tamil Nadu and is held by us on a leased basis, with a term commencing on November 1, 2025 to March 31, 2026. The following table provides information about our other offices as of the date of this Draft Red Herring Prospectus:

Particulars	Address	Nature of Right/ Title	Lease Period	Whether it is a related party transaction
Bengaluru Office	Salma Bizhouse, 34/1, 1st and 3rd Floor, Meanee Avenue Road, Opposite Lakeside Hospital, Bengaluru – 560 042, Karnataka	Leasehold	December 1, 2025 to November 1, 2026	No
Hyderabad Office	AR Square, near Jayabheri Enclave, D. NO. 4-50/P-1/13, beside 01 play school, Gachibowli village, Serilingampally Mandal, Ranga Reddy district,Hyderabad - 500 032, Telangana	Leasehold	December 23, 2023 to December 22, 2026	No
Mumbai Office	Unit no. 1141, 11th Floor, Tower B, Peninsula Business Park Tower, 1102, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Maharashtra	Leasehold	January 2, 2024 to January 1, 2029	No
Dubai Office	Plot No 346-249, Unit No: 2501, 2502, 2503, 2504, 2505 and 2506, 25th Floor, Single Business Tower, Sheikh Zayed Road, Dubai, UAE	Leasehold	September 1, 2024 to August 31, 2029	No
Chennai (Baid) Office	2nd, Floor, Baid Hi Tech Park, No 129B, East Coast Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	July 1, 2023 to June 30, 2026	No
	5th Floor, Baid Hi Tech Park, No 129B, East Coast Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	December 1, 2022 – November 30, 2027	No
	6th Floor, Baid Hi Tech Park, No 129B, East Coast Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	September 1, 2025 – July 31, 2026	No
Chennai Office	No. 60/3, LB Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu	Leasehold	September 1, 2024 to August 31, 2026	No
Pune Office	Suit No. S26, Level-5, C Wing, Tech Park – 1, Airport Road, Yerwada, Pune - 411006	Leasehold	July 12, 2024 to January 12, 2026	No
Delhi Office	Tower No. 6, M3M Heights, Gurgaon, Haryana - 122102	Leasehold	June 10, 2025 to May 10, 2026	No

See also, "***Risk Factors – Our Registered and Corporate Office and other offices are located on leased premises. If the lease for such premises is terminated or not renewed on terms acceptable to us, it could adversely affect our business, financial condition, results of operations, and cash flows.***" on page 117.

There is no conflict of interest between the lessors of the immovable properties (which are crucial for operations of our Company) and our Company, Promoters, members of the Promoter Group, Subsidiaries, Group Companies and their directors.

KEY REGULATIONS AND POLICIES

*The following is an overview of certain laws and regulations applicable to the business and operations of our Company and Subsidiaries in India. The information in this section has been obtained from legislations, including rules, regulations, guidelines and circulars promulgated and issued by regulatory bodies that are available in the public domain. The descriptions of laws and regulations set out below may not be exhaustive and are only intended to provide general information to the investors and are neither designed nor intended to substitute professional legal advice. The statements below are based on the current provisions of Indian law, and the judicial, regulatory and administrative interpretations thereof, which are subject to change or modification by legislative, regulatory, administrative, quasi-judicial or judicial decisions/actions. For details of the government approvals and licenses obtained by our Company and Subsidiaries, see "**Government and Other Approvals**" on page 951.*

Key Legislations applicable to our Business

Central Legislations

Real Estate (Regulation and Development) Act, 2016 (the "RERA Act") and the rules framed thereunder

The RERA Act provides for the regulation of the real estate sector and prescribes a framework for protection of consumer interests and dispute redressal. Under the provisions of the RERA Act, the promoter of a real estate project is mandatorily required to register the project with the Real Estate Regulatory Authority established under the RERA Act (the "**Authority**"), prior to advertising, marketing, booking, selling or inviting persons to purchase the property forming part of the project. The RERA Act also prescribes certain functions and duties of promoters with respect to the development, maintenance and advertisement of real estate projects. The promoter is responsible for, *inter alia*, the procurement and execution of all documentation required in relation to the real estate project such as the completion certificate, registration of the conveyance deed and maintenance of insurance on the title and construction of the property.

The promoter is also required to deposit 70% of the amount realised from allottees for its real estate project in a separate account maintained with a scheduled bank; such amount can be utilised only to cover the cost of construction and land cost and can be withdrawn by the promoter in proportion to the percentage of completion of the project. Further, a promoter can accept only up to 10% of the cost of the property prior to entering into a registered agreement for sale with any prospective buyer.

If the promoter fails to complete or is unable to provide possession of the apartment, plot or building in accordance with the terms of the agreement for sale, or due to discontinuation of business or suspension or revocation of its registration under the RERA Act, it shall be liable to return the amount received from the allottee along with interest and compensation within the time period as prescribed under the RERA Act. In the event that the allottees suffer any loss due to any defect in the title of the land, the promoter is liable to compensate the allottees for such loss.

We are also required to comply with rules and regulations framed under state legislations where our properties are situated. For instance, the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, Tamil Nadu Real Estate Regulatory Authority (General) Regulations, 2018, Karnataka Real Estate (Regulation and Development) Rules, 2017, Telangana State Real Estate (Regulation and Development) Rules, 2017 and Karnataka Real Estate Regulatory Authority (General) Regulations, 2022 prescribe disclosures with respect to the details of the project under development which are required to be made by the promoter of a real estate project to the relevant state Authority.

Ministry of Civil Aviation (Height Restrictions for Safeguarding of Aircraft Operations) Rules, 2015 ("Ministry of Civil Aviation Rules")

The Ministry of Civil Aviation Rules were notified under Section 5 read with Section 9A of the Aircraft Act, 1934 and last amended on December 5, 2023. They provide for the safety of aircraft operations by imposing restrictions on constructions situated around civil and defence airports, airstrips, communication, navigation and surveillance facilities used for aeronautical purposes in India ("**Aerodromes**"). It requires property developers to obtain no objection certificates for height clearance from certain designated officers for constructing any structures within prescribed radii from civil, defence, state-owned and private Aerodromes.

The National Building Code of India, 2016 ("NBCI")

The NBCI is a comprehensive code prepared by the Bureau of Indian Standards to regulate building construction activities across India. The NBCI stipulates administrative regulations, development control rules, fire safety requirements, standards for quality and sustainability of materials, structural designs and construction, and forms a model code for private and public entities engaged in the construction of buildings in India.

Transfer of Property Act, 1882 (the "Transfer of Property Act" or "TP Act")

The Transfer of Property Act sets forth the law relating to the transfer of immovable property in India and imposes certain conditions and restrictions on the sale, lease and mortgage of immovable property. It also stipulates the general principles relating to the transfer of property, such as the categories of property that are capable of being transferred and persons competent to transfer property. The transfer of property as provided under the TP Act can be through sale, gift and exchange, while an interest in property can be transferred by way of a lease or mortgage.

Registration Act, 1908 (the "Registration Act")

The Registration Act consolidates the enactments relating to registration of certain prescribed documents. It also provides for the procedure and timelines for registration, The Registration Act requires the compulsory registration of certain documents, including documents relating to the conveyance of immovable property. A document comprising any transaction relating to immovable property shall be valid and can be treated as evidence of such transaction only upon its registration in the manner provided under the Registration Act.

Indian Stamp Act, 1899 (the "Stamp Act")

The Indian Stamp Act requires stamp duty to be paid on all instruments specified in the schedules to the Stamp Act. The applicable rates for stamp duty on instruments chargeable with duty vary from state to state. Instruments chargeable to duty under the Stamp Act, which are not duly stamped, are incapable of being admitted in a court of law as evidence of the transaction contained therein. Under the Stamp Act, documents which are not sufficiently stamped or without a stamp may be impounded and liable to penalty of an amount of up to ten times the amount of proper duty.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the "Land Acquisition Act, 2013") and the rules framed thereunder

The Land Acquisition Act, 2013 was promulgated to provide a humane, participative, transparent and informed process for land acquisition by the government for its or public sector undertakings or public purpose under the Constitution of India for the purpose of industrialization, development of essential infrastructure facilities and urbanization, and fair compensation to affected persons for their resettlement and rehabilitation. The Land Acquisition Act, 2013 provides for the procedure for acquisition of land by the government, which includes, *inter alia*, the requirement of carrying out a social impact assessment. It contains provisions aimed at ensuring just and fair compensation to the affected families whose land has been acquired or is proposed to be acquired with least disturbance to the owners of the land.

Indian Easements Act, 1882 (the "Easements Act")

The Easements Act codifies the law relating to easements in India, including the nature of easements as continuous or discontinuous, and apparent or non-apparent. Under the Easements Act, the owner or occupier of land possesses certain rights in respect of land which the owner does not own for the beneficial enjoyment of the owner's land. The Easements Act prescribes certain conditions and restrictions to these rights, including confinement of exercise of these rights and liability for damages required to be paid in the event the land being subjected to such easement right is not repaired. The Easements Act also provides for grant of license and the duties of licensors and licensees under such agreement to license.

State Legislations

Tamil Nadu District Municipalities Act, 1920 (the "TNDM Act")

The TNDM Act consolidates municipal law for the state of Tamil Nadu. The TNDM Act prescribes certain mandatory requirements in relation to construction of buildings, such as obtaining of approvals, compliance with building byelaws and regulation of future constructions. Further, the TNDM Act provides for the imposition of a

tax on all buildings and land situated within the municipalities in Tamil Nadu as determined by the relevant municipal council.

Tamil Nadu Town and Country Planning Act, 1971 (the "TNTCP Act")

The TNTCP Act provides for planning and development with respect to rural and urban land situated in Tamil Nadu. Under the provisions of the TNTCP Act, the state government may identify certain areas in Tamil Nadu as regional planning areas and new development areas to be developed under the administration of regional planning authorities. The Chennai Metropolitan Development Authority has been constituted under the provisions of the TNTCP Act for the purpose of development and planning of such regional planning areas. It stipulates that after such land has come into the operation of any development plan prepared by the relevant planning authority, no person other than any state government, the central government or any local authority, shall use or develop the land other than in conformity with the development plan without prior consent of the regional planning authority. Further, pursuant to the G.O.M.S.No.169, Industries (MIE2) Department dated September 12, 1996, entrepreneurs can begin construction without waiting for approvals required to commence construction, subject to submission of an application certified by a chartered architect or a civil engineer registered with the relevant local governing body, confirming that the plan complies with all rules and regulations, including zoning regulations under the TNTCP Act. However, such permission to begin construction is granted on the condition that if any part of the building later violates regulations, it will be demolished immediately.

Coimbatore City Municipal Corporation Act, 1981 and the rules framed thereunder (the "Coimbatore Municipal Corporation Act")

The Coimbatore Municipal Corporation Act provides for the establishment of a municipal corporation and the regulation of building construction in the city of Coimbatore. The Coimbatore Municipal Corporation Act also prescribes requirements for the payment of property taxes required by owners or occupiers within specified timelines, on failure of which such owners would be liable to pay fines as prescribed.

Chennai City Municipal Corporation Act, 1919 and the rules framed thereunder (the "CCMC Act")

The CCMC Act was sets out the laws relating to municipal affairs in the city of Chennai and the regulation of building construction therein. The CCMC Act requires property developers to obtain certain approvals for the construction of buildings in Chennai. The CMCC Act also prescribes requirements for the payment of property taxes required by owners or occupiers within specified timelines, failure of which such owners would be liable to pay fines as prescribed.

Karnataka Municipal Corporation Act, 1976 (the "KMC Act")

The KMC Act consolidates municipal law for the state of Karnataka. It empowers the Governor of Karnataka to identify certain areas as urban areas, larger urban areas and local areas, and stipulates the rules for planning of each area. Under the provisions of the KMC Act and subject to the approval of the government, the corporation established under the KMC Act (the "**Karnataka Municipal Corporation**") may be empowered to make bye-laws for the regulation and restriction of use of sites or buildings. The KMC Act also prohibits use of inflammable materials for buildings or other construction, construction of fences, roofs, etc. without the prior permission of the Commissioner of the Karnataka Municipal Corporation. The Commissioner is also empowered to issue the completion certificate in the prescribed form. Further, it stipulates certain mandatory measures for prevention of nuisance and pollution. The KMC Act also levies property tax required to be paid by owners or occupiers to the Karnataka Municipal Corporation within specified timelines, failure of which such owners would be liable to pay fines as prescribed.

Bruhat Bengaluru Mahanagara Palike Act, 2020 (the "BBMP Act")

The BBMP Act was enacted for the administration of the corporation of Bengaluru (the "**Bruhat Bengaluru Mahanagara Palike**"). The city of Bengaluru being a major centre of economic activity with a large and growing population, the BBMP Act provides for an independent legislation for the purposes of improving decentralization, integration of public participation at various levels of municipal governance and to ensure efficient decision making by the Bruhat Bengaluru Mahanagara Palike. Under the provisions of the BBMP Act and subject to the approval of the government, the corporation established under the BBMP Act may be empowered to make bye-laws for the regulation and restriction of use of sites or buildings. The BBMP Act requires that no person shall construct any building or any structure of a permanent nature or execute any of the work relating to the construction of building including addition, alteration or modification of an existing building in any manner except as provided under such bye laws. Any person intending to construct or reconstruct a building is required to obtain approval

from the zonal commissioner appointed under the BBMP Act, prior to such construction. The BBMP Act also levies property tax required to be paid by owners or occupiers to the Bruhat Bengaluru Mahanagara Palike within specified timelines, failure of which such owners would be liable to pay fines as prescribed.

Greater Bengaluru Governance Act, 2024 (the "GBG Act")

The GBG Act provides for the core principles, institutions and processes for effective urban governance in Bengaluru and establishes a larger urban area in Bengaluru ("**Greater Bengaluru Area**"). Under the GBG Act, a Greater Bengaluru Authority has also been instituted to coordinate and supervise the development of the Greater Bengaluru Area to improve the quality of life of all citizens by instituting a decentralised, participative, efficient and equitable governance framework for Bengaluru. The GBG Act proposes to reconstitute the Bruhat Bengaluru Mahanagar Palike into the Greater Bengaluru Area. Under the provisions of the GBG Act, each city corporation formulated within the Greater Bengaluru Area shall levy a property tax from the occupier of every building, vacant land or both. Under the provisions of the GBG Act and subject to the approval of the Greater Bengaluru Authority, the cicccty corporation established under the Greater Bengaluru Area may be empowered to make bye-laws for the regulation and restriction of use of sites or buildings. Further, under the provisions of the GBG Act, no person shall construct any building or any structure of permanent nature or execute any of the work relating to the construction of building including addition, alteration or modification of an existing building within the city corporation, except in accordance with the GBG Act and building bye-laws to undertake such construction. Any unauthorised construction and otherwise than in accordance with the sanctioned plan may be subject to demolition or other action as provided in the GBG Act. Further, every person who constructs a building in accordance with the provisions of the GBG Act, is required to apply for an occupancy certificate in accordance with prescribed timelines.

Karnataka Town and Country Planning Act, 1961 (the "KTCP Act")

The KTCP Act provides for the regulation and planned growth of land use, development, and execution of town planning schemes in the state of Karnataka. Under the provisions of the KTCP Act, the Planning Authority is required to prepare a master plan in respect of the towns instituted, and every use or change in use and development of land shall be in conformity with such master plan approved by the state government. Any person that undertakes development of the property under the purview of the Planning Authority is required to obtain a commencement certificate from the Planning Authority prior to such development. Refusal of a commencement certificate may obligate the Planning Authority to purchase the land in the event the land is not of reasonable beneficial use for the developer. As per section 16 of the KTCP Act, where permission for change of land use of a certain kind is refused or is granted subject to conditions, then, if any owner of the land claims, (a) that the land has become incapable of reasonable beneficial use in its existing state, or (b) in a case where permission for such use is granted subject to conditions, that the land cannot be rendered capable of reasonable beneficial use, by carrying out the conditions of the permission, he may within the time and in the manner prescribed by regulations made by the Planning Authority, serve on the Planning Authority a notice (hereinafter referred to as a *'purchase notice'*), requiring the Planning Authority to purchase his interest in the land. Where a purchase notice is served on a Planning Authority under section 16, the Planning Authority shall forthwith transmit a copy of the notice to the State Government through the Director, and the State Government shall, if it is satisfied that the conditions specified under the section are fulfilled, confirm the notice, and thereupon, the Planning Authority shall be deemed to be authorized to acquire the interest of the owner compulsorily in accordance with the provisions of the KTCP Act, and to have served a notice to acquire in respect thereof on such date as the State Government may direct. If, within the period of six months from the date on which the purchase notice is served, the State Government has not confirmed the notice, the notice shall be deemed to be confirmed at the expiration of that period, and the Planning Authority on which the notice was served shall be deemed to be authorized to acquire the interest of the owner compulsorily at the expiration of the said period. The compulsory acquisition of the interest of the owner of a land under section 16 shall be deemed to be acquisition of land needed for a public purpose within the meaning of the Land Acquisition Act, 1894 (Central Act I of 1894).

The Hyderabad Metropolitan Development Authority Act, 2008 ("HMDA Act")

The HMDA Act provides for planning, coordination, supervising, promoting and securing the planned development with respect to rural and urban land situated in the Hyderabad metropolitan region. The Hyderabad Metropolitan Development Authority ("**HMDA**") has been constituted under the provisions of the HMDA Act for the purpose of development and planning of land declared as part of the Hyderabad metropolitan region. Under the provisions of the HMDA Act, after such land has come into the operation of the development and investment plan prepared by the HMDA, no person or body is permitted to use any land other than any state government, the

central government or any local authority. Further, no development, institution of use or change of use of any land can be undertaken without obtaining permissions from the HMDA and the relevant local authorities.

The Maharashtra Municipal Corporations Act, 1949 ("MMC Act")

The MMC Act is a legislative framework governing the administration of municipal corporations in Maharashtra. It establishes the framework for creating and managing municipal corporations in urban areas. It outlines the organizational structure, including the roles of the Mayor, Municipal Commissioner, and General Body. It defines the powers and responsibilities of municipal corporations, including urban planning, public health, sanitation, water supply, and infrastructure development. The MMC Act also specifies the financial management and revenue generation methods for the corporations. It details the process for electing members of the municipal corporation, including the Mayor and councilors. It outlines the electoral process, eligibility criteria, and tenure of office holders. It includes provisions for the appointment and duties of municipal officials, including the Municipal Commissioner, who is responsible for the day-to-day administration and implementation of policies. The MMC Act stipulates regulations regarding municipal finances, including budgeting, auditing, and expenditure. It also includes legal provisions for resolving disputes and enforcing municipal regulations.

Securities and Exchange Board of India (Alternative Investment Funds) Regulations, 2012, as amended ("SEBI AIF Regulations")

The SEBI AIF Regulations specify, inter alia, criteria for registration, information requirements, procedure for the grant/refusal of certificate of registration. A certificate of registration is mandatory for a person or an entity to act as an AIF and such certificate shall be granted, subject to compliance with the requisite conditions under the SEBI AIF regulations. The registration of the AIF is, inter alia, also dependent on the ability of the manager or sponsor to effectively 280 discharge its activities by having the necessary infrastructure and manpower. The AIF sponsor and manager are each required to be a 'fit and proper person', based on the criteria specified in Schedule II of the Securities and Exchange Board of India (Intermediaries) Regulations, 2008. The obligations of the manager include maintenance of records, addressing complaints of investors, taking steps to address conflicts of interest, ensuring transparency and providing all information sought by SEBI. The manager is also required to establish and implement written policies and procedures to identify, monitor and appropriately mitigate conflicts of interest throughout the scope of business. Further, AIFs, key management personnel of the AIF, trustee, trustee company, directors of the trustee company, designated partners or directors of the AIF, as the case may be, managers and key management personnel of managers are required to abide by the code of conduct specified under the Fourth Schedule to the SEBI AIF Regulations. Under the SEBI AIF Regulations, a 'manager' is a person or an entity who has been appointed by the AIF to manage its investments. The manager of the AIF can also be the sponsor of the AIF. For Category I and II AIFs, the manager or the sponsor of the AIF is required to maintain a continuing interest in the AIF of not less than 2.5% of the corpus or ₹ 50 million, whichever is lower, in the form of investment in the AIF. For Category III AIFs, the manager or the sponsor of the AIF is required to maintain a continuing interest in the AIF of not less than 5% of the corpus or ₹ 100 million, whichever is lower. If the corpus of an AIF is more than ₹5 billion, the manager, sponsor or AIF is required to appoint a custodian registered with SEBI for safekeeping of securities. However, irrespective of the size of the corpus of the AIF, the sponsor or manager of category III AIF shall appoint a custodian. Funds of Category I AIFs are allowed to invest in units of Category I AIFs of the same sub-category. Funds of Category II AIFs are allowed to invest in units of Category I or Category II AIFs as may be disclosed in the placement memorandum, and funds of Category III AIFs are allowed to invest in units of other AIFs. Further, AIFs which are authorized under the fund documents to invest in units of AIFs are prohibited from offering their units for subscription to other AIFs.

Foreign Investment Regulations

Foreign investment in India is governed by the provisions of Foreign Exchange Management Act, 1999, as amended, along with the rules, regulations and notifications made by the Reserve Bank of India thereunder, and the consolidated FDI Policy, effective from October 15, 2020, issued by the DPIIT, and any modifications thereto or substitutions thereof, issued from time to time (the "**Consolidated FDI Policy**"). Under the current Consolidated FDI Policy, foreign direct investment in companies engaged in construction-development projects (including development of townships, construction of residential/ commercial premises, roads or bridges, hotels, resorts, hospitals, educational institutions, recreational facilities, city and regional level infrastructure and townships) is permitted up to 100% under the automatic route subject to compliance with prescribed conditions.

Environment Laws

We are subject to various environment regulations as the operation of our establishments might have an impact on the environment in which they are situated. The basic purpose of the statutes listed below is to control, abate and prevent pollution. In order to achieve these objectives, pollution control boards ("**PCBs**"), which are vested with diverse powers to deal with water and air pollution, have been set up in each state. The PCBs are responsible for setting the standards for maintenance of clean air and water, directing the installation of pollution control devices in industries and undertaking inspections to ensure that industries are functioning in compliance with the standards prescribed. These authorities also have the power of search, seizure and investigation. All industries are required to obtain consent orders from the PCBs, which are indicative of the fact that the industry in question is functioning in compliance with the pollution control norms. These consent orders are required to be periodically renewed.

The Environment (Protection) Act, 1986 (the "EPA"), the Environment (Protection) Rules, 1986 and the Environmental Impact Assessment Notification, 2006 (the "EIA Notification")

The EPA is an umbrella legislation designed to provide a framework for the Government to protect and improve the environment. The EPA vests with the Government, the power to take any measure it deems necessary or expedient for protecting and improving the quality of the environment and preventing and controlling environmental pollution. This includes rules for the quality of environment, standards for emission of discharge of environment pollutants from various sources as provided under the Environment (Protection) Rules, 1986, inspection of any premises, plant, equipment, machinery, and examination of manufacturing processes and materials likely to cause pollution. Additionally, under the EIA Notification and its subsequent amendments, industries are required to mandatorily obtain environmental clearance from the concerned authorities depending on the potential impact on human health and resources.

E-Waste (Management) Rules, 2022 (the "E-Waste Rules")

The E-Waste Rules apply to every manufacturer, producer refurbisher, dismantler and recycler involved in manufacture, sale, transfer, purchase, refurbishing, dismantling, recycling and processing of e-waste or electrical and electronic equipment as classified under the E-Waste Rules, including their components, consumables, parts and spares which make the product operations. The E-Waste Rules mandate an extended producer responsibility framework wherein certain entities must register on a portal developed by the Central Pollution Control Board ("**CPCB**") under the category of a manufacturer, producer, refurbisher or recycler, as applicable. Producers of such e-waste also have extensive responsibilities and obligations and may come under the scrutiny of the CPCB. The E-Waste Rules also set out, inter alia, responsibilities of manufacturers, producers, refurbishers and recyclers, procedure for storage of e-waste, management of solar photo-voltaic modules or panels or cells. Responsibilities of manufacturers include collection of e-waste generated during the manufacturing process and filing of annual and quarterly returns in a specified format on the portal developed by the CPCB. These E-Waste Rules were amended on March 8, 2024 providing for relaxation of timelines for filing of annual and quarterly returns.

The Water (Prevention and Control of Pollution) Act, 1974 (the "Water Act")

The Water Act aims to prevent and control water pollution by factories and manufacturing units and maintain and restore the quality and wholesomeness of water. Under the Water Act, any person establishing any industry, operation or process, any treatment or disposal system, use of any new or altered outlet for the discharge of sewage or new discharge of sewage, must obtain the consent of the relevant state pollution control board, which is empowered to establish standards and conditions that are required to be complied with.

Air (Prevention and Control of Pollution) Act, 1981 (the "Air Act")

The Air Act provides for the prevention, control and abatement of air pollution. Pursuant to the provisions of the Air Act, any person establishing or operating any industrial plant within an air pollution control area, must obtain the consent of the relevant state pollution control board prior to establishing or operating such industrial plant. No person operating any industrial plant in any air pollution control area shall discharge or permit or cause to be discharged the emission of any air pollutant in excess of the standards laid down by the state PCB.

Municipal Solid Wastes (Management and Handling) Rules, 2000 ("Waste Management Rules, 2000") as superseded by Solid Waste Management Rules, 2016 ("Waste Management Rules, 2016")

The Waste Management Rules, 2000 applied to every municipal authority responsible for collection, segregation, storage, transportation, processing and disposal of municipal solid wastes. Any municipal solid waste generated

in a city or a town, was required to be managed and handled in accordance with the compliance criteria and the procedure laid down in Schedule II of the Waste Management Rules, 2000. The Waste Management Rules, 2000 made the persons or establishments generating municipal solid wastes responsible for ensuring delivery of wastes in accordance with the collection and segregation system as notified by the municipal authority. The Waste Management Rules, 2000 have been superseded by the Waste Management Rules, 2016 which stipulate various duties of waste generators which, *inter alia*, include segregation and storage of waste generated by them in the manner prescribed in the Waste Management Rules, 2016; separate storage of construction and demolition waste and payment of user fee for solid waste management as specified in the bye-laws of the local bodies.

Public Liability Insurance Act, 1991 (the "Public Liability Act") read with the Public Liability Insurance Rules, 1991 (the "PLI Rules")

The Public Liability Act imposes liability on the owner or controller of hazardous substances for any damage arising out of an accident involving such hazardous substances. The Government by way of a notification has enumerated a list of hazardous substances. The owner or handler is also required to obtain an insurance policy insuring against liability to provide relief under the terms of the legislation. The PLI Rules mandate that the employer has to contribute towards the Environmental Relief Fund a sum equal to the premium paid on the insurance policies. The amount is payable to the insurer.

Information Technology Act, 2000 (the "IT Act") and the rules framed thereunder

The IT Act and the rules thereunder, seek to (i) provide legal recognition to transactions carried out by various means of electronic data interchange involving alternatives to paper-based methods of communication and information storage; (ii) facilitate electronic filing of documents; (iii) create a mechanism for the authentication of electronic documentation through digital signatures; and (iv) support e-governance initiative by legally recognising electronic records and electronic signatures and authorizing their use in Government and its agencies.

The IT Act provides for extraterritorial jurisdiction over any offence or contravention under the IT Act committed outside India by any person, irrespective of their nationality, if the act or conduct constituting the offence or contravention involves a computer, computer system or computer network located in India. The IT Act facilitates electronic commerce by recognizing contracts concluded through electronic means, protects intermediaries in respect of third-party information liability, subject to certain conditions, and creates liability for failure to implement and maintain reasonable security practices in relation to handling and protecting sensitive personal data. The IT Act also prescribes civil and criminal liability including fines and imprisonment for computer related offences including those relating to unauthorized access to computer systems, tampering with or unauthorised manipulation of any computer, computer system or computer network and, damaging computer systems. The IT Act also empowers the Government of India to intercept, monitor or decrypt any information in the furtherance of sovereignty, integrity, defence and security of India. The IT Act empowers the Government of India to formulate rules with respect to electronic signatures, reasonable security practices and procedures and sensitive personal data.

In exercise of this power, the Department of Electronics and Information Technology under the Ministry of Communications & Information Technology, Government of India, promulgated the Use of Electronic Records and Digital Signatures Rules, 2004, Digital Signature (End Entity) Rules, 2015, and Information Technology (Certifying Authorities) Rules, 2000. These rules govern the issuance and creation of digital and electronic signatures, their verification, and issuance of license to issue digital signature certificates.

The Digital Personal Data Protection Act, 2023 ("DPDP Act")

The DPDP Act was enacted by the Parliament on August 11, 2023. The DPDP Act has replaced the existing data protection provision (Section 43A) of the IT Act. The Act seeks to balance the rights of individuals to protect their personal data with the need to process personal data for lawful and other incidental purposes. All data fiduciaries, who determine the purpose and means of processing personal data, are mandated to provide an itemised notice in plain and clear language containing a description of the personal data sought to be collected along with the purpose of processing such data. The DPDP Act further provides that where consent is the basis of processing personal data, the data principal providing the consent, may withdraw such consent at any time. Data principals will have the right to demand the erasure and correction of data collected by the data fiduciary, the right to information about personal data and, register grievances with a data fiduciary. Any data processed prior to such withdrawal shall be considered lawful.

The Act introduces the concept of 'deemed consent' in instances where the data principal provides personal data (i) to the data fiduciary voluntarily, (ii) for performance of function under any law, or service or benefit to the data principal, (iii) in compliance with a judgment or order, (iv) responding to medical emergency involving threat to life or immediate threat to health of the data principal, (v) for provision of medical treatment or health services during an epidemic, outbreak of diseases or any other public threat to public health, (vi) for taking measures to ensure safety during any disaster or any breakdown of public order, (vii) for purposes related to employment including prevention of corporate espionage, maintenance of confidentiality of trade secrets, intellectual property, classified information, recruitment, termination of employee, (viii) in public interest as defined in the Bill, or (ix) for fair and reasonable purpose.

It further imposes certain obligations on data fiduciaries including (i) implementation of technical and organisational measures to ensure compliance, (ii) adopting reasonable security safeguards to prevent personal data breach, (iii) ensuring that personal data processed is accurate and complete, (iv) informing the Data Protection Board of India (the "**Data Protection Board**") regarding any personal data breach, (v) deleting or removing personal data no longer in use or necessary for legal or business purposes, (vi) publishing the business contact information of the data protection officer, (vii) implementing a grievance redressal mechanism to redress grievances of data principals, and (viii) processing of data under a valid contract. The Act provides for the rights and duties to be complied with the data principals. The Bill provides for exclusive jurisdiction of grievances to the Data Protection Board, with a recourse to alternative dispute resolution mechanisms. Any form of non-compliance shall attract financial penalty as prescribed in Schedule I of the Act.

Further, the Ministry of Electronics and Information Technology has notified the Digital Personal Data Protection Rules, 2025 ("**DPDP Rules**") on November 13, 2025. The DPDP Rules shall come into force, one year after the date of its publication, i.e., November 13, 2026. The DPDP Rules facilitate the implementation of the Digital Protection Act. It aims to strengthen the legal framework for the protection of digital personal data by providing necessary details and an actionable framework.

The Trade Marks Act, 1999 (the "Trade Marks Act")

The Trade Marks Act provides for the application and registration of trademarks in India for granting exclusive rights to marks such as a brand, label and heading and obtaining relief in case of infringement. The Trade Marks Act also governs the statutory protection of trademarks and prohibits any registration of deceptively similar trademarks, among others. Indian law permits the registration of trademarks for both goods and services It also provides for infringement, falsifying and falsely applying for trademarks. Under the provisions of the Trade Marks Act, an application for trademark registration may be made before the Trademark Registry by any person claiming to be the proprietor of a trademark, whether individual or joint applicants, and can be made on the basis of either actual use or intention to use a trademark in the future. Once granted, a trademark registration is valid for 10 years unless cancelled, subsequent to which, it can be renewed. If not renewed, the mark lapses and the registration are required to be restored.

Further, pursuant to the notification of the Trademark (Amendment) Act, 2010 simultaneous protection of trademark in India and other countries has been made available to owners of Indian and foreign trademarks. The Trademark (Amendment) Act, 2010 also seeks to simplify the law relating to transfer of ownership of trademarks by assignment or transmission and to conform Indian trademark law to international practice.

Labour-related Legislations

The employment of workers, depending on the nature of activity, is regulated by a wide variety of generally applicable labour laws. The following is an indicative list of labour laws which may be applicable to us due to the nature of our business activities:

(i) Contract Labour (Regulation and Abolition) Act, 1970.

(ii) Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

(iii) Employees' State Insurance Act, 1948.

(iv) Minimum Wages Act, 1948.

(v) Payment of Bonus Act, 1965.

(vi) Payment of Gratuity Act, 1972.

(vii) Payment of Wages Act, 1936.

(viii) Maternity Benefit Act, 1961.

(ix) Industrial Disputes Act, 1947.

(x) Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

(xi) The Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979.

(xii) The Industries (Development and Regulation) Act, 1951.

(xiii) The Factories Act, 1948

(xiv) Employees' Compensation Act, 1923.

(xv) The Industrial Employment Standing Orders Act, 1946.

(xvi) The Child Labour (Prohibition and Regulation) Act, 1986.

(xvii) The Equal Remuneration Act, 1976.

(xviii) The Trade Unions Act, 1926 and the Trade Union (Amendment) Act, 2001.

(xix) Building and Other Construction Workers Regulation of Employment and Conditions of Service Act, 1996.

(xx) The Code on Wages, 2019*.

(xxi) The Occupational Safety, Health and Working Conditions Code, 2020**.

(xxii) The Industrial Relations Code, 2020***.

(xxiii) The Code on Social Security, 2020****.

**The Code on Wages, 2019 received the assent of the President of India on August 8, 2019, and subsume four existing laws namely, the Payment of Wages Act, 1936, the Minimum Wages Act, 1948, the Payment of Bonus Act, 1965 and the Equal Remuneration Act, 1976. Through its notification dated December 18, 2020, and November 21, 2025, the Government of India brought into force certain sections of the Code on Wages, 2019.*

***The Occupational Safety, Health and Working Conditions Code, 2020 received the assent of the President of India on September 28, 2020 and subsumes certain existing legislations, including the Factories Act, 1948, the Contract Labour (Regulation and Abolition) Act, 1970, the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979 and the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.*

****The Industrial Relations Code, 2020 received the assent of the President of India on September 28, 2020, and subsumes three existing legislations, namely, the Industrial Disputes Act, 1947, the Trade Unions Act, 1926 and the Industrial Employment (Standing Orders) Act, 1946. Through its notification dated November 21, 2025, the Government of India brought into force the Industrial Relations Code, 2020.*

*****The Code on Social Security, 2020 received the assent of the President of India on September 28, 2020 and subsumes certain existing legislations including the Employee's Compensation Act, 1923, the Employees' State Insurance Act, 1948, the Employees' Provident Funds and Miscellaneous Provisions Act, 1952, the Maternity Benefit Act, 1961, the Payment of Gratuity Act, 1972, the Building and Other Construction Workers' Welfare Cess Act, 1996 and the Unorganized Workers' Social Security Act, 2008. Through its notification dated April 30, 2021, the Government of India brought into force section 142 of the Code on Social Security, 2020. The remaining provisions of this code became effective pursuant to a notification dated November 21, 2025.*

Laws Relating to Taxation

The Goods and Services Tax ("**GST**") is levied on supply of goods or services or both jointly by the Central Government and State Governments. GST provides for imposition of tax on the supply of goods or services and will be levied by the Central Government and by the state government including union territories on intra-state supply of goods or services. Further, the Central Government levies GST on the inter-state supply of goods or services. The GST is enforced through various acts viz. Central Goods and Services Act, 2017 ("**CGST**"), relevant state's Goods and Services Tax Act, 2017 ("**SGST**"), Union Territory Goods and Services Tax Act, 2017 ("**UTGST**"), Integrated Goods and Services Tax Act, 2017 ("**IGST**"), Goods and Services (Compensation to States) Act, 2017 and various rules made thereunder.

Further, the Income-tax Act, 1961 (the "**Income Tax Act**") is applicable to every company, whether domestic or foreign whose income is taxable under the provisions of the Income Tax Act or rules made there under depending upon its "Residential Status" and "Type of Income" involved. The Income Tax Act provides for the taxation of persons resident in India on global income and persons not resident in India on income received, accruing or arising in India or deemed to have been received, accrued or arising in India. Every company assessable to income tax under the Income Tax Act is required to comply with the provisions thereof, including those relating to tax deduction at source, advance tax, minimum alternative tax, etc. In 2019, the Government has also passed an amendment act pursuant to which concessional rates of tax are offered to a few domestic companies and new manufacturing companies.

HISTORY AND CERTAIN CORPORATE MATTERS

Brief history of our Company

Our Company was incorporated on November 19, 2003, as a private limited company under the Companies Act, 1956, with the name "Casa Grande Private Limited", pursuant to a certificate of incorporation granted by the RoC. Thereafter, pursuant to resolutions of our Board and Shareholders dated June 23, 2017 and June 30, 2017, respectively, the name of our Company was changed to "Casagrand Builder Private Limited" for numerological reasons and our Company received a fresh certificate of incorporation from the RoC on July 6, 2017. The name of our Company was subsequently changed to "Casagrand Premier Builder Private Limited" to more accurately reflect the business conducted by our Company, pursuant to resolutions of our Board and Shareholders dated June 13, 2023 and June 14, 2023, respectively, and our Company received a fresh certificate of incorporation from the RoC on June 30, 2023. Further, pursuant to the conversion of our Company to a public limited company as approved by a resolution of our Board dated July 3, 2023 and a special resolution of our Shareholders dated July 3, 2023, the name of our Company was changed to "Casagrand Premier Builder Limited" and the RoC issued a fresh certificate of incorporation on August 11, 2023.

Changes in the Registered Office

Details of changes in the Registered Office of our Company since the date of incorporation are set forth below:

Effective date	Details of change	Reasons for change
August 2, 2012	The address of the registered office of our Company was changed from No. 5, II Cross Street, Dr. Radhakrishnan Nagar, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India to 5th Floor, NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India	Administrative convenience

Note: *We are unable to trace the relevant forms in connection with notice of situation of our first registered and corporate office in our secretarial records. For details in this regard, see "**Risk Factors – Certain of our corporate records and filings with the RoC are not traceable or have discrepancies. We cannot assure you that regulatory proceedings or actions will not be initiated against us in the future and we will not be subject to any penalty imposed by the competent regulatory authority in this regard**" on page 95.*

Main objects of our Company

The main objects contained in our Memorandum of Association are set forth below:

1. *"To acquire, promote, develop, improve land and hereditaments and to erect and build thereon flats, houses, shops and other buildings and to hold, occupy, exchange, underlet, mortgage, sell or otherwise deal with the same and deal in real estates of all kinds.*
2. *To build, purchase, acquire, take on lease or in exchange or in any other lawful manner any area, land, building, structures, apartments, houses, flats, rooms, huts or other accommodation and to turn the same into account, develop the same to lease, to let or dispose of the same in full or in part of instalment basis, hire purchase basis, or by outright sale or by any other mode of disposition and to build township markets, cinemas, other buildings and conveniences thereon and to equip the same or any part thereof with all or any amenities or conveniences, drainage, electricity, telegraphic, television installation, internet, or other communication facilities or other amenities of all kinds and to dispose of and deal with the same in any manner.*
3. *To layout, develop, construct, build, erect, demolish, re-erect, alter, repair, re-model or do any other work in connection with any building or building scheme, roads, highways, docks, sewers, bridges, canals, wells, springs, serals, dams, bores, wharves, ports, reservoirs, embankment, tramways, railways, irrigation, reclamation, improvements, sanitary, water, gas, electric light, telephonic, telegraphic, internet, other communication facilities and power supply works or any other structural or architectural work of any kind and for such purpose to prepare estimates, design plan, specification or models therefore."*

The main objects clause and matters necessary for furtherance of the main objects, as contained in our Memorandum of Association, enable our Company to carry on the business presently being carried out.

Amendments to our Memorandum of Association in the last ten years

Set out below are the amendments to our Memorandum of Association in the ten years preceding the date of this Draft Red Herring Prospectus:

Date of Shareholders' resolution	Details of amendment
May 30, 2017	Clause III (B) of the Memorandum of Association was amended to insert a new sub-clause 33 in the 'The Objects Incidental or Ancillary to the Attainment of the Main Objects' clause of the Memorandum of Association as set out below: *"To issue corporate guarantee or such other securities to banks/financial institutions/non-banking financial companies/ bodies corporate/ foreign lenders/ entities etc. to secure the term loans/ working capital facilities/ debentures and such other facilities availed/ to be availed by the wholly owned subsidiary companies/ subsidiary companies/ associate companies/ group companies/ LLPs etc. in the ordinary course of business."*
June 30, 2017	Clause I of the Memorandum of Association was amended to reflect the change in name of our Company from "Casa Grande Private Limited" to "Casagrand Builder Private Limited."
April 1, 2019	The Memorandum of Association was amended pursuant to the requirements of the Companies Act, 2013 and to replace references to the erstwhile Companies Act, 1956
March 14, 2022	Clause V of the Memorandum of Association was amended to reflect the reclassification in authorized share capital from ₹53,110,000 divided into 5,000,000 equity shares of ₹10 each, 1,000 Class B Shares of ₹10 each, 10,000 redeemable preference shares of ₹10 each and 300,000 0% redeemable preference shares of ₹10 each to ₹53,110,000 divided into 5,311,000 equity shares of ₹10 each
June 14, 2023	Clause V of the Memorandum of Association was amended to reflect the increase in authorized share capital from ₹53,110,000 divided into 5,311,000 equity shares of ₹10 each to ₹60,000,000 divided into 6,000,000 equity shares of ₹10 each
	Clause I of the Memorandum of Association was amended to reflect the change in name of our Company from "Casagrand Builder Private Limited" to "Casagrand Premier Builder Private Limited"
July 3, 2023	Clause I of the Memorandum of Association was amended to reflect the change in the name of our Company from 'Casagrand Premier Builder Private Limited' to 'Casagrand Premier Builder Limited' pursuant to the conversion of our Company from a private limited company to a public limited company
August 14, 2023	Clause V of the Memorandum of Association was amended to reflect the increase in authorized share capital from ₹60,000,000 divided into 6,000,000 equity shares of ₹10 each to ₹500,000,000 divided into 50,000,000 equity shares of ₹10 each
	Clause V of the Memorandum of Association was amended to reflect the sub-division of the face value of the equity shares of our Company from equity shares of ₹10 each to Equity Shares of ₹2 each

Major events and milestones

The table below sets forth certain major events in the history of our Company:

Calendar Year	Events and Milestones
2025	Launched Project Casagrand Calladium
	Launched Casagrand Cheers
2023	Entered the Hyderabad market and launched project Casagrand Hanford
2019	Launched Casagrand Zenith Phase – I, a wellness based project in Tamil Nadu
2017	Entered the Bengaluru market and launched a project, Casa Grande Luxus
	Launched Casagrand Arena II, a sports themed community in Chennai
	Launched Casagrand Asta, a kids themed project in Tamil Nadu
2015	Investment by IL&FS Trust Company Limited in our Subsidiary, CG Realtors, aggregating to ₹247.20 million
	Entered the Coimbatore market and launched our first villa project, Casa Grande Eternia
2014	Investment by IL&FS Trust Company Limited in our Subsidiary, CG Shelter, aggregating to ₹280.56 million
2013	Investment by Avenue Venture Real Estate Fund in our Subsidiary, CG Enterprises, aggregating to ₹247.20 million

Key awards, accreditations and recognition

Set forth below are some of the key awards, accreditations and recognition received by our Company and our Subsidiaries:

Calendar Year	Awards and accreditations
2024	Affordable Housing Project of the Year awarded to Casagrand Aria at Realty+ Conclave & Excellence Awards
	BARC prestigious brands 2023-24 awarded to Casagrand in the category of Real Estate (Southern Region)
	Residential Project – Villa (South: Ongoing) awarded to Casagrand Hanford at the Economic Times Real Estate Awards
	Best TVC Marketing Campaign awarded to Casagrand Suncity at the Marketing Minds Summit & Awards
2023	Residential Property of the Year (South) awarded to Casagrand Flagship by Franchise India, Estate Awards
	'Employer of the Year' award at Business Icon Awards by Outlook Business and Spotlight
2022	Most Trusted Builder in South India awarded at the Property Awardsby News18
	Mid-Segment Project of the Year awarded to Casagrand Hazen, at the 14th Realty and Excellence Awards (South)
	Best Lifestyle Developer (India) at the PropertyGuru Asia Property Awards
	Pride of India Brands – The Best of South Awards
	Residential Project – Theme Based (Ongoing: Metro) awarded to Casagrand Athens, at the Economic Times Real Estate Conclave Awards
	Residential Project – High End (Completed: Metro) awarded to Casagrand Amethyst, at the Economic Times Real Estate Conclave Awards
2021	Best Brand 2021 Award from the Economic Times
	Luxurious Affordable Housing Project awarded to Casagrand Firscity by Global Real Estate Congress, Real Estate Awards
	Most Popular Project of the Year awarded to Casagrand Boulevard at the 13th Realty+ Conclave & Excellence Awards, 2021 – South
	Mid-Segment Project of the Year – South' award for Casagrand Boulevard project at 13th Estate Awards & Summit
	Mid-Segment Project of the Year awarded to Casagrand Orlena at the 13th Realty+ Conclave & Excellence Awards– South
	'Runner up – Residential Project of the Year' award for Casagrand Primera project at Construction Week India Awards 2021
2020	Best Real Estate Company of Tamil Nadu awarded at the Times Business Awards by the Times of India
	Best Project in Non-Metro awarded to Casagrand Eternia II, Coimbatore from ET Now Real Estate Awards
	Innovative Project of the Year awarded to Casagrand Zenith, Chennai from ET Now Real Estate Awards
	'Most Admired Upcoming Project of the Year' award for Casagrand Royale project at the Real Estate Awards
2019	Best Affordable Housing Project of the Year presented to Casagrand NexTown at the Stars Awards
	Developer of the Year 2018 awarded to our Company by Recon, Recognizing Realty 2019
	'Luxury Villa Project of the Year' award for Casagrand Esmeralda project in the South region at 11th Estate Annual Awards by Franchise India
	'Best Luxury Residential Project of the Year' award for Casagrand ECR 14 Signature project at Zee Business Real Estate Leadership Congress and Awards
2018-19	'Best Residential Project Mid Segment' award at Real Estate Awards 2018-19 (South Zone)
2018	CSR Initiative of the Year awarded at the Making of Developed India Awards
	Excellence in Delivery Award presented at ET Now Real Estate Awards
2017	Best Search Engine Optimization (SEO) awarded at National Awards for Marketing Excellence by Times Network
2017-18	World's Greatest Brands 2017-18 awarded in the Real Estate Industry, Commercial & Residential Category, by Asia One
2015	Recognized our Company's brand as a symbol of excellence in realty at the Best Realty Brands 2015 awarded by the Economic Times
2014	Most Admired Project in Southern Region – Casa Grande Arena awarded at Worldwide Achievers Real Estate Awards
2013	Paul Writer 50 Hot Brands– Chennai, Honoree 2013
	Luxury Project of the Year – South Chennai awarded to Versailles at Chennai Real Estate Awards by Silicon India
	Featured in India's Top 100 Developers – Coffee Table Book by Realty Plus unveiled at the

Calendar Year	Awards and accreditations
	Realty Plus Conclave and Excellence Awards

Significant financial or strategic partnerships

Our Company does not have any significant financial or strategic partners as on the date of this Draft Red Herring Prospectus.

Time/cost overrun in setting up projects

We have, from time to time, experienced delays in completion of construction of certain of our projects from our initial estimated date. For details regarding our Completed Projects, including their estimated date of completion submitted to RERA and the dates of their completion certificate, see "***Our Business – Description of our Business***" on page 302.

We have also experienced overruns in terms of cost for the projects already completed and capitalised. Set out below are details of the cost overruns in our projects in the last three Fiscals:

(*in ₹ million*)

Project Name	Budgeted Engineering and Construction Cost	Actual Engineering and Construction Cost	Escalation
Casagrand Florella - II	179.07	237.43	58.36
Casagrand Grandio	618.68	764.50	145.82
Casagrand Boulevard	1,567.84	1,770.31	202.47

Such time/ cost overruns are in the ordinary course of our business and may involve risks and uncertainties, including those disclosed in "***Risk Factors – We had 57 Ongoing Projects and 21 Forthcoming Projects as of June 30, 2025. Our inability to complete such projects by their respective expected completion dates or at all may result in imposition of penalties by statutory authorities or payment of compensation to customers which in turn could have an adverse effect on our business, cash flows, reputation, results of operations, financial condition and profitability.***" on page 47.

Capacity/facility creation, location of plants

Since our Company is involved in the real estate business, capacity/facility creation and location of plants is not applicable to our Company.

Launch of key products or services, entry in new geographies or exit from existing markets

For details of key products launched by us and entry into new geographies or exit from existing markets, as applicable, see "***Our Business***" on page 285 and **"–** ***Major events and milestones***" on page 356.

Defaults or re-scheduling/restructuring of borrowings with financial institutions/banks

As on the date of this Draft Red Herring Prospectus, there have been no defaults or rescheduling/ restructuring of borrowings with financial institutions/ banks in respect of our borrowings except as stated below:

Pursuant to a debenture trust deed dated July 18, 2019 ("**DTD**"), non-convertible debentures aggregating to ₹500.00 million were issued by one of our Subsidiaries, CG Grace to India Realty Excellence Fund – III. Pursuant to a supplementary and amendment deed dated March 28, 2023 to the DTD, (a) the repayment schedule was revised to repayment of the principal amount in three equal instalments of 33.00% on March 31, 2024, 33.00% on June 30, 2024 and 34.00% on August 20, 2024; (b) the coupon rate applicable to such non-convertible debentures was increased from 12.00% to 16.00% with effect from April 1, 2023; and (c) the internal rate of return was revised from 21.75% up to March 31, 2023 to 20.00% with effect from April 1, 2023. CG Grace has obtained a no-dues certificate from such lender. For details in relation to risks involved in this regard, see *"**Risk Factors - Our financing agreements impose certain restrictions on our operations, and our failure to comply with operational and financial covenants may adversely affect our reputation, business and financial condition**"* on page 114.

Further, in response to the COVID-19 pandemic, the RBI allowed banks and lending institutions to offer moratoriums to their customers to defer payments under loan agreements until August 31, 2020. Pursuant to such measures introduced by the RBI, our Company and certain of our Subsidiaries availed moratorium offered by the banks and lending institutions to defer payments of interest for a period ranging from four to six months.

Guarantees given by Promoters offering Equity Shares in the Offer

Except as disclosed below, as on date of this Draft Red Herring Prospectus, the Individual Promoter and the Corporate Promoter have not given any guarantee to third parties in relation to our Company and Subsidiaries:

S. No.	Guarantee issued by	Guarantee issued in favor of	Borrower	Guarantee amount* (in ₹ million)	Type of facility
1.	Casagrand Luxor Private Limited	ICICI Bank Limited	Casagrand Magick Rufy Private Limited	600.00	Term loan
2.	Casagrand Luxor Private Limited	ICICI Bank Limited	Casagrand Premier Builder Limited	120.00	Term loan
3.	Casagrand Luxor Private Limited	State Bank of India	Casagrand Premier Builder Limited	230.00	Overdraft facility
4.	Arun MN	HDFC Bank Limited	Casagrand Premier Builder Limited	250.00	Cash credit
5.	Arun MN	HDFC Bank Limited	Casagrand Aesthetic Private Limited	250.00	Term loan
6.	Arun MN	Ascendas IT Park Chennai Limited	Beacon Premier Induspark Private Limited	384.00	Non-convertible debentures
7.	Arun MN	Ascendas IT Park Chennai Limited	Headway Premier Induspark Private Limited	1,087.00	Non-convertible debentures
8.	Arun MN	Ascendas IT Park Chennai Limited	Vision Premier Induspark Private Limited	387.00	Non-convertible debentures
9.	Arun MN	State Bank of India	Casa Grande Grace Private Limited	800.00	Cash credit facilities
10.	Arun MN	IDBI Trusteeship Services Limited (in its capacity as trustee of Kotak Real Estate Fund - X)	Headway Ace Induspark Private Limited	5,000.00	Non-convertible debentures
11.	Arun MN	Indian Bank Limited	Casagrand Premier Builder Limited	31.20	Car loan
12.	Arun MN	Union Bank of India	Casagrand Premier Builder Limited	63.50	Car loan
13.	Arun MN	Union Bank of India	Casagrand Premier Builder Limited	6.10	Car loan
14.	Arun MN	Union Bank of India	Casagrand Premier Builder Limited	1.90	Car loan
15.	Arun MN	Union Bank of India	Casagrand Premier Builder Limited	1.60	Car loan
16.	Arun MN	Union Bank of India	Casagrand Premier Builder Limited	1.96	Car loan

* *Excludes any amounts payable towards interest, commission, costs, charges and expenses and other monies due and payable by the borrower to the lender.*

The duration of the guarantee is within the tenure of the facilities availed. The guarantees set out above have been issued as security in connection with the facilities availed by our Company and certain of our Subsidiaries. Pursuant to the terms of the guarantees, the obligations of our Promoters include repayment of the guaranteed sum in case of default by the respective borrowers. The financial implications in case of default by the borrower are that the lender would be entitled to invoke the guarantees to the extent of the outstanding loan amount, together with any interest, costs, or charges due to the respective lenders. The guarantees are effective for a period until the underlying loan is repaid in full by the respective borrower. Any default or failure by our Company or the relevant borrower entity to repay the loans in a timely manner, or at all, could trigger repayment obligations on the part of our Selling Shareholders. No consideration has been paid or is payable to our Selling Shareholders for providing these guarantees. For details of the security in connection with the secured borrowings of our Company and our Subsidiaries, see "***Financial Indebtedness***" on page 870.

For further details, see "***Risk Factors – Our Corporate Promoter and Individual Promoter have provided personal guarantees for loan facilities obtained by our Company and certain of our Subsidiaries, and any failure or default by our Company to repay such loans in accordance with the terms and conditions of the financing documents could trigger repayment obligations, which may affect the ability of our Individual Promoter to effectively render their duties and thereby, adversely impact our business and operations***" on page 134.

Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years

Except as disclosed below, our Company has not made any material acquisitions or divestments of business/undertakings, mergers, amalgamation, any revaluation of assets, etc. in the ten years preceding the date of this Draft Red Herring Prospectus:

Acquisition of CG Magnum

Pursuant to a share purchase agreement dated July 12, 2021 entered into amongst SHV LPG India Private Limited ("**SHV LPG**"), SHV Energy Private Limited ("**SHV Energy**"), SHV India Energy Private Limited ("**SHV Energy India**") and Casa Grande Civil Engineering Private Limited ("**Original Parties**"), read with a novation agreement dated November 12, 2021, entered into amongst the Original Parties and Casagrand Anchor Private Limited (the share purchase agreement and the novation agreement are together referred to as the "**SPA**"), one of our Subsidiaries, Casagrand Anchor Private Limited acquired the entire shareholding of SHV LPG, comprising 301,585,020 equity shares held by SHV Energy, including 10 equity shares held by SHV Energy India, in its capacity as a nominee of SHV Energy, for a cash consideration of ₹1,560.60 million. Prior to such acquisition by CG Anchor, SHV LPG's primary business comprised of, among others, import, storage, filling, sales, distribution of bulk liquified petroleum gas. Pursuant to the acquisition, (a) the name of SHV LPG was changed to Casagrand Magnum Private Limited ("**CG Magnum**"), and (b) its primary business was changed to acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Such transfer of shares to CG Anchor was completed by December 10, 2021. There was no valuation report issued for the purpose of such acquisition. Further, the promoters and directors of our Company are not related to SHV Energy or SHV Energy India.

As on the date of this Draft Red Herring Prospectus, CG Magnum has been amalgamated into CG Anchor. Prior to such amalgamation, CG Magnum was undertaking 'Project Suncity', which is currently being undertaken by CG Anchor. For details, see **"- *Scheme of amalgamation between our Subsidiaries, Casagrand Anchor Private Limited and Casagrand Magnum Private Limited***" on page 362.

Acquisition of CG Millenia

Subsequent to the Scheme of Arrangement, pursuant to a resolution dated March 20, 2023 of the board of

directors of one of our Material Subsidiaries, Casagrand Millenia Private Limited, 100.00% of the equity share capital of CG Millenia held by the existing shareholders of CG Millenia (including our Individual Promoter, Arun MN) was transferred to our Company for a consideration of ₹0.10 million, consequent to which, CG Millenia has become a Subsidiary of our Company.

Such transfer of shares to our Company was effective as of March 20, 2023. There was no valuation report issued for the purpose of such transfers.

Divestment of non-core real estate business

Pursuant to a resolution of our Board dated December 23, 2021, our Company transferred (a) its entire shareholding of 4,950,000 equity shares (including one equity share held by Arun MN in Casa Grande Propcare Private Limited as the nominee shareholder of our Company) constituting 100.00% of the equity share capital of Casa Grande Propcare Private Limited, currently identified as one of our Group Companies and members of our Promoter Group, to Casagrand Millenia Private Limited, one of our Material Subsidiaries for an aggregate consideration of ₹49.50 million, and (b) its entire shareholding of 4,999,223 equity shares constituting 94.99% of the equity share capital of Casa Interior Studio Private Limited (*presently known as Domyhome Interior Designs & Solutions Private Limited*), currently identified as one of our Group Companies and members of our Promoter Group, to Casagrand Millenia Private Limited for an aggregate consideration of ₹49.99 million, with a view to increase focus on its core businesses and streamline participation in non-core business verticals on account of the differences in risks and competition in such verticals. Pursuant to such divestment, the property care and interior designing businesses of our Company were transferred to Casagrand Millenia Private Limited.

Such transfer of shares held by our Company in (a) Casa Grande Propcare Private Limited and (b) Casa Interior Studio Private Limited (*presently known as Domyhome Interior Designs & Solutions Private Limited*) was effective as of January 31, 2022. There was no valuation report issued for the purpose of such divestment.

Subsequently, the entire shareholding of (a) Casa Grande Propcare Private Limited and Casa Interior Studio Private Limited which were transferred to Casagrand Millenia Private Limited in the manner as set out above, were transferred to our Corporate Promoter, Casagrand Luxor Private Limited, our Promoter, pursuant to a scheme of arrangement. For details of such scheme of arrangement, see "- ***Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Scheme of arrangement between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited***" on page 361.

*Scheme of arrangement between Casagrand Millenia Private Limited and our Corporate Promoter, Casagrand Luxor Private Limited ("**Scheme of Arrangement**")*

Pursuant to a resolution passed by our Shareholders at the extraordinary general meeting of our Company held on September 6, 2022, Casagrand Millenia Private Limited, one of our Material Subsidiaries, and Casagrand Luxor Private Limited, our Corporate Promoter, filed a petition before the Regional Director (Southern Region – Chennai), Ministry of Corporate Affairs, under Section 233 and other applicable provisions of the Companies Act, 2013, seeking sanction of the Scheme of Arrangement. The Scheme of Arrangement provided for demerger, transfer and vesting, among others, the business, undertaking, activities, operations, properties, assets and liabilities of strategic investments in real estate, facility management and interior designing business, and other financial investments forming part of the real estate and allied sectors with long term objectives, managing the strategic and financial investments including all assets, rights, benefits, interests, licenses, contracts, investments, intellectual property, liabilities, transferred employees, funds and obligations, held by Casagrand Millenia Private Limited, as specified in the Scheme of Arrangement to Casagrand Luxor Private Limited ("**Demerged Undertakings**"). The rationale of the Scheme of Arrangement was, *inter alia*, to efficiently exploit business verticals upon approval of the demerger to achieve attribution of appropriate risk and valuation to concerned businesses based on their risk return profile and cash flows, to streamline the structure and align residential business verticals of the group, and to attract different sets of investors, strategic partners and lenders, given the competition involved in each of the businesses is distinct.

The Regional Director (Southern Region – Chennai), Ministry of Corporate Affairs, approved the Scheme of Arrangement through its order dated September 12, 2022 ("**RD Order**"). Pursuant to the Scheme of Arrangement, as approved by the RD Order, the Demerged Undertakings were demerged from Casagrand Millenia Private Limited and transferred and vested in Casagrand Luxor Private Limited, as a going concern. The business, assets and liabilities of Casagrand Millenia Private Limited relating to real estate projects in Tamil Nadu pursuant to joint development agreements dated July 17, 2019 and March 27, 2019 for development of residential real estate project did not form part of the Demerged Undertakings and were not demerged pursuant to the Scheme of Arrangement.

In accordance with the Scheme of Arrangement and in consideration for the acquisition of the business undertaking of Casagrand Millenia Private Limited, our Corporate Promoter, Casagrand Luxor Private Limited issued and allotted 100 fully paid-up equity shares of ₹10 each to the shareholders of Casagrand Millenia Private Limited for each fully paid-up equity share of ₹10 held by such shareholders in Casagrand Millenia Private Limited. Consequently, all the shareholders of Casagrand Millenia Private Limited became shareholders of Casagrand Luxor Private Limited by virtue of the Scheme of Arrangement. Further, pursuant to the Scheme of Arrangement, 2,495,000 equity shares of face value of ₹10 each held by Casagrand Millenia Private Limited in our Company were transferred to Casagrand Luxor Private Limited at the value of such equity shares which were appearing in the books of account of Casagrand Millenia Private Limited immediately before the Effective Date, i.e., for an aggregate amount of ₹1,130,275,000, at a price of ₹453.02 per equity share of face value of ₹ 10 each. For further details, see "***Capital Structure – Notes to Capital Structure – Build-up of Promoters' shareholding in our Company***" on page 166.

The Scheme of Arrangement became effective with effect from the appointed date, i.e., August 1, 2022 ("**Effective Date**"), upon submission of the RD Order with RoC on September 29, 2022. For the purpose of deriving the share swap ratio of 100 fully paid-up equity shares of ₹10 each to the shareholders of Casagrand Millenia Private Limited for each fully paid-up equity share of ₹10 held by such shareholders in Casagrand Millenia Private Limited as set out above, a valuation report dated July 12, 2022 had been issued by Vishwanathan Rajagopalan.

*Scheme of amalgamation between our Subsidiaries, Casagrand Anchor Private Limited ("**CG Anchor**") and Casagrand Magnum Private Limited ("**CG Magnum**") ("**Scheme of Amalgamation**")*

Pursuant to a resolution dated February 12, 2024 adopted by the board of directors of one of our step-down Subsidiaries, CG Magnum, approved and filed the Scheme of Amalgamation under section 233 of the Companies Act, 2013 before the RoC, official liquidator, Chennai and Regional Director, Southern Region, Ministry of Corporate Affairs ("**RD**"). The RD, through its order dated August 21, 2024 approved the Scheme of Amalgamation, and CG Magnum ("**Transferor**") was amalgamated with one of our step-down Subsidiaries, CG Anchor under section 233 of the Companies Act, 2013. Pursuant to the Scheme of Amalgamation, all the assets and liabilities, rights, and interest pertaining to CG Magnum; movable assets, immovable properties, other assets including outstanding loans, industrial and intellectual properties, approvals, authorisations etc., stood transferred to and vested in and or were deemed to be transferred to and vested in CG Anchor. Further, immediately prior to the Scheme of Amalgamation, CG Magnum had issued (a) 301,585,020 equity shares of ₹10 each, aggregating to ₹3,015.85 million; and (b) 1,000,000 5% redeemable non-convertible preference shares aggregating to ₹10.00 million to its shareholders.

Since the entire equity shareholding of CG Magnum immediately prior to the Scheme of Amalgamation was held by CG Anchor, no equity shares of CG Anchor (*as the Transferor*) could be issued to itself as consideration for the acquisition of the business undertaking of CG Magnum to CG Anchor. Further, at the option of the preference shareholders of CG Magnum, (a) 1(one) fully paid up 5% redeemable non-convertible preference shares of ₹10 each of CG Anchor for every 1(one) 5% redeemable non-convertible preference share of ₹10 each held in CG Magnum; or (b) a cash consideration was offered as consideration to the preference shareholders of CG Magnum.

For the purpose of deriving the share swap ratio of 1(one) fully paid up 5% redeemable non-convertible preference shares of ₹10 each of CG Anchor for every 1(one) 5% redeemable non-convertible preference share of ₹10 each held in CG Magnum as set out above, a valuation report dated February 17, 2024 had been issued by Vishwanathan Rajagopalan. The Scheme of Amalgamation was effective from April 1, 2023 but operative from August 21, 2024.

Divestment of CG Coimbatore

Pursuant to the resolution of our Board dated March 27, 2024, our Company transferred its entire holding in CG Coimbatore, an erstwhile subsidiary of our Company, comprising 90.00% of the capital contribution of CG Coimbatore, for a consideration of ₹135.18 million, to certain members of our Promoter Group, T J Manivannan and Lalitha, and the Company subsequently ceased to have control over CG Coimbatore. Pursuant to a resolution dated March 30, 2024, passed by the board of CG Coimbatore, the consent of the partners was accorded for the resignation of Arun MN as designated partner of CG Coimbatore with effect from March 30, 2024. Further, the transfer of the shareholding of our Company in CG Coimbatore was effective from March 30, 2024. A valuation report has not been issued in relation to such divestment of the stake of our Company in CG Coimbatore.

Acquisition of Ambojini

Pursuant to an application filed by M/s Nuvoco Vistas Corporation Limited before the Hon'ble National Company Law Tribunal, New Delhi Bench to initiate the corporate insolvency resolution process ("**CIRP**") for takeover/ revival of Ambojini under section 9 of the Insolvency and Bankruptcy Code, 2016, our Subsidiary, CG Regale submitted a resolution plan dated December 1, 2020 read with addendum dated December 3, 2020 ("**Resolution Plan**") for its acquisition. Under the Resolution Plan, CG Regale proposed (a) an infusion of equity, debt, ICDs or any other quasi debt/quasi equity instrument (including non-convertible debentures and compulsorily convertible debentures) towards acquisition of Ambojini; and (b) a re-organisation of the capital structure of Ambojini by cancellation of 100% of its equity shares and simultaneous subscription of fresh equity by infusion of funds by CG Regale. The Resolution Plan was approved by the NCLT on April 16, 2024.

With effect from November 1, 2024, CG Regale acquired Ambojini through an infusion of ₹ 1,415.00 million (comprising a debt infusion of ₹ 1,395.00 million and subscription to equity shares of Ambojini for ₹ 20.00 million). There was no valuation report issued for the purpose of such transaction.

Accordingly, Ambojini is a Subsidiary of CG Regale and a step-down Subsidiary of our Company as on the date of the Red Herring Prospectus. Further, except for Mr. Arun MN, our Individual Promoter, who is a nominee shareholder of CG Regale in Ambojini, none of our Promoters or Directors are related to Ambojini.

Acquisition of CGD Industrial Parks

One of our step-down Subsidiaries, CGD Industrial Parks, has been acquired by our direct Subsidiary, CG Spaceintell, pursuant to a transfer of 100.00% of the shareholding of CGD Industrial Parks from (a) Motiram Kotpati Prasad; and (b) K. V. Narasima Prasad to CG Spaceintell (including through the transfer of one share to our Individual Promoter, Arun MN, as a nominee shareholder of CG Spaceintell) with effect from October 3, 2023. The transfer of 100% shareholding of CGD Industrial Parks to Spaceintell and Arun MN (as a nominee of Spaceintell) was approved by the board of directors of CGD Industrial Parks pursuant to a resolution dated October 3, 2023.

There was no valuation report issued for the purpose of such transfer.

Acquisition of Sea View Homes

Pursuant to the third amended and restated limited liability partnership agreement dated July 10, 2025 ("**Sea View Homes Agreement**"), entered into between our Company, Dorothy Thomas and our Individual Promoter, certain rights and obligations have been recorded in relation to the organisation, management and operation of Sea View Homes. In terms of the Sea View Homes Agreement, our Company (represented by our Individual Promoter) has been admitted as a partner in Sea View Homes pursuant to a transfer of the capital contribution of ₹99,000 from our Individual Promoter and will receive a profit share of 99%. The acquisition was effective with effect from July 10, 2025.

No valuation report was issued in relation to the transaction. Further, except for Mr. Arun MN, our Individual Promoter, who was previously in control of Sea View Homes and has transferred his interest in Sea View Homes to our Company, none of our Promoters or Directors are related to Sea View Homes.

Acquisition of Blue Sea Homes

Pursuant to the second amended and restated limited liability partnership agreement dated July 10, 2025 ("**Blue Sea Homes Agreement**"), entered into between our Company, Dorothy Thomas and our Individual Promoter, certain rights and obligations have been recorded in relation to the organisation, management and operation of Blue Sea Homes. In terms of the Blue Sea Homes Agreement, our Company (represented by our Individual Promoter) has been admitted as a partner in Blue Sea Homes pursuant to a transfer of the capital contribution of ₹99,000 from our Individual Promoter and will receive a profit share of 99%. The acquisition was effective with effect from July 10, 2025.

No valuation report was issued in relation to the transaction. Further, except for Mr. Arun MN, our Individual Promoter, who was previously in control of Blue Sea Homes and has transferred his interest in Blue Sea Homes to our Company, none of our Promoters or Directors are related to Blue Sea Homes.

Framework agreement with BREP Asia III India Holding Co II Pte Ltd.

BREP Asia III India Holding Co II Pte Ltd (the "**Investor**"), our Subsidiary, CG Spaceintell (the "**Developer**"), and certain of our step-down Subsidiaries, CG Blue Horizon, Headway Logistix, CGD Spaceone, and Orbitex (CG Blue Horizon, Headway Logistix and Orbitex are collectively referred to as the "**Project Companies**" and the Project Companies and CGD Spaceone are collectively, the "**Portfolio Companies**"), have entered into a framework agreement dated November 19, 2025 ("**Framework Agreement**"), for, among others, governing the Investor's staged investment in the Portfolio Companies, governance of the Portfolio Companies, transfer of land by Orbitex to the Project Companies, development and leasing standards for specified projects, and the parties' rights and obligations. For further details of these Portfolio Companies, see "***History and Certain Corporate Matters – Our Subsidiaries***" on page 367.

The Portfolio Companies own the platform assets which include certain lands owned by CG Blue Horizon, Headway Logistix, Orbitex, CGD Spaceone and certain warehousing projects which are proposed to be built on the lands owned by the Project Companies. In connection with this, a construction management agreement dated November 19, 2025 has been entered into between Developer, Portfolio Companies and the Investor pursuant to which the Developer shall manage the end-to-end construction and development of the platform assets.

In terms of the Framework Agreement, the Investor will acquire shareholding of the Developer in the Portfolio Companies and/or subscribe to new securities issued by the Portfolio Companies in multiple tranches, each subject to conditions being met, acquiring control over these entities, in the manner set out below:

Investment by the Investor in Casagrand Blue Horizon and Headway Logistix;

The Investor shall acquire equity shares and Class B OCDs of CG Blue Horizon and Headway Logistix in multiple tranches. In this regard, the Investor, the Developer, CG Blue Horizon, Headway Logistix and Orbitex have entered into a securities purchase and subscription agreement dated November 19, 2025.

Transfer of Orbitex

On occurrence of closing of the first tranche of investment in CG Blue Horizon, Orbitex will become a wholly owned subsidiary of CGD Spaceone.

Investment by the Investor in CGD Spaceone (indirectly through Project Companies, Casagrand Blue Horizon and Headway Logistix):

The Investor shall have indirect holding in CGD Spaceone following completion of the tranches of investment by the Investor in CG Blue Horizon and Headway Logistix, through acquisition of compulsorily

convertible preference shares and Class B OCDs in CGD Spaceone through Headway Logistix and CG Blue Horizon. In this regard, the Investor, the Developer and the Portfolio Companies have executed a securities subscription and securityholders agreement dated November 19, 2025.

The investments are subject to determination of the binding final amount. If the binding final amount is lower than the initial investment amount, the shortfall (excess amount) is payable by the Developer to the Investor, implemented through the redemption/sale and put option mechanics set out in the Framework Agreement.

In terms of the Framework Agreement, a waterfall mechanism is prescribed for utilization of each tranche investment proceeds. Further, in accordance with the Framework Agreement, the Investor receives a structured right of first offer over the project or land acquired in or to be acquired by the Developer in (i) Santhavellore, Chennai (ii) Nervellore, Chennai, (iii) Walajabad, Chennai, (iv) Mannivakkam, Chennai, and (v) certain land situated in Padichery Village and Sriperumbudur "C" Village, Kancheepuram, Tamil Nadu owned by CGD Spaceone.

The Framework Agreement also provides for put/call mechanics to the Investor exercisable upon an event of default. An event of default may *inter alia* be triggered by failure to meet closing dates and conditions precedent for final closing, failure to achieve the development and leasing milestones by the final closing deadline, or stalling/suspension of development or operations of the platform assets; the Framework Agreement may also be terminated if tranche wise investments or final closings do not occur by their respective deadlines. Further, following an event of default, the Investor may exercise a call option to acquire the Developer's holdings, require accelerated conversion of shares held by Developer in CGD Spaceone into Class A non-voting shares, and mandate redemption of debentures held in CGD Spaceone, as applicable, in addition to other enforcement and remedies available under the transaction documents.

The Framework Agreement also restrains specified competitive conduct by the Developer and its affiliates during the relevant periods, within a 7 km radius of the platform assets till the final closing date or until the assets are fully leased (whichever is earlier), except for certain ongoing warehousing assets.

The final closing of the transaction is 25 months and 15 days from the date of closing of Tranche I, which is extendable with the written consent of the Investor.

None of Promoters and Directors are related to BREP Asia III India Holding Co II Pte Ltd.

For details, see "***Risk Factors - We have entered into a framework agreement that contains covenants and investor remedies, and any adverse actions under this agreement could adversely affect our business, results of operations, and financial condition***" on page 94.

Shareholders' agreements and other agreements

Shareholders' agreements

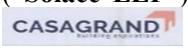
As on the date of this Draft Red Herring Prospectus, our Company does not have any subsisting shareholders' agreements.

Other agreements

Agreements with Key Managerial Personnel, Senior Management, Director, Promoters or any other employee

As on the date of this Draft Red Herring Prospectus, there are no agreements entered into by a Key Managerial Personnel, Senior Management, or Directors or Promoters or any other employee of our Company, either by themselves or on behalf of any other person, with any shareholder or any other third party with regard to compensation or profit sharing in connection with dealings in the securities of our Company. Except as disclosed below, our Company has not entered into any other subsisting material agreements including with strategic partners, joint venture partners and/or financial partners, other than in the ordinary course of business.

*Deed of assignment of trademark agreement dated December 24, 2025 ("**Assignment Deed**")*

Pursuant to the Assignment Deed, entered into between the assignor, our Company and the assignee, Solace Gated Community LLP, which is a limited liability partnership and a member of our Promoter Group ("**Solace LLP**"), our Company has assigned and transferred the registered trademark of our Company  ("**CG Trademark**"), free of all encumbrances, including all the right, title, interest, property and benefit whatsoever of our Company in and to the CG Trademark, on a world-wide basis, without the goodwill associated with CG Trademark, to Solace LLP, for a consideration of ₹ 100.00 million, determined pursuant to a valuation report dated November 19, 2025. The goodwill, business, trade or commercial undertaking of our Company was not transferred pursuant to the assignment. In terms of the Assignment Deed, Solace LLP is entitled to use, appropriate and exploit the CG Trademark exclusively in connection with businesses other than our real estate business comprising residential projects, commercial projects, mall development projects and warehousing projects undertaken by our Company, Subsidiaries, LLPs to which our Company is a partner and associate companies of our Company in India ("**Company's Business**"), including, without limitation, (i) any other businesses, not being in the nature of the Company's Business, and (ii) any real estate business outside India ("**Permitted Business**"). To this extent, Solace LLP is given the unencumbered right to make any applications for registration of the CG Trademark to give complete effect to the transfer and assignment contemplated in the Assignment Deed. Our Individual Promoter, Arun MN, holds 90% of the capital contribution of Solace LLP. The Assignment Agreement was entered into following an internal corporate restructuring to centralise ownership and stewardship of intellectual property, enhance operational efficiency and align brand strategy across our business.

*Trademark license agreement dated December 24, 2025 ("**Trademark License Agreement**")*

Further to the Assignment Deed as described above, our Company and Solace LLP have entered into the Trademark License Agreement, pursuant to which, our Company has granted Solace LLP a perpetual, non-exclusive, sub-licensable, assignable, royalty-free licence to use the CG Trademark for certain real estate projects listed in schedule 2 of the Trademark License Agreement and carried out by AAK Realty Services LLP, IRIS Development LLP and Casagrand Coimbatore LLP ("**Permitted RE Business"**) for a one-time licence fee of ₹0.10 million with effect from December 24, 2025. Solace LLP may without any further act or consent of our Company, authorise any person, association of persons, partnership, or body corporate to use the CG Trademark for the Permitted RE Business. Solace LLP shall be responsible to our Company for any breach of the Trademark License Agreement by any person using the CG Trademark pursuant to Solace LLP's authorisation.

Inter-se agreements between Shareholders

As on the date of this Draft Red Herring Prospectus, our Company, Promoters and Shareholders do not have any inter-se agreements/ arrangements and clauses / covenants which are material in nature and that there are no other clauses / covenants which are adverse / pre-judicial to the interest of the minority / public shareholders. Also, there are no other agreements, deed of assignments, acquisition agreements, shareholders' agreement, inter-se agreements, agreements of like nature.

Agreements required under Clause 5A of paragraph A of part A of Schedule III of the SEBI Listing Regulations

As on the date of this Draft Red Herring Prospectus, except as disclosed under "***- Shareholders' agreements and other agreements***" on page 365, there are no other agreements required to be disclosed under Clause 5A of paragraph A of part A of Schedule III of the SEBI Listing Regulations.

Key terms of other subsisting material agreements

Except as disclosed above, there are no other agreements/arrangements entered into by our Company or clauses/covenants applicable to our Company which are material, not in the ordinary course of business and which are required to be disclosed, or the non-disclosure of which may have a bearing on the investment decision of prospective investors in the Offer.

Our Subsidiaries

As on the date of this Draft Red Herring Prospectus, our Company has six Material Subsidiaries for the purpose of due diligence and disclosure of material approvals of our material subsidiaries.

Set out below are the details of all our Subsidiaries, as on the date of this Draft Red Herring Prospectus:

Material Subsidiaries:

1. Casa Grande Civil Engineering Private Limited

Corporate Information

Casa Grande Civil Engineering Private Limited ("**CG Civil Engineering**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated December 12, 2013, issued by the RoC. Its CIN is U45200TN2013PTC094127. Its registered office is situated at NPL Devi, New No. 111/3, Old No. 593/3, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Civil Engineering is engaged in the business of *inter alia* civil and engineering construction of buildings, houses, villas, civil structures both for commercial and residential purposes and procurement and development of land for the purpose of providing civil and engineering construction services.

Capital Structure

The following table sets forth details of the capital structure of CG Civil Engineering as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Civil Engineering (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Civil Engineering.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Civil Engineering, as extracted from the audited financial statements of CG Civil Engineering, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,385.37	1,391.99	1,235.92	1,242.25
Revenue from operations	64.65	3,542.62	417.58	1,659.04
Profit/(loss) after tax for the year	(13.05)	129.27	(7.81)	13.75
Basic earnings per equity share(in ₹/share)	(1,306.48)	12,923.57	(781.00)	1,375.00
Diluted earnings per equity share (in ₹/share)	(1,306.48)	12,923.57	(781.00)	1,375.00
Net asset value per equity share (in ₹/share)	138,536.84	139,198.84	123,592.00	124,225.00
Total borrowings (including lease liabilities)	2,691.24	2,397.93	4,225.57	2,401.03

2. Casagrand Magick Rufy Private Limited

Corporate Information

Casagrand Magick Rufy Private Limited ("**CG Magick**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 31, 2018, issued by the RoC. Its CIN is U45309TN2018PTC125587. Its registered office is situated at 5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Magick is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting and building flats and houses thereon and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Magick as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Magick (including one equity share held by its nominee shareholder, Sumanth Krishna Raghunathan) aggregating to 100% of the total equity share capital of CG Magick.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Magick, as extracted from the audited financial statements of CG Magick, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,531.46	1,529.15	722.99	90.49
Revenue from operations	75.97	3,870.93	3,181.81	35.75
Profit/(loss) after tax for the year	2.31	806.16	632.50	90.05
Basic earnings per equity share (in ₹/share)	231.00	80,616.00	63,250.00	9,005.00
Diluted earnings per equity share (in ₹/share)	231.00	80,616.00	63,250.00	9,005.00
Net asset value per equity share (in ₹/share)	153,146.25	152,915.00	72,299.00	9,049.00
Total borrowings (including lease liabilities)	812.82	759.96	629.78	1,230.49

3. Casa Grande Smart Value Homes Private Limited

Corporate Information

Casa Grande Smart Value Homes Private Limited ("**CG Smart Value Homes**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated June 2, 2016, issued by the RoC. Its CIN is U74999TN2016PTC110721. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Smart Value Homes is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Smart Value Homes as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Smart Value Homes (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Smart Value Homes.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Smart Value Homes, as extracted from the audited financial statements of CG Smart Value Homes, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,182.89	1,227.20	580.79	(6.55)
Revenue from operations	69.50	3,957.59	3,205.88	32.51
Profit/(loss) after tax for the year	(44.31)	646.41	587.34	1.55
Basic earnings per equity share(in ₹/share)	(4,431.00)	64,641.00	58,734.00	155.00
Diluted earnings per equity share (in ₹/share)	(4,431.00)	64,641.00	58,734.00	155.00
Net asset value per equity share (in ₹/share)	118,289.00	122,720.00	58,079.00	(655.00)
Total borrowings (including lease liabilities)	1,033.75	652.04	1,217.89	1,388.60

4. Danub Homes Private Limited

Corporate Information

Danub Homes Private Limited ("**Danub Homes**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated November 10, 2016, issued by the RoC. Its LLP identification number was AAH-7945. Subsequently, it was converted to a private limited company pursuant to a resolution dated November 20, 2020 and its name was changed to Danub Homes Private Limited and a fresh certificate of incorporation dated December 11, 2020, issued by the Assistant Registrar of Companies, Central Registration Centre. Its CIN is U70100TN2020PTC140039. Its registered office is situated at No. 111, NPL Devi, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Danub Homes is engaged in the business of *inter alia* acting as builders, real estate developers, contracts, sub-contractors and dealers and entering into contracts and arrangements with builders, tenants, occupiers and others in respect of land development, service apartments, serviced plots and construction of residential and commercial premises.

Capital Structure

The following table sets forth details of the capital structure of Danub Homes as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Danub Homes is a step-down subsidiary of our Company. Set out below is the shareholding pattern of Danub Homes:

Sr. No.	Shareholders	Number of equity shares of face value of ₹10 each	Shareholding (in %)
1.	CG Milestone	9,900	99.00
2.	Casagrand Premier Builder Limited	100	1.00

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Danub Homes, as extracted from the audited financial statements of Danub Homes, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	1,247.69	1,253.48	959.78	(14.79)
Revenue from operations	587.68	4,461.81	5,968.30	36.08
Profit/(loss) after tax for the year	(5.79)	293.70	974.57	(1.58)
Basic earnings per equity share(in ₹/share)	(580.86)	29,373.42	97,457.00	(158.00)
Diluted earnings per equity share (in ₹/share)	(580.86)	29,373.42	97,457.00	(158.00)
Net asset value per equity share (in ₹/share)	124,769.40	125,348.00	95,978.00	(1,479.00)
Total borrowings (including lease liabilities)	1,911.32	2,285.15	2,761.37	2,706.38

5. Casa Grande Garden City Builders Private Limited

Corporate Information

Casa Grande Garden City Builders Private Limited ("**CG Garden City**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated August 21, 2015, issued by the Registrar of Companies, Karnataka at Bengaluru. Its CIN is U45205KA2015PTC082415. Its registered office is situated at Salma Bizhouse, No. 34/1, Third Floor, T-1 & T-2, Meanee Avenue Road, near Ulsoor Lake, Bengaluru, Karnataka - 560 042, India.

Nature of Business

CG Garden City is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Garden City as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Garden City (including one equity share

held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Garden City.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Garden City, as extracted from the audited financial statements of CG Garden City, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	183.72	120.15	(350.75)	(344.19)
Revenue from operations	169.14	3,835.48	1,190.02	484.64
Profit/(loss) after tax for the year	61.57	460.97	(4.77)	(172.07)
Basic earnings per equity share(in ₹/share)	6,157.00	46,097.00	(477.00)	(17,207.00)
Diluted earnings per equity share (in ₹/share)	6,157.00	46,097.00	(477.00)	(17,207.00)
Net asset value per equity share (in ₹/share)	18,372.00	12,015.00	(35,075.00)	(34,419.00)
Total borrowings (including lease liabilities)	2,010.23	1,092.04	2,782.15	4,429.67

6. Casagrand Horizons Private Limited

Corporate Information

Casagrand Horizons Private Limited ("**CG Horizons**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated March 1, 2019, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U45309TN2019PTC127804. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Horizons is engaged in the business of *inter alia,* acquiring, promoting, improving land and hereditaments, erecting and building flats and houses thereon and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Horizons as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
5,660,000 equity shares of ₹10 each	₹56,600,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Horizons (including one equity share held by its nominee shareholder, Sumanth Krishna Raghunathan) aggregating to 100% of the total equity share capital of CG Horizons.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Horizons, as extracted from the audited financial statements of CG Horizons, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	870.47	860.52	23.16	(1.28)
Revenue from operations	327.00	4,397.55	22.27	0.00
Profit/(loss) after tax for the year	9.95	837.36	24.44	(0.52)
Basic earnings per equity share(in ₹/share)	995.00	83,736.00	2,444.00	(52.00)
Diluted earnings per equity share (in ₹/share)	995.00	83,736.00	2,444.00	(52.00)
Net asset value per equity share (in ₹/share)	87,047.00	86,052.00	2,316.00	(128.00)
Total borrowings (including lease liabilities)	845.05	1,207.67	1,359.56	1,112.60

Other Subsidiaries:

Direct Subsidiaries

7. Casagrand Millenia Private Limited

Corporate Information

Casagrand Millenia Private Limited ("**CG Millenia**") was incorporated as a private limited company under the Companies Act, 2013 with the name Casagrand Millenia Private Limited pursuant to a certificate of incorporation dated March 25, 2019, issued by the Registrar of Companies, Central Registration Centre. Subsequently, its name was changed to Casagrand Millenia Private Limited and a fresh certificate of incorporation dated September 10, 2020, was issued by the RoC Its CIN is U45500TN2019PTC128205. Its registered office is situated at Devi Apartments, No. 111, Old No. 59 NPL, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Millenia is engaged in the business of *inter alia,* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Millenia as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
100,000 equity shares of ₹10 each	₹1,000,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Millenia (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Millenia.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Millenia, as extracted from the audited financial statements of CG Millenia, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(1,086.10)	(1,012.78)	(841.85)	(970.09)
Revenue from operations	9.54	304.48	2,226.77	2,301.41
Profit/(loss) after tax for the year	(73.32)	(170.93)	128.24	214.50
Basic earnings per equity share(in ₹/share)	(7,332.00)	(17,093.00)	12,824.00	21,450.00
Diluted earnings per equity share (in ₹/share)	(7,332.00)	(17,093.00)	12,824.00	21,450.00
Net asset value per equity share (in ₹/share)	(108,610.00)	(101,278.00)	(84,185.00)	(97,009.00)
Total borrowings (including lease liabilities)	2,684.26	1,332.71	463.74	617.12

8. Casa Grande Zest Private Limited

Corporate Information

Casa Grande Zest Private Limited ("**CG Zest**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 6, 2016, issued by the RoC. Its CIN is U74999TN2016PTC112861. Its registered office is situated at 5th Floor, NPL Devi, New No. - 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Zest is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Zest as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Zest (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Zest.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Zest, as extracted from the audited financial statements of CG Zest, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	419.72	368.14	392.62	40.04
Revenue from operations	89.51	103.24	2,053.20	10.89
Profit/(loss) after tax for the year	51.58	(24.48)	352.58	7.33
Basic earnings per equity share(in ₹/share)	5,157.00	(2,448.00)	35,258.00	733.00
Diluted earnings per equity share (in ₹/share)	5,157.00	(2,448.00)	35,258.00	733.00
Net asset value per equity share (in ₹/share)	41,972.00	36,814.00	39,262.00	4,004.00

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Total borrowings (including lease liabilities)	590.67	543.79	383.36	1,745.94

9. Gazy Mag Private Limited

Corporate Information

Gazy Mag Private Limited ("**Gazy Mag**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 9, 2018, issued by the RoC. Its CIN is U45400TN2018PTC125174. Its registered office is situated at 5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Gazy Mag is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting and building flats and houses thereon and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Gazy Mag as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of Gazy Mag (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Gazy Mag.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Gazy Mag, as extracted from the audited financial statements of Gazy Mag, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	123.52	165.49	253.85	(38.74)
Revenue from operations	44.12	246.11	3,772.98	1.71
Profit/(loss) after tax for the year	(41.97)	(88.36)	292.59	(27.48)
Basic earnings per equity share(in ₹/share)	(4,196.20)	(8,834.71)	29,259.00	(2,748.00)
Diluted earnings per equity share (in ₹/share)	(4,196.20)	(8,834.71)	29,259.00	(2,748.00)
Net asset value per equity share (in ₹/share)	12,352.00	16,549.00	25,385.00	(3,874.00)
Total borrowings (including lease liabilities)	1,438.72	1,448.50	498.72	718.94

10. Casa Grande Homes Private Limited

Corporate Information

Casa Grande Homes Private Limited ("**CG Homes**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated July 14, 2015, issued by

the RoC. Its CIN is U74999TN2015PTC101406. Its registered office is situated at 6th Floor, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Homes is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Homes as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
50,000 equity shares of ₹10 each	₹500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Homes (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Homes.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Homes, as extracted from the audited financial statements of CG Homes, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	765.26	813.23	834.54	980.54
Revenue from operations	1.44	139.67	130.49	4,190.60
Profit/(loss) after tax for the year	(47.97)	(21.31)	(146.00)	597.04
Basic earnings per equity share(in ₹/share)	(4,796.85)	(2,130.83)	(14,600.00)	59,704.00
Diluted earnings per equity share (in ₹/share)	(4,796.85)	(2,130.83)	(14,600.00)	59,704.00
Net asset value per equity share (in ₹/share)	76,526.00	81,323.00	83,454.00	98,054.00
Total borrowings (including lease liabilities)	958.24	944.11	22.27	9.44

11. Casa Grande Axiom Private Limited

Corporate Information

Casa Grande Axiom Private Limited ("**CG Axiom**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated September 20, 2016, issued by the RoC. Its CIN is U74999TN2016PTC112595. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Axiom is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Axiom as on the date of this Draft

Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Axiom (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Axiom.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Axiom, as extracted from the audited financial statements of CG Axiom, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	378.87	369.77	358.29	404.73
Revenue from operations	0.25	40.71	544.46	2,478.30
Profit/(loss) after tax for the year	9.10	11.49	(46.44)	328.72
Basic earnings per equity share(in ₹/share)	911.28	1,150.32	(4,644.00)	32,872.00
Diluted earnings per equity share (in ₹/share)	911.28	1,150.32	(4,644.00)	32,872.00
Net asset value per equity share (in ₹/share)	37,887.00	36,977.00	35,829.00	40,473.00
Total borrowings (including lease liabilities)	2.14	1.52	46.31	298.86

12. Dawning Developers LLP

Corporate Information

Dawning Developers LLP ("**Dawning Developers**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated November 7, 2016, issued by the RoC. Its LLP identification number is AAH-7573. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, Old No. 59 L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Dawning Developers is engaged in the business of *inter alia*, real estate development, land developments, service apartments, serviced plots, construction of residential and commercial premises, travelogy and laboratory and consultancy services in environmental testing or any other business as may be decided by the majority partners, from time to time.

Capital Contribution

The capital contribution of Dawning Developers is ₹ 100,000.

The following table sets forth details of the capital contribution of Dawning Developers as on the date of this Draft Red Herring Prospectus:

Name of Partner	Capital (in ₹)	Percentage of capital (%)
Casagrand Premier Builder Limited	99,000	99.00
Dorothy Thomas	1,000	1.00
Total	**100,000**	**100.00**

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and

2023 of Dawning Developers, as extracted from the audited financial statements of Dawning Developers, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Partner's capital A/C	0.10	0.10	0.10	0.10
Net worth	618.74	557.10	288.28	426.65
Revenue from operations	36.77	174.08	180.89	3,647.43
Profit/(loss) after tax for the year	8.90	37.66	(138.32)	(48.38)
Basic earnings per equity share(in ₹/share)	NA	NA	NA	NA
Diluted earnings per equity share (in ₹/share)	NA	NA	NA	NA
Net asset value per equity share (in ₹/share)	NA	NA	NA	NA
Total borrowings (including lease liabilities)	312.10	307.63	788.18	1,179.08

13. Blue Sea Homes Search LLP

Corporate Information

Blue Sea Homes Search LLP ("**Blue Sea Homes**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated November 10, 2016, issued by the RoC. Its LLP identification number is AAH-7932. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, Old No. 59 L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Blue Sea Homes is engaged in the business of *inter alia*, , real estate development, land developments, service apartments, serviced plots, construction of residential and commercial premises, travelogy and laboratory and consultancy services in environmental testing or any other business as may be decided by the majority partners, from time to time..

Capital Contribution

The capital contribution of Sea View is ₹ 100,000.

The following table sets forth details of the capital contribution of Sea View as on the date of this Draft Red Herring Prospectus:

Name of Partner	Capital (in ₹)	Percentage of capital (%)
Casagrand Premier Builder Limited	99,000	99.00
Dorothy Thomas	1,000	1.00
Total	**100,000**	**100.00**

Brief financial highlights

Since Blue Sea Homes was acquired with effect from July 10, 2025, the financial statements have not been included for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 in the Restated Consolidated Financial Information.

14. Sea View Home Search LLP

Corporate Information

Sea View Home Search LLP ("**Sea View**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated November 10, 2016, issued by the RoC. Its LLP

identification number is AAH-7940. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, Old No. 59 L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Sea View is engaged in the business of *inter alia*, real estate development, land developments, service apartments, serviced plots, construction of residential and commercial premises, travelogy and laboratory and consultancy services in environmental testing or any other business as may be decided by the majority partners, from time to time..

Capital Contribution

The capital contribution of Sea View is ₹ 100,000.

The following table sets forth details of the capital contribution of Sea View as on the date of this Draft Red Herring Prospectus:

Name of Partner	Capital (in ₹)	Percentage of capital (%)
Casagrand Premier Builder Limited	99,000	99.00
Dorothy Thomas	1,000	1.00
Total	**100,000**	**100.00**

Brief financial highlights

Since Sea View was acquired with effect from July 10, 2025, the financial statements have not been included for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 in the Restated Consolidated Financial Information.

15. Grace Gated Community LLP

Corporate Information

Grace Gated Community LLP ("**Grace Gated Community**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated November 10, 2016, issued by the RoC. Its LLP identification number is AAH-7943. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Grace Gated Community is engaged in the business of *inter alia*, real estate development, land developments, service apartments, serviced plots, construction of residential and commercial premises or any other business as may be decided by the majority partners, from time to time.

Capital Contribution

The capital contribution of Grace Gated Community is ₹ 100,000.

The following table sets forth details of the capital contribution of Grace Gated Community as on the date of this Draft Red Herring Prospectus:

Name of Partner	Capital (in ₹)	Percentage of capital (%)
Casagrand Premier Builder Limited	99,000	99.00
Dorothy Thomas	1,000	1.00
Total	**100,000**	**100.00**

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Grace Gated Community, as extracted from the audited financial statements of Grace Gated Community, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Partner's capital A/C	0.10	0.10	0.10	0.10
Net worth	213.69	408.53	512.40	508.99
Revenue from operations	-	0.01	2.04	374.28
Profit/(loss) after tax for the year	(19.15)	(90.83)	3.40	32.22
Basic earnings per equity share(in ₹/share)	NA	NA	NA	NA
Diluted earnings per equity share (in ₹/share)	NA	NA	NA	NA
Net asset value per equity share (in ₹/share)	NA	NA	NA	NA
Total borrowings (including lease liabilities)	1,024.51	781.13	692.09	47.86

16. Casa Grande Enterprises LLP

Corporate Information

Casa Grande Enterprises LLP ("**CG Enterprises**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated March 11, 2013, issued by the RoC. Its LLP identification number is AAB-3828. Its registered office is situated at NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Enterprises is engaged in the business of *inter alia*, development of projects and sale, transfer, lease, leave and license of the flats/ units constructed therein to prospective purchasers, lessees, licensees, and such other business as the partners may mutually decide.

Capital Contribution

The capital contribution of CG Enterprises is ₹ 1,000,000.

The following table sets forth details of the capital contribution of CG Enterprises as on the date of this Draft Red Herring Prospectus:

Name of Partner	Capital (in ₹)	Percentage of capital (%)
Casagrand Premier Builder Limited	990,000	99.00
Dorothy Thomas	10,000	1.00
Total	**1,000,000**	**100.00**

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Enterprises, as extracted from the audited financial statements of CG Enterprises, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Partner's capital	1.00	1.00	1.00	1.00
Net worth	780.98	512.03	510.01	186.18
Revenue from operations	252.93	955.92	792.59	425.57
Profit/(loss) after tax for the year	0.01	(0.61)	10.81	7.25
Basic earnings per equity share(in ₹/share)	NA	NA	NA	NA
Diluted earnings per equity share (in ₹/share)	NA	NA	NA	NA
Net asset value per equity share (in ₹/share)	NA	NA	NA	NA
Total borrowings (including lease	44.22	36.05	4.03	0.15

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
liabilities)				

17. Casa Grande Grace Private Limited

Corporate Information

Casa Grande Grace Private Limited ("**CG Grace**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated September 1, 2016, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U74999TN2016PTC112296. Its registered office is situated at 5th Floor, NPL Devi, New No. - 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Grace is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Grace as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Grace (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Grace.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Grace, as extracted from the audited financial statements of CG Grace, prepared under Ind AS, of the respective years are as follows :

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	479.41	479.70	431.13	397.21
Revenue from operations	108.25	1,485.81	668.08	1,640.47
Profit/(loss) after tax for the year	(0.29)	48.57	33.92	167.53
Basic earnings per equity share(in ₹/share)	(27.02)	4,858.69	3,392.00	16,753.00
Diluted earnings per equity share (in ₹/share)	(27.02)	4,858.69	3,392.00	16,753.00
Net asset value per equity share (in ₹/share)	47,941.40	47,970.40	43,113.00	39,721.00
Total borrowings (including lease liabilities)	1,379.76	1,361.90	2,360.30	1,306.50

18. Casa Grande Vallam Private Limited

Corporate Information

Casa Grande Vallam Private Limited ("**CG Vallam**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated December 5, 2012, issued by the RoC.

Its LLP identification number is AAB-2436. Subsequently, it was converted to a private limited company pursuant to a resolution dated November 9, 2023 and its name was changed to Casa Grande Vallam Private Limited and a fresh certificate of incorporation dated December 13, 2023, was issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68200TN2023PTC165920. Its registered office is situated at NPL Devi, No. 111, Old No. 59, L.B. Road, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Vallam is engaged in the business of inter alia acting as contractors for government bodies and body corporates, relating to construction, modification, or alteration for commercial and residential projects, acquiring, promoting, developing and improving land, constructing flats, houses and otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Vallam as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Set out below is the shareholding pattern of CG Vallam:

Sr. No.	**Shareholders**	**Number of equity shares of face value of ₹10 each**	**Shareholding (in %)**
1.	Casagrand Premier Builder Limited	9,900	99.00
2.	Dorothy Thomas	100	1.00

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Vallam as extracted from the audited financial statements of CG Vallam, prepared under Ind AS, of the respective years are as follows::

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the period ended June 30, 2025**	**As of / for the Fiscal ended March 31, 2025**	**As of / for the Fiscal ended March 31, 2024**
Equity share capital	0.10	0.10	0.10
Net worth	(13.57)	(0.04)	2.27
Revenue from operations	0.68	-	0.00
Profit/(loss) after tax for the year	(13.53)	(2.31)	2.17
Basic earnings per equity share(in ₹/share)	(1,351.62)	(231.01)	217.00
Diluted earnings per equity share (in ₹/share)	(1,351.62)	(231.01)	217.00
Net asset value per equity share (in ₹/share)	(1,357.00)	(4.00)	227.00
Total borrowings (including lease liabilities)	417.22	406.72	360.85

Note: *CG Vallam was converted from a limited liability partnership to a private limited company with effect from December 13, 2023. The information set out in the table above reflects the financial information of CG Vallam post such conversion to a private limited company.*

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal ended**	
	December 13, 2023	**March 31, 2023**
Partner's capital A/C	0.10	0.10
Net worth	301.00	278.26
Revenue from operations	38.52	167.69

Particulars	As of / for the Fiscal ended	
	December 13, 2023	March 31, 2023
Profit/(loss) after tax for the year	8.90	(20.30)
Basic earnings per equity share(in ₹/share)	NA	N.A.
Diluted earnings per equity share (in ₹/share)	NA	N.A.
Net asset value per equity share (in ₹/share)	NA	N.A.
Total borrowings (including lease liabilities)	10.61	2.37

Note: *CG Vallam was converted from a limited liability partnership to a private limited company with effect from December 13, 2023. The information set out in the table above reflects the financial information of CG Vallam prior to such conversion to a private limited company.*

19. Casa Grande Shelter Private Limited

Corporate Information

Casa Grande Shelter Private Limited ("**CG Shelter**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated March 14, 2013, issued by the RoC. Its LLP identification number is AAB-4008. Subsequently, it was converted to a private limited company pursuant to a resolution dated October 18, 2023 and its name was changed to Casa Grande Shelter Private Limited and a fresh certificate of incorporation dated December 11, 2023, was issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68200TN2023PTC165862. Its registered office is situated at No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Shelter is engaged in the business of inter alia acting as contractors for government bodies and body corporates, relating to construction, modification, or alteration for commercial and residential projects, acquiring, promoting, developing and improving land, constructing flats, houses and otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Shelter as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
100,000 equity shares of ₹10 each	₹1,000,000
Issued, subscribed and paid-up share capital	
100,000 equity shares of ₹10 each	₹1,000,000

Our Company holds 100,000 equity shares of ₹10 each of CG Shelter (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Shelter.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Shelter as extracted from the audited financial statements of CG Shelter, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the period ended June 30, 2025	As of / for the Fiscal ended March 31, 2025	As of / for the Fiscal ended March 31, 2024
Equity share capital	1.00	1.00	1.00
Net worth	109.32	116.68	11.08
Revenue from operations	1.54	9.41	14.58
Profit/(loss) after tax for the year	(7.36)	105.60	10.08
Basic earnings per equity share(in ₹/share)	(73.59)	1,055.94	100.80
Diluted earnings per equity share (in ₹/share)	(73.59)	1,055.94	100.80
Net asset value per equity share (in ₹/share)	1,093.20	1,166.80	110.80

Particulars	As of / for the period ended June 30, 2025	As of / for the Fiscal ended March 31, 2025	As of / for the Fiscal ended March 31, 2024
Total borrowings (including lease liabilities)	432.65	485.78	129.23

Note: *CG Shelter was converted from a limited liability partnership to a private limited company with effect from December 11, 2023. The information set out in the table above reflects the financial information of CG Shelter post such conversion to a private limited company.*

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal/ period ended	
	December 11, 2023	March 31, 2023
Partner's capital A/C	1.00	1.00
Net worth	111.19	93.70
Revenue from operations	19.31	65.59
Profit/(loss) after tax for the year	15.05	12.93
Basic earnings per equity share(in ₹/share)	NA	NA
Diluted earnings per equity share (in ₹/share)	NA	NA
Net asset value per equity share (in ₹/share)	NA	NA
Total borrowings (including lease liabilities)	15.58	37.72

Note: *CG Shelter was converted from a limited liability partnership to a private limited company with effect from December 11, 2023. The information set out in the table above reflects the financial information of CG Shelter prior to such conversion to a private limited company.*

20. Casa Grande Realtors Private Limited

Corporate Information

Casa Grande Realtors Private Limited ("**CG Realtors**") was incorporated as a limited liability partnership under the LLP Act pursuant to a certificate of incorporation dated February 3, 2015, issued by the RoC. Its LLP identification number is AAD-2988. Subsequently, it was converted to a private limited company pursuant to a resolution dated November 9, 2023 and its name was changed to Casa Grande Realtors Private Limited and a fresh certificate of incorporation dated December 13, 2023, was issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68200TN2023PTC165939. Its registered office is situated at No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Realtors is engaged in the business of inter alia acting as contractors for government bodies and body corporates, relating to construction, modification, or alteration for commercial and residential projects, acquiring, promoting, developing and improving land, constructing flats, houses and otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Realtors as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
100,000 equity shares of ₹10 each	₹1,000,000

Set out below is the shareholding pattern of CG Realtors:

Sr. No.	Shareholders	Number of equity shares of face value of ₹10 each	Shareholding (in %)
1.	Casagrand Premier Builder Limited	99,900	99.90
2.	Dorothy Thomas	100	0.10

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Realtors as extracted from the audited financial statements of CG Realtors, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of/ for the period ended June 30, 2025	As of / for the Fiscal ended March 31, 2025	As of / for the Fiscal ended March 31, 2024
Equity share capital	1.00	1.00	1.00
Net worth	9.95	9.33	6.38
Revenue from operations	0.05	0.03	5.94
Profit/(loss) after tax for the year	0.62	2.95	5.38
Basic earnings per equity share(in ₹/share)	6.15	29.50	53.80
Diluted earnings per equity share (in ₹/share)	6.15	29.50	53.80
Net asset value per equity share (in ₹/share)	99.50	93.30	63.80
Total borrowings (including lease liabilities)	49.90	49.10	45.25

Note: *CG Realtors was converted from a limited liability partnership to a private limited company with effect from December 13, 2023. The information set out in the table above reflects the financial information of CG Realtors post such conversion to a private limited company.*

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal ended	
	December 13, 2023	March 31, 2023
Partner's capital A/C	1.00	1.00
Net worth	44.76	19.84
Revenue from operations	7.48	70.22
Profit/(loss) after tax for the year	(0.67)	33.68
Basic earnings per equity share(in ₹/share)	NA	NA
Diluted earnings per equity share (in ₹/share)	NA	NA
Net asset value per equity share (in ₹/share)	NA	NA
Total borrowings (including lease liabilities)	0.23	0

Note: *CG Realtors was converted from a limited liability partnership to a private limited company with effect from December 13, 2023. The information set out in the table above reflects the financial information of CG Realtors prior to such conversion to a private limited company.*

21. Casagrand Vistaaz Private Limited

Corporate Information

Casagrand Vistaaz Private Limited ("**CG Vistaaz**") was incorporated as a private limited company under the Companies Act, 2013 with the name Casagrande Laundryboy Private Limited pursuant to a certificate of incorporation dated June 15, 2015, issued by the RoC. Subsequently, its name was changed to Casagrand Vistaaz Private Limited and a fresh certificate of incorporation dated September 2, 2020 was issued by the RoC. Its CIN is U70100TN2015PTC100965. Its registered office is situated at No. 111, NPL Devi, 5th Floor, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Vistaaz is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Vistaaz as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Vistaaz (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Vistaaz.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Vistaaz as extracted from the audited financial statements of CG Vistaaz, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	44.48	44.17	40.46	44.75
Revenue from operations	1.48	5.74	51.45	66.42
Profit/(loss) after tax for the year	0.31	3.71	(4.29)	23.65
Basic earnings per equity share(in ₹/share)	31.00	371.00	(429.00)	2,365.00
Diluted earnings per equity share (in ₹/share)	31.00	371.00	(429.00)	2,365.00
Net asset value per equity share (in ₹/share)	4,448.00	4,417.00	4,046.00	4,475.00
Total borrowings (including lease liabilities)	12.96	12.06	16.69	42.91

22. Casa Grande Milestone Private Limited

Corporate Information

Casa Grande Milestone Private Limited ("**CG Milestone**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated July 21, 2015, issued by the RoC. Its CIN is U74900TN2015PTC101478. Its registered office is situated at 6th Floor, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Milestone is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Milestone as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
45,000 equity shares of ₹10 each	₹450,000
5,000 preference shares of ₹10 each	₹50,000
Total	**₹500,000**
Issued, subscribed and paid-up share capital	
20,000 equity shares of ₹10 each	₹200,000

Our Company holds 20,000 equity shares of ₹10 each of CG Milestone (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Milestone.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Milestone, as extracted from the audited financial statements of CG Milestone, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.20	0.20	0.20	0.20
Net worth	393.03	356.23	163.03	150.09
Revenue from operations	45.70	11.92	95.57	1,072.40
Profit/(loss) after tax for the year	36.80	193.20	12.94	135.29
Basic earnings per equity share(in ₹/share)	1,840.00	9,660.00	647.00	6,764.50
Diluted earnings per equity share (in ₹/share)	1,840.00	9,660.00	647.00	6,764.50
Net asset value per equity share (in ₹/share)	19,651.50	17,811.50	8,151.50	7,504.50
Total borrowings (including lease liabilities)	345.56	363.24	1,933.10	1,136.33

23. Casagrand Staylogy Private Limited

Corporate Information

Casagrand Staylogy Private Limited ("**CG Staylogy**") was incorporated as a private limited company under the Companies Act, 2013 with the name Space Hub Smart Livings Private Limited pursuant to a certificate of incorporation dated July 24, 2015, issued by the RoC. Subsequently, its name was changed to Casagrand Staylogy Private Limited and a fresh certificate of incorporation dated November 13, 2020, was issued by the RoC. Its CIN is U74110TN2015PTC101524. Its registered office is situated at 6th Floor, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Staylogy is engaged in the business of *inter alia* providing short and medium-term accommodations and lodging, including but not limited to paying guests, rentals, hostels, serviced apartments, co-living and homestays and acquiring, promoting, developing, and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Staylogy as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
50,000 equity shares of ₹10 each	₹500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Staylogy (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Staylogy.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Staylogy, as extracted from the audited financial statements of CG Staylogy, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	22.60	21.26	20.85	20.12
Revenue from operations	4.00	18.44	15.75	23.35
Profit/(loss) after tax for the year	1.34	0.41	0.73	7.65
Basic earnings per equity share(in ₹/share)	132.74	40.45	73.00	765.00
Diluted earnings per equity share (in ₹/share)	132.74	40.45	73.00	765.00
Net asset value per equity share (in ₹/share)	2,260.00	2,126.00	2,085.00	2,012.00
Total borrowings (including lease liabilities)	1.66	-	0.64	0.00

24. Casagrand Bizpark Private Limited

Corporate Information

Casagrand Bizpark Private Limited ("**CG Bizpark**") was incorporated as a private limited company under the Companies Act, 2013 with the name CG Dream Home Private Limited pursuant to a certificate of incorporation dated August 27, 2019, issued by the Registrar of Companies, Central Registration Centre. Subsequently, its name was changed to Casagrand Bizpark Private Limited and a fresh certificate of incorporation dated January 10, 2022 was issued by the RoC. Its CIN is U70109TN2019PTC131305. Its registered office is situated at 5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Bizpark is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting, and building flats and houses thereon and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Bizpark as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Bizpark (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Bizpark.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Bizpark, as extracted from the audited financial statements of CG Bizpark, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(75.11)	(58.23)	(81.75)	(71.98)
Revenue from operations	-	40.68	131.73	0.00
Profit/(loss) after tax for the year	(16.88)	22.72	(9.31)	(39.77)
Basic earnings per equity share(in ₹/share)	(1,688.00)	2,272.00	(934.00)	(3,977.00)
Diluted earnings per equity share (in ₹/share)	(1,688.00)	2,272.00	(934.00)	(3,977.00)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Net asset value per equity share (in ₹/share)	(7,511.00)	(5,823.00)	(8,175.00)	(7,198.00)
Total borrowings (including lease liabilities)	6,323.67	5,998.93	3,721.98	566.41

25. Casagrand Aesthetic Private Limited

Corporate Information

Casagrand Aesthetic Private Limited ("**CG Aesthetic**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated August 29, 2019, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U70100TN2019PTC131352. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Aesthetic is engaged in the business of *inter alia* buying and selling of land, promoting plots for residential or commercial purposes, building and developing buildings, houses, flats, villas, petrol bunks, offices, educational and technical institutions, information technology parks, techno parks, software parks, hi- tech city, multi storied buildings, including multi-storied flats, apartments, bungalows, holiday resorts, townships, shopping complexes, decorators, farm house or any other estate or immovable property.

Capital Structure

The following table sets forth details of the capital structure of CG Aesthetic as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
20,000 equity shares of ₹10 each	₹200,000
Issued, subscribed and paid-up share capital	
11,111 equity shares of ₹10 each	₹111,110

Set out below is the shareholding pattern of CG Aesthetic:

Sr. No.	Shareholders	Number of equity shares of face value of ₹10 each	Shareholding (in %)
1.	Our Company	9,999	89.99
2.	Dr. Sneka	1,111	10.00
3.	Arun Mn (as a nominee of the Company)	1	0.01

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Aesthetic, as extracted from the audited financial statements of CG Aesthetic, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.11	0.11	0.11	0.10
Net worth	(1.85)	2.29	9.72	5.47
Revenue from operations	-	-	0.00	0.61
Profit/(loss) after tax for the year	(4.14)	(7.43)	0.23	2.92
Basic earnings per equity share(in ₹/share)	(371.65)	(670.83)	20.70	292.00
Diluted earnings per equity share (in ₹/share)	(371.65)	(670.83)	20.70	292.00

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Net asset value per equity share (in ₹/share)	(166.50)	206.10	874.81	547.00
Total borrowings (including lease liabilities)	783.80	729.30	601.18	363.09

26. Casagrand Regale Private Limited

Corporate Information

Casagrand Regale Private Limited ("**CG Regale**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 24, 2019, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U70200TN2019PTC132230. Its registered office is situated at 5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Regale is engaged in the business of *inter alia* acquiring, purchasing or taking on lease any area, land, building, and developing such land for lease or disposal (in full or part), building townships, markets, cinemas, other buildings, and conveniences thereon, and disposing of and dealing with such property in any manner.

Capital Structure

The following table sets forth details of the capital structure of CG Regale as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Regale (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Regale.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Regale, as extracted from the audited financial statements of CG Regale, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	4.28	5.51	(1.46)	0.01
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(1.23)	6.97	(1.47)	(0.03)
Basic earnings per equity share(in ₹/share)	(122.63)	696.75	(147.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(122.63)	696.75	(147.00)	(3.00)
Net asset value per equity share (in ₹/share)	428.48	551.11	(146.00)	1.00
Total borrowings (including lease liabilities)	505.07	1,286.28	10.65	8.40

27. Casagrand Spaceintell Private Limited

Corporate Information

Casagrand Spaceintell Private Limited ("**CG Spaceintell**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated November 6, 2020, issued by the RoC. Its CIN is U45201TN2020PTC139252. Its registered office is situated at 5th Floor, NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Spaceintell is engaged in the business of *inter alia* developing, managing, acquiring, establishing general warehouses, bonded warehouses, special economic zones, industrial parks to provide warehousing, industrial facilities, light manufacturing facilities and transport facilities, acting as commission agent, consultant and liaison agent in respect thereof.

Capital Structure

The following table sets forth details of the capital structure of CG Spaceintell as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Set out below is the shareholding pattern of CG Spaceintell:

Sr. No.	**Shareholders**	**Number of equity shares of face value of ₹10 each**	**Shareholding (in %)**
1.	Casagrand Premier Builder Limited	7,164	71.64
2.	Motiram Prasad	2,835	28.35
3.	Arun MN (as a nominee of the Company)	1	0.01

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Spaceintell, as extracted from the audited financial statements of CG Spaceintell, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(31.50)	(24.62)	(7.14)	(6.06)
Revenue from operations	8.66	120.15	168.26	106.64
Profit/(loss) after tax for the year	(6.95)	(16.30)	(1.21)	(1.89)
Basic earnings per equity share (in ₹/share)	(693.88)	(1,630.44)	(121.00)	(189.00)
Diluted earnings per equity share (in ₹/share)	(693.88)	(1,630.44)	(121.00)	(189.00)
Net asset value per equity share (in ₹/share)	(3,150.00)	(2,462.00)	(714.00)	(606.00)
Total borrowings (including lease liabilities)	1,938.53	1,726.73	900.98	15.46

28. Casagrand Fresh Private Limited

Corporate Information

Casagrand Fresh Private Limited ("**CG Fresh**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated April 14, 2021, issued by the Deputy

Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC142814. Its registered office is situated at 5th Floor, NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Fresh is engaged in the business of *inter alia* constructing houses, buildings, undertake civil construction work and infrastructure work of all types and acting as contractors, sub-contractors and quasi-contractors in relation to construction.

Capital Structure

The following table sets forth details of the capital structure of CG Fresh as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Fresh (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Fresh.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Fresh, as extracted from the audited financial statements of CG Fresh, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(13.78)	(3.74)	(2.72)	0.02
Revenue from operations	3.23	7.59	0.00	0.00
Profit/(loss) after tax for the year	(10.04)	(1.02)	(2.74)	(0.06)
Basic earnings per equity share(in ₹/share)	(1,001.93)	(101.86)	(274.00)	(6.00)
Diluted earnings per equity share (in ₹/share)	(1,001.93)	(101.86)	(274.00)	(6.00)
Net asset value per equity share (in ₹/share)	(1,378.00)	(374.00)	(272.00)	2.00
Total borrowings (including lease liabilities)	6,285.81	6,417.58	4,457.75	922.94

29. Upstay Builder Private Limited

Corporate Information

Upstay Builder Private Limited ("**Upstay**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 22, 2021, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC147252. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Upstay is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Upstay as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Set out below is the shareholding pattern of Upstay:

Sr. No.	Shareholders	Number of equity shares of face value of ₹10 each	Shareholding (in %)
1.	Casagrand Premier Builder Limited	6,600	66.00
2.	Sundaravel	1,700	17.00
3.	Keerthana Ravikumar	1,700	17.00

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Upstay, as extracted from the audited financial statements of Upstay, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(4.24)	(3.74)	(1.18)	1.52
Revenue from operations	-	-	0.50	17.01
Profit/(loss) after tax for the year	(0.50)	(2.56)	(2.70)	2.40
Basic earnings per equity share(in ₹/share)	(51.31)	(255.78)	(270.00)	240.00
Diluted earnings per equity share (in ₹/share)	(51.31)	(255.78)	(270.00)	240.00
Net asset value per equity share (in ₹/share)	(424.00)	(374.00)	(118.00)	152.00
Total borrowings (including lease liabilities)	73.62	67.92	45.79	19.57

30. Casagrand Zingo Private Limited

Corporate Information

Casagrand Zingo Private Limited ("**CG Zingo**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 28, 2021, issued by the Assistant Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC147504. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Zingo is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Zingo as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Zingo (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Zingo.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Zingo, as extracted from the audited financial statements of CG Zingo, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(20.28)	(4.29)	0.15	0.07
Revenue from operations	1.91	2.30	0.15	0.00
Profit/(loss) after tax for the year	(15.99)	(4.44)	0.08	(0.01)
Basic earnings per equity share(in ₹/share)	(1,598.97)	(443.20)	8.00	(1.00)
Diluted earnings per equity share (in ₹/share)	(1,598.97)	(443.20)	8.00	(1.00)
Net asset value per equity share (in ₹/share)	(2,028.00)	(429.00)	15.00	7.00
Total borrowings (including lease liabilities)	3,373.23	3,546.68	2,067.99	1,649.76

31. Casagrand Everta Private Limited

Corporate Information

Casagrand Everta Private Limited ("**CG Everta**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated November 10, 2021, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC147814. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Everta is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Everta as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Everta (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Everta.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and

2023 of CG Everta, as extracted from the audited financial statements of CG Everta, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(3.31)	(1.58)	0.83	0.04
Revenue from operations	0.23	0.20	0.00	0.00
Profit/(loss) after tax for the year	(1.73)	(2.41)	0.79	(0.04)
Basic earnings per equity share(in ₹/share)	(173.00)	(241.00)	79.00	(4.00)
Diluted earnings per equity share (in ₹/share)	(173.00)	(241.00)	79.00	(4.00)
Net asset value per equity share (in ₹/share)	(331.00)	(158.00)	83.00	4.00
Total borrowings (including lease liabilities)	1,445.62	1,460.31	1,147.72	534.60

32. Casagrand Exotia Private Limited

Corporate Information

Casagrand Exotia Private Limited ("**CG Exotia**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated November 10, 2021, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC147816. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Exotia is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Exotia as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Exotia (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Exotia.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Exotia, as extracted from the audited financial statements of CG Exotia, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(1.51)	(0.38)	(0.40)	(0.19)
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(1.13)	0.02	(0.21)	(0.15)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Basic earnings per equity share(in ₹/share)	(112.53)	0.89	(21.00)	(15.00)
Diluted earnings per equity share (in ₹/share)	(112.53)	0.89	(21.00)	(15.00)
Net asset value per equity share (in ₹/share)	(151.00)	(38.00)	(40.00)	(19.00)
Total borrowings (including lease liabilities)	619.91	597.91	455.98	449.67

33. Casagrand Vivaace Private Limited

Corporate Information

Casagrand Vivaace Private Limited ("**CG Vivaace**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated December 7, 2021, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC148431. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Vivaace is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Vivaace as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Vivaace (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Vivaace.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Vivaace, as extracted from the audited financial statements of CG Vivaace, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	88.97	2.03	(0.80)	(0.59)
Revenue from operations	1.67	4.37	0.00	0.00
Profit/(loss) after tax for the year	86.94	2.83	(0.21)	(0.09)
Basic earnings per equity share(in ₹/share)	8,693.22	284.77	(21.00)	(9.00)
Diluted earnings per equity share (in ₹/share)	8,693.22	284.77	(21.00)	(9.00)
Net asset value per equity share (in ₹/share)	8,897.00	203.00	(80.00)	(59.00)
Total borrowings (including lease liabilities)	2,557.64	3,005.71	3,287.62	2,642.41

34. Casagrand Hyderwise Private Limited

Corporate Information

Casagrand Hyderwise Private Limited ("**CG Hyderwise**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated December 31, 2021, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC148904. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Hyderwise is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Hyderwise as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Hyderwise (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Hyderwise.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Hyderwise, as extracted from the audited financial statements of CG Hyderwise, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(64.38)	(48.91)	(20.13)	(10.81)
Revenue from operations	1.84	1.45	1.94	0.00
Profit/(loss) after tax for the year	(15.46)	(28.81)	(9.32)	(7.58)
Basic earnings per equity share(in ₹/share)	(1,543.94)	(2,875.19)	(932.00)	(758.00)
Diluted earnings per equity share (in ₹/share)	(1,543.94)	(2,875.19)	(932.00)	(758.00)
Net asset value per equity share (in ₹/share)	(6,438.00)	(4,891.00)	(2,013.00)	(1,081.00)
Total borrowings (including lease liabilities)	5,893.13	4,819.54	1,422.15	1,174.62

35. Casagrand Stage7 Private Limited

Corporate Information

Casagrand Stage7 Private Limited ("**CG Stage7**") was incorporated as a private limited company under the Companies Act, 2013 on April 29, 2022 pursuant to a certificate of incorporation dated May 2, 2022, issued by the Deputy Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC151813. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Stage7 is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Stage7 as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Stage7 (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Stage7.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Stage7, as extracted from the audited financial statements of CG Stage7, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	0.15	(0.25)	(0.14)	0.07
Revenue from operations	0.17	0.07	0.00	0.00
Profit/(loss) after tax for the year	0.40	(0.11)	(0.21)	(0.03)
Basic earnings per equity share(in ₹/share)	39.45	(10.56)	(21.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	39.45	(10.56)	(21.00)	(3.00)
Net asset value per equity share (in ₹/share)	15.00	(25.00)	(14.00)	7.00
Total borrowings (including lease liabilities)	2,261.26	2,005.65	1,353.90	1,250.69

36. Casagrand Perch Builder Private Limited

Corporate Information

Casagrand Perch Builder Private Limited ("**CG Perch**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated May 6, 2022, issued by the Assistant Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC151966. Its registered office is situated at NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Perch is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Perch as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Perch (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Perch.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Perch, as extracted from the audited financial statements of CG Perch, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(91.04)	(89.31)	(56.82)	(10.83)
Revenue from operations	21.62	62.95	16.50	0.00
Profit/(loss) after tax for the year	(1.75)	(32.77)	(45.97)	(10.95)
Basic earnings per equity share(in ₹/share)	(173.07)	(3,280.25)	(4,597.00)	(1,095.00)
Diluted earnings per equity share (in ₹/share)	(173.07)	(3,280.25)	(4,597.00)	(1,095.00)
Net asset value per equity share (in ₹/share)	(9,104.00)	(8,931.00)	(5,682.00)	(1,083.00)
Total borrowings (including lease liabilities)	107.51	104.12	41.51	10.30

37. Casagrand Lotus Private Limited

Corporate Information

Casagrand Lotus Private Limited ("**CG Lotus**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated June 16, 2022, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC153057. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Lotus is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Lotus as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Lotus (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Lotus.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and

2023 of CG Lotus, as extracted from the audited financial statements of CG Lotus, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(4.47)	0.14	(0.07)	0.07
Revenue from operations	0.21	1.89	0.00	0.00
Profit/(loss) after tax for the year	(4.61)	0.21	(0.14)	(0.03)
Basic earnings per equity share(in ₹/share)	(460.26)	23.57	(14.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(460.26)	23.57	(14.00)	(3.00)
Net asset value per equity share (in ₹/share)	(447.00)	14.00	(7.00)	7.00
Total borrowings (including lease liabilities)	3,033.66	1,832.57	2,357.96	0.00

38. Casagrand Beacon Private Limited

Corporate Information

Casagrand Beacon Private Limited ("**CG Beacon**") was incorporated as a private limited company under the Companies Act, 2013 on June 24, 2022, pursuant to a certificate of incorporation dated June 24, 2022, issued by the Assistant Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC153315. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Beacon is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Beacon as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Beacon (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Beacon.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Beacon, as extracted from the audited financial statements of CG Beacon, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(2.68)	(2.66)	(2.58)	0.05
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(0.02)	(0.08)	(2.63)	(0.05)
Basic earnings per equity share (in ₹/share)	(2.00)	(8.00)	(263.00)	(5.00)
Diluted earnings per equity share (in ₹/share)	(2.00)	(8.00)	(263.00)	(5.00)
Net asset value per equity share (in ₹/share)	(268.00)	(266.00)	(258.00)	5.00
Total borrowings (including lease liabilities)	97.03	9.53	2.82	0.20

39. Exotia Builder Private Limited

Corporate Information

Exotia Builder Private Limited ("**Exotia**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated July 7, 2022, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC153695. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Exotia is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Exotia as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of Exotia (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Exotia.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Exotia, as extracted from the audited financial statements of Exotia, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(1.39)	(0.19)	(0.13)	0.07
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(1.20)	(0.06)	(0.20)	(0.03)
Basic earnings per equity share(in ₹/share)	(120.17)	(5.33)	(20.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(120.17)	(5.33)	(20.00)	(3.00)
Net asset value per equity share (in	(139.00)	(19.00)	(13.00)	7.00

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
₹/share)				
Total borrowings (including lease liabilities)	491.25	414.19	322.35	318.75

40. Flock Builder Private Limited

Corporate Information

Flock Builder Private Limited ("**Flock**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated July 7, 2022, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC153694. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Flock is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Flock as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of Flock (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Flock.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Flock, as extracted from the audited financial statements of Flock, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(0.23)	(0.21)	(0.12)	0.07
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(0.02)	(0.09)	(0.19)	(0.03)
Basic earnings per equity share(in ₹/share)	(2.45)	(8.13)	(19.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(2.45)	(8.13)	(19.00)	(3.00)
Net asset value per equity share (in ₹/share)	(23.40)	(21.00)	(12.00)	7.00
Total borrowings (including lease liabilities)	0.41	0.31	0.13	0.00

41. Casagrand Fittedhomes Private Limited

Corporate Information

Casagrand Fittedhomes Private Limited ("**CG Fittedhomes**") was incorporated as a private limited company under the Companies Act, 2013 on July 19, 2022, pursuant to a certificate of incorporation dated July 20, 2022, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC153995. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Fittedhomes is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Fittedhomes as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Fittedhomes (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Fittedhomes.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Fittedhomes, as extracted from the audited financial statements of CG Fittedhomes, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(87.91)	(78.05)	(32.56)	(2.43)
Revenue from operations	17.27	34.69	0.00	0.00
Profit/(loss) after tax for the year	(9.76)	(45.48)	(30.13)	(2.53)
Basic earnings per equity share(in ₹/share)	(978.23)	(4,548.16)	(3,013.00)	(253.00)
Diluted earnings per equity share (in ₹/share)	(978.23)	(4,548.16)	(3,013.00)	(253.00)
Net asset value per equity share (in ₹/share)	(8,791.00)	(7,805.00)	(3,256.00)	(243.00)
Total borrowings (including lease liabilities)	14.30	11.92	11.26	15.94

42. Casagrand Alphine Private Limited

Corporate Information

Casagrand Alphine Private Limited ("**CG Alphine**") was incorporated as a private limited company under the Companies Act, 2013 on July 22, 2022, pursuant to a certificate of incorporation dated July 23, 2022, issued by the RoC**.** Its CIN is U70109TN2022PTC154177. Its registered office is situated at NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Alphine is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Alphine as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Alphine (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Alphine.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Alphine, as extracted from the audited financial statements of CG Fittedhomes, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(0.70)	(0.42)	(0.06)	0.07
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(0.28)	(0.36)	(0.13)	(0.03)
Basic earnings per equity share(in ₹/share)	(28.45)	(34.90)	(13.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(28.45)	(34.90)	(13.00)	(3.00)
Net asset value per equity share (in ₹/share)	(70.00)	(42.00)	(6.00)	7.00
Total borrowings (including lease liabilities)	0.63	0.63	0.33	0.00

43. Casagrand Astute Private Limited

Corporate Information

Casagrand Astute Private Limited ("**CG Astute**") was incorporated as a private limited company under the Companies Act, 2013 on July 27, 2022, pursuant to a certificate of incorporation dated July 28, 2022, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2022PTC154251. Its registered office is situated at NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Astute is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Astute as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Astute (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Astute.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Astute, as extracted from the audited financial statements of CG Astute, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(11.29)	(10.31)	(5.90)	(1.90)
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(1.10)	(4.83)	(4.00)	(2.00)
Basic earnings per equity share(in ₹/share)	(110.96)	(482.74)	(400.00)	(200.00)
Diluted earnings per equity share (in ₹/share)	(110.96)	(482.74)	(400.00)	(200.00)
Net asset value per equity share (in ₹/share)	(1,129.00)	(1,031.00)	(590.00)	(190.00)
Total borrowings (including lease liabilities)	485.50	437.56	150.26	2.09

44. Casagrand Gallantee Real Estate LLC

Corporate Information

Casagrand Gallantee Real Estate LLC ("**CG Gallantee**") was incorporated as a limited liability company in accordance with the provisions of the Commercial Companies Law No. (32) of 2021 and Law No. (13) of 2011 Regulating Economic Activities in the Emirate of Dubai and the laws issued in amendment thereof on July 11, 2023. Its license number is 1205969. Its registered office is situated at 4-T/01-Business Village, Dubai, UAE.

Nature of Business

CG Gallantee is engaged in the business of buying and selling of real estate.

Capital Contribution

The contribution of CG Gallantee is AED 300,000.

The following table sets forth details of the capital contribution of CG Gallantee as on the date of this Draft Red Herring Prospectus:

Name of Partner	Capital (in AED)	Percentage of capital (%)
Casagrand Premier Builder Limited	300,000	100.00
Total	**300,000**	**100.00**

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Gallantee, as extracted from the audited financial statements of CG Gallantee, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	6.73	6.73	6.73	NA
Net worth	(184.40)	(118.39)	(6.87)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(65.30)	(110.10)	(13.60)	NA
Basic earnings per equity share(in ₹/share)	(217,667.00)	(367,000.00)	(45,333.33)	NA
Diluted earnings per equity share (in ₹/share)	(217,667.00)	(367,000.00)	(45,333.33)	NA
Net asset value per equity share (in ₹/share)	(614,667.00)	(394,633.00)	(22,900.00)	NA
Total borrowings (including lease liabilities)	301.70	305.72	385.26	NA

45. Casagrand Contracts Private Limited

Corporate Information

Casagrand Contracts Private Limited ("**CG Contracts**") was incorporated as a private limited company under the Companies Act, 2013 on July 17, 2023, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2023PTC161973. Its registered office is situated at NPL Devi, New No. 111, Old No. 59 NPL DEVI, LB Road, Tiruvanmiyur, Chennai City Corporation, Kanchipuram, 600 041, Tamil Nadu, India.

Nature of Business

CG Contracts is engaged in the business of *inter alia* acting as contractors for government bodies and body corporates, relating to construction, modification, or alteration for commercial and residential projects, acquiring, promoting, developing and improving land, constructing flats, houses and otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Contracts as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Contracts (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Contracts.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Contracts, as extracted from the audited financial statements of CG Contracts, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	NA
Net worth	(7.50)	(6.58)	(0.88)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(0.92)	(5.70)	(0.98)	NA
Basic earnings per equity share(in	(93.82)	(570.84)	(98.00)	NA

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
₹/share)				
Diluted earnings per equity share (in ₹/share)	(93.82)	(570.84)	(98.00)	NA
Net asset value per equity share (in ₹/share)	(750.00)	(658.00)	(88.00)	NA
Total borrowings (including lease liabilities)	50.71	10.48	1.01	NA

46. Casagrand Covaan Private Limited

Corporate Information

Casagrand Covaan Private Limited ("**CG Covaan**") was incorporated as a private limited company under the Companies Act, 2013 on August 8, 2023, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2023PTC162631. Its registered office is situated at NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Covaan is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Covaan as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Covaan (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Covaan.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Covaan, as extracted from the audited financial statements of CG Covaan, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	NA
Net worth	(10.03)	(3.01)	(0.13)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(7.79)	(7.50)	(0.23)	NA
Basic earnings per equity share(in ₹/share)	(779.39)	(748.87)	(23.00)	NA
Diluted earnings per equity share (in ₹/share)	(779.39)	(748.87)	(23.00)	NA
Net asset value per equity share (in ₹/share)	(1,003.00)	(301.00)	(13.00)	NA
Total borrowings (including lease liabilities)	335.26	373.93	16.00	NA

47. Casagrand Urbano Private Limited

Corporate Information

Casagrand Urbano Private Limited ("**CG Urbano**") was incorporated as a private limited company under the Companies Act, 2013 on August 30, 2023, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2023PTC163284. Its registered office is situated at NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Urbano is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds. CG Urbano is also set to serve as the sponsor of Millenia WB, once Millenia WB is registered as a Category II Alternative Investment Fund with SEBI under the SEBI AIF Regulations. For further details, see ***"- Other Entities – Millenia WB Trust***" below.

Capital Structure

The following table sets forth details of the capital structure of CG Urbano as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Urbano (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Urbano.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Urbano, as extracted from the audited financial statements of CG Urbano, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	NA
Net worth	(0.19)	(0.14)	(0.01)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(0.05)	(0.13)	(0.11)	NA
Basic earnings per equity share(in ₹/share)	(5.00)	(13.00)	(11.00)	NA
Diluted earnings per equity share (in ₹/share)	(5.00)	(13.00)	(11.00)	NA
Net asset value per equity share (in ₹/share)	(19.00)	(14.00)	(1.00)	NA
Total borrowings (including lease liabilities)	0.17	0.17	0.09	NA

48. Casagrand Avalon Private Limited

Corporate Information

Casagrand Avalon Private Limited ("**CG Avalon**") was incorporated as a private limited company under the Companies Act, 2013 on August 31, 2023, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2023PTC163305. Its

registered office is situated at NPL Devi, New No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Avalon is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Avalon as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
10,000 equity shares of ₹10 each	₹100,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Avalon (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Avalon.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Avalon, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	**As of / for the Fiscal Year/ period ended**			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Equity share capital	0.10	0.10	0.10	NA
Net worth	(8.41)	(7.77)	(3.42)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(0.64)	(4.35)	(3.52)	NA
Basic earnings per equity share(in ₹/share)	(64.00)	(435.00)	(352.00)	NA
Diluted earnings per equity share (in ₹/share)	(64.00)	(435.00)	(352.00)	NA
Net asset value per equity share (in ₹/share)	(841.00)	(777.00)	(342.00)	NA
Total borrowings (including lease liabilities)	9.67	9.32	4.12	NA

49. Irris Whiteboard Private Limited

Corporate Information

Irris Whiteboard Private Limited ("**Irris Whiteboard**") was incorporated as a private limited company under the Companies Act, 2013 on February 13, 2024, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U66309TN2024PTC167548. Its registered office is situated at 5th Floor NPL Devi, New No 111 L B Road, Tiruvanmiyur, Chennai City Corporation, Kanchipuram 600 041, Tamil Nadu, India.

Nature of Business

Irris Whiteboard is engaged in the business of *inter alia* acting as advisors, consultants, managers, asset managers, portfolio managers, financial consultants, and render all other services rendered by investment advisors, investment managers, financial consultants, management consultant including support to clients in India and abroad, act as investment managers and/or sponsors, trustee, managers, settlor, administrator or allied services. Irris Whiteboard is also set to serve as the investment manager of Millenia WB, once Millenia WB is registered as a Category II Alternative Investment Fund with SEBI under the SEBI AIF Regulations. For further details, see ***"- Other Entities – Millenia WB Trust***" below.

Capital Structure

The following table sets forth details of the capital structure of Irris Whiteboard as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Set out below is the shareholding pattern of Irris Whiteboard:

Sr. No.	Shareholders	Number of equity shares of face value of ₹10 each	Shareholding (in %)
1.	Casagrand Premier Builder Limited	8,000	80.00
2.	Whiteboard Advisory & Management Private Limited	2,000	20.00

Summary of financials

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Irris Whiteboard, as extracted from the audited financial statements of Irris Whiteboard, prepared under Ind AS, of the respective years are as follows:

Particulars	As of/ for the period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	NA	NA
Net worth	(2.24)	(1.74)	NA	NA
Revenue from operations	-	-	NA	NA
Profit/(loss) after tax for the year	(0.50)	(1.84)	NA	NA
Basic earnings per equity share(in ₹/share)	(50.39)	(182.79)	NA	NA
Diluted earnings per equity share (in ₹/share)	(50.39)	(182.79)	NA	NA
Net asset value per equity share (in ₹/share)	(224.00)	(174.00)	NA	NA
Total borrowings (including lease liabilities)	3.07	1.92	NA	NA

Step-down Subsidiaries

50. Casagrand Anchor Private Limited

Corporate Information

Casagrand Anchor Private Limited ("**CG Anchor**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated October 26, 2021, issued by the Assistant Registrar of Companies, Central Registration Centre. Its CIN is U70109TN2021PTC147426. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Anchor is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Anchor as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
324,150,000 equity shares of ₹10 each	₹3,241,500,000
1,000,000 preference shares of ₹10 each	₹10,000,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Civil Engineering holds 10,000 equity shares of ₹10 each of CG Anchor (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Anchor.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Anchor, as extracted from the audited financial statements of CG Anchor, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	314.50	377.23	(0.72)	(0.04)
Revenue from operations	1.79	6.08	0.00	0.00
Profit/(loss) after tax for the year	(62.73)	29.22	(0.68)	(0.12)
Basic earnings per equity share(in ₹/share)	(6,270.83)	2,921.67	(68.00)	(12.00)
Diluted earnings per equity share (in ₹/share)	(6,270.83)	2,921.67	(68.00)	(12.00)
Net asset value per equity share (in ₹/share)	31,450.00	37,723.00	(72.00)	(4.00)
Total borrowings (including lease liabilities)	1,270.92	1,450.68	2,151.99	1,618.44

51. Casagrand Vivacity Private Limited

Corporate Information

Casagrand Vivacity Private Limited ("**CG Vivacity**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated November 3, 2021, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U74999TN2021PTC147656. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Vivacity is engaged in the business of *inter alia* acting as marketing agent, advertising agent, real-estate agency, collection agent for individuals, firms and private limited companies, undertaking advertisements and communications in digital media, print media or in any other media and carrying on the business of sourcing customers for buying, selling, renting or leasing residential, commercial and industrial properties and also building, acquiring, or constructing apartments, houses, flats, co-living premise and other accommodation including commercial/business parks, and work space sharing offices.

Capital Structure

The following table sets forth details of the capital structure of CG Vivacity as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Bizpark holds 10,000 equity shares of ₹10 each of CG Vivacity (including one equity

share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Vivacity.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Vivacity, as extracted from the audited financial statements of CG Vivacity, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(4.22)	(2.89)	(0.24)	0.05
Revenue from operations	-	0.17	0.00	0.00
Profit/(loss) after tax for the year	(1.33)	(2.65)	(0.29)	(0.03)
Basic earnings per equity share (in ₹/share)	(133.00)	(265.00)	(29.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(133.00)	(265.00)	(29.00)	(3.00)
Net asset value per equity share (in ₹/share)	(422.12)	(289.00)	(24.00)	5.00
Total borrowings (including lease liabilities)	902.19	574.10	451.49	436.95

52. Casagrand Blue Horizon Private Limited

Corporate Information

Casagrand Blue Horizon Private Limited ("**CG Blue Horizon**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated July 6, 2022, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U70200TN2022PTC153662. Its registered office is situated at NPL Devi, No. 111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Blue Horizon is engaged in the business of *inter alia* acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling, or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Blue Horizon as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Set out below is the shareholding pattern of CG Blue Horizon:

Sr. No.	Shareholders	No. of equity shares of ₹10 each	No. of class A optionally convertible debentures of ₹10 each	Total	Percentage of equity share capital	Percentage of equity share capital on a fully diluted basis (%)
1.	CG Spaceintell	9,999	10,000,000	1,00,09,999	99.99	99.99
2.	Arun Mn (Nominee shareholder of CG Spaceintell)	1	-	1	0.01	0.01

Sr. No.	Shareholders	No. of equity shares of ₹10 each	No. of class A optionally convertible debentures of ₹10 each	Total	Percentage of equity share capital	Percentage of equity share capital on a fully diluted basis (%)
	Total	**10,000**	**10,000,000**	**1,00,10,000**	**100.00**	**100.00**

We have entered into a framework agreement dated November 19, 2025 with BREP Asia III India Holding Co II Pte Ltd for staged investment in CG Blue Horizon. For further details, see "***History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years***" on page 360.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CG Blue Horizon, as extracted from the audited financial statements of CG Blue Horizon, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.10	0.10	0.10	0.10
Net worth	(1.01)	(0.86)	(0.20)	0.07
Revenue from operations	-	-	0.00	0.00
Profit/(loss) after tax for the year	(0.15)	(0.66)	(0.27)	(0.03)
Basic earnings per equity share(in ₹/share)	(16.11)	(65.80)	(27.00)	(3.00)
Diluted earnings per equity share (in ₹/share)	(16.11)	(65.80)	(27.00)	(3.00)
Net asset value per equity share (in ₹/share)	(101.00)	(86.00)	(20.00)	7.00
Total borrowings (including lease liabilities)	834.68	816.49	807.58	0.00

53. Headway Ace Induspark Private Limited

Corporate Information

Headway Ace Induspark Private Limited ("**Headway Ace**") was incorporated as a private limited company under the Companies Act, 2013 pursuant to a certificate of incorporation dated on May 4, 2023, issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68100TN2023PTC160145. Its registered office is situated at 5th Floor, NPL Devi, No 111, L B Road, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Headway Ace is engaged in the business of *inter alia* developing, managing, and acquiring general warehouses, bonded warehouses, industrial facilities, storing, packing and transport of all kinds of goods, merchandise and commodities and to act as agent in respect of such services.

Capital Structure

The following table sets forth details of the capital structure of Headway Ace as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10 each	₹10,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹10 each of Headway Ace (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Headway Ace.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Headway Ace, as extracted from the audited financial statements of Headway Ace, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.01	0.01	0.01	NA
Net worth	(21.06)	(22.17)	(0.22)	NA
Revenue from operations	35.23	30.62	0.00	NA
Profit/(loss) after tax for the year	1.11	(21.95)	(0.23)	NA
Basic earnings per equity share(in ₹/share)	1,093.68	(21,967.88)	(230.00)	NA
Diluted earnings per equity share (in ₹/share)	1,093.68	(21,967.88)	(230.00)	NA
Net asset value per equity share (in ₹/share)	(21,060.00)	(22,170.00)	(220.00)	NA
Total borrowings (including lease liabilities)	3,082.20	3,073.27	1,770.73	NA

54. Vision Premier Induspark Private Limited

Corporate Information

Vision Premier Induspark Private Limited ("**Vision Premier**") was incorporated as a private limited company under the Companies Act, 2013 on December 4, 2023, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U68200TN2023PTC165738. Its registered office is situated at 5th Floor, NPL Devi, No 111, L B Road, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Vision Premier is engaged in the business of *inter alia* development, construction, building, altering, acquiring, industrial parks and other similar works for the purpose to enter into agreement to buy and sell movable and immovable properties or leasehold rights in relation to such properties and to carry on all or any of the foregoing activities.

Capital Structure

The following table sets forth details of the capital structure of Vision Premier as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10 each	₹10,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹10 each of Vision Premier (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Vision Premier.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Vision Premier, as extracted from the audited financial statements of Vision Premier, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.01	0.01	0.01	NA
Net worth	(1.60)	(1.32)	(0.09)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(0.28)	(1.23)	(0.10)	NA
Basic earnings per equity share(in ₹/share)	(286.33)	(1,219.44)	(100.00)	NA
Diluted earnings per equity share (in ₹/share)	(286.33)	(1,219.44)	(100.00)	NA
Net asset value per equity share (in ₹/share)	(1,600.00)	(1,320.00)	(90.00)	NA
Total borrowings (including lease liabilities)	138.12	137.18	0.17	NA

55. Beacon Premier Induspark Private Limited

Corporate Information

Beacon Premier Induspark Private Limited ("**Beacon Premier**") was incorporated as a private limited company under the Companies Act, 2013 on December 4, 2023, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U68200TN2023PTC165741. Its registered office is situated at 5th Floor, NPL Devi, New No 111, Old No. 59, L B Road, Tiruvanmiyur, Kanchipuram, Chennai City Corporation 600 041, Tamil Nadu, India.

Nature of Business

Beacon Premier is engaged in the business of *inter alia* development, construction, building, altering, acquiring, industrial parks and other similar works for the purpose to enter into agreement to buy and sell movable and immovable properties or leasehold rights in relation to such properties and to carry on all or any of the foregoing activities.

Capital Structure

The following table sets forth details of the capital structure of Beacon Premier as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10 each	₹10,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹10 each of Beacon Premier (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Beacon Premier.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Beacon Premier, as extracted from the audited financial statements of Beacon Premier, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.01	0.01	0.01	NA
Net worth	(1.33)	(1.08)	(0.09)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(0.25)	(0.99)	(0.10)	NA
Basic earnings per equity share(in ₹/share)	(251.80)	(999.11)	(100.00)	NA
Diluted earnings per equity share (in ₹/share)	(251.80)	(999.11)	(100.00)	NA
Net asset value per equity share (in ₹/share)	(1,330.00)	(1,080.00)	(90.00)	NA
Total borrowings (including lease liabilities)	116.72	116.13	57.67	NA

56. Headway Premier Induspark Private Limited

Corporate Information

Headway Premier Induspark Private Limited ("**Headway Premier**") was incorporated as a private limited company under the Companies Act, 2013 on December 4, 2023, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U68200TN2023PTC165743. Its registered office is situated at 5th Floor, NPL Devi, No 111, L B Road, Tiruvanmiyur, Kanchipuram, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Headway Premier is engaged in the business of *inter alia* development, construction, building, altering, acquiring, industrial parks and other similar works for the purpose to enter into agreement to buy and sell movable and immovable properties or leasehold rights in relation to such properties and to carry on all or any of the foregoing activities.

Capital Structure

The following table sets forth details of the capital structure of Headway Premier as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10each	₹10,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹10 each of Headway Premier (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Headway Premier.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Headway Premier, as extracted from the audited financial statements of Headway Premier, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	0.01	0.01	0.01	NA
Net worth	(8.27)	(7.05)	(0.62)	NA
Revenue from operations	-	-	0.00	NA
Profit/(loss) after tax for the year	(1.22)	(6.43)	(0.63)	NA
Basic earnings per equity share(in	(1,213.91)	(6,441.35)	(630.00)	NA

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024	March 31, 2023
₹/share)				
Diluted earnings per equity share (in ₹/share)	(1,213.91)	(6,441.35)	(630.00)	NA
Net asset value per equity share (in ₹/share)	(8,270.00)	(7,050.00)	(620.00)	NA
Total borrowings (including lease liabilities)	636.45	528.04	377.56	NA

57. CGD Industrial Parks Private Limited

Corporate Information

CGD Industrial Parks Private Limited ("**CGD Industrial**") was incorporated as a private limited company under the Companies Act, 2013 on September 27, 2018, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U74999TN2018PTC124930. Its registered office is situated at 5th floor No. 129 B, East Coast Road, Thiruvamiyur, Chennai, Chennai City Corporation - 600 041, Tamil Nadu, India.

Nature of Business

CGD Industrial is engaged in the business to *inter alia* develop, equip, manage, acquire, establish, warehouses, special economic zones, industrial parks, to provide bonded and general warehousing, light manufacturing facilities and transport facilities for goods, commodities, link stock etc.

Capital Structure

The following table sets forth details of the capital structure of CGD Industrial as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
1,000 equity shares of ₹100 each	₹100,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹100 each	₹100,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹100 each of CGD Industrial (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CGD Industrial.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of CGD Industrial, as extracted from the audited financial statements of CGD Industrial, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025	March 31, 2024*	March 31, 2023*
Equity share capital	0.10	0.10	0.10	0.10
Net worth	23.15	13.07	(0.74)	(0.54)
Revenue from operations	26.67	64.25	4.88	0.00
Profit/(loss) after tax for the year	10.09	13.81	(0.19)	(0.43)
Basic earnings per equity share (in ₹/share)	10,089.16	13,817.82	(190.00)	(430.00)
Diluted earnings per equity share (in ₹/share)	10,089.16	13,817.82	(190.00)	(430.00)
Net asset value per equity share (in ₹/share)	23,151.00	13,070.00	(740.00)	(540.00)
Total borrowings (including lease liabilities)	689.33	693.99	427.96	37.18

**Acquired in Fiscal 2024 pursuant to an acquisition of 100% of the equity shareholding of CGD Industrial by CG Spaceintell (including through its nominee, Arun MN).*

58. Beacon Ace Induspark Private Limited

Corporate Information

Beacon Ace Induspark Private Limited ("**Beacon Ace**") was incorporated as a private limited company under the Companies Act, 2013 on July 5, 2024, pursuant to a certificate of incorporation issued by the Registrar of Companies, Tamil Nadu at Chennai. Its CIN is U68200TN2024PTC171696. Its registered office is situated at 5th Floor, Baid Hi Tech, East Coast Road, Tiruvanmiyur, Chennai, Chennai City Corporation 600 041, Tamil Nadu, India.

Nature of Business

Beacon Ace is engaged in the business to *inter alia* develop, equip, manage, acquire, establish, warehouses, special economic zones, industrial parks, to provide bonded and general warehousing, light manufacturing facilities and transport facilities for goods, commodities, link stock etc.

Capital Structure

The following table sets forth details of the capital structure of Beacon Ace as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10 each	₹10,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹10 each of Beacon Ace (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Beacon Ace.

Summary of financials

The brief financial highlights for the financial year ended March 31, 2025 and the three months ended June 30, 2025, of Beacon Ace, as extracted from the audited financial statements of Beacon Ace, prepared under Ind AS, of the period are as follows:

Particulars	**As of/ for the period ended June 30, 2025***	**As of/ for the year ended March 31, 2025***
Equity share capital	0.01	0.01
Net worth	(0.44)	(0.32)
Revenue from operations	-	-
Profit/(loss) after tax for the year	(0.12)	(0.33)
Basic earnings per equity share(in ₹/share)	(124.94)	(438.18)
Diluted earnings per equity share (in ₹/share)	(124.94)	(438.18)
Net asset value per equity share (in ₹/share)	(440.00)	(320.00)
Total borrowings (including lease liabilities)	296.07	89.26

**Since Beacon Ace was incorporated on July 5, 2024, the financial information has been provided only for the period from July 5, 2024 to June 30, 2025.*

59. Vision Logistix Induspark Private Limited

Corporate Information

Vision Logistix Induspark Private Limited ("**Vision Logistix**") was incorporated as a private limited company under the Companies Act, 2013 on July 2, 2024, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U68200TN2024PTC171605. Its registered office is situated at 5th Floor, Baid Hi Tech, East Coast Road, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Vision Logistix is engaged in the business to *inter alia* develop, equip, manage, acquire, establish, warehouses, special economic zones, industrial parks, to provide bonded and general warehousing, light manufacturing facilities and transport facilities for goods, commodities, link stock etc.

Capital Structure

The following table sets forth details of the capital structure of Vision Logistix as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10 each	₹10,000

Our Subsidiary, CG Spaceintell holds 1,000 equity shares of ₹10 each of Vision Logistix (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Vision Logistix.

Summary of financials

The brief financial highlights for the financial year ended March 31, 2025 and the three months ended June 30, 2025, of Vision Logistix, as extracted from the audited financial statements of Vision Logistix, prepared under Ind AS, of the period are as follows:

Particulars	**As of/ for the period ended June 30, 2025***	**As of/ for the year ended March 31, 2025***
Equity share capital	0.01	0.01
Net worth	(0.69)	(0.62)
Revenue from operations	-	-
Profit/(loss) after tax for the year	(0.07)	(0.63)
Basic earnings per equity share(in ₹/share)	(72.15)	(840.78)
Diluted earnings per equity share (in ₹/share)	(72.15)	(840.78)
Net asset value per equity share (in ₹/share)	(690.00)	(620.00)
Total borrowings (including lease liabilities)	394.20	391.93

**Since Vision Logistix was incorporated on July 2, 2024, the financial information has been provided only for the period from July 2, 2024 to June 30, 2025.*

60. Headway Logistix Induspark Private Limited

Corporate Information

Headway Logistix Induspark Private Limited ("**Headway Logistix**") was incorporated as a private limited company under the Companies Act, 2013 on July 5, 2024, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U68200TN2024PTC171698. Its registered office is situated at 5th Floor, Baid Hi Tech, East Coast Road, Tiruvanmiyur, Chennai, Chennai City Corporation 600 041, Tamil Nadu, India.

Nature of Business

Headway Logistix is engaged in the business to *inter alia* develop, equip, manage, acquire, establish, warehouses, special economic zones, industrial parks, to provide bonded and general warehousing, light manufacturing facilities and transport facilities for goods, commodities, link stock etc.

Capital Structure

The following table sets forth details of the capital structure of Headway Logistix as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000

Authorised share capital	Aggregate nominal value
Issued, subscribed and paid-up share capital	
1,000 equity shares of ₹10 each	₹10,000

Set out below is the shareholding pattern of Headway Logistix:

Sr. No.	Shareholders	No. of equity shares of ₹10 each	No. of optionally convertible debentures of ₹10 each	Total	Percentage of equity share capital	Percentage of equity share capital on a fully diluted basis (%)
1.	CG Spaceintell	999	10,000,000	10,000,999	99.90	99.99
2.	Arun Mn (Nominee shareholder of CG Spaceintell)	1	-	1	0.01	0.01
	Total	**1000**	**10,000,000**	**10,001,000.00**	**100.00**	**100.00**

We have entered into a framework agreement dated November 19, 2025 with BREP Asia III India Holding Co II Pte Ltd for staged investment in Headway Logistix. For further details, see "***History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years***" on page 360.

Summary of financials

The brief financial highlights for the financial year ended March 31, 2025 and the three months ended June 30, 2025, of Headway Logistix, as extracted from the audited financial statements of Headway Logistix, prepared under Ind AS, of the period are as follows:

Particulars	As of/ for the period ended June 30, 2025*	As of/ for the year ended March 31, 2025*
Equity share capital	0.01	0.01
Net worth	0.56	0.68
Revenue from operations	-	-
Profit/(loss) after tax for the year	(0.12)	0.67
Basic earnings per equity share(in ₹/share)	(118.69)	905.64
Diluted earnings per equity share (in ₹/share)	(118.69)	905.64
Net asset value per equity share (in ₹/share)	560.00	680.00
Total borrowings (including lease liabilities)	196.28	169.75

**Since Headway Logistix was incorporated on July 5, 2024, the financial information has been provided only for the period from July 5, 2024 to June 30, 2025.*

61. CGD Spaceone Private Limited

Corporate Information

CGD Spaceone Private Limited ("**CGD Spaceone**") was incorporated as a private limited company under the Companies Act, 2013 on November 7, 2024, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U43299TN2024PTC174527. Its registered office is situated at 5th Floor, Baid Hi Tech, East Coast Road, Tiruvanmiyur, Chennai, Chennai City Corporation 600 041, Tamil Nadu, India.

Nature of Business

CGD Spaceone is engaged in the business of *inter alia* developing, constructing, building, developing, repairing, maintaining and providing services relating to warehouses, factories, buildings, industrial parks, etc.

Capital Structure

The following table sets forth details of the capital structure of CGD Spaceone as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of CGD Spaceone (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CGD Spaceone.

We have entered into a framework agreement dated November 19, 2025 with BREP Asia III India Holding Co II Pte Ltd for staged investment in CGD Spaceone. For further details, see "***History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years***" on page 360.

Summary of financials

The brief financial highlights for the financial year ended March 31, 2025 and the three months ended June 30, 2025, of CGD Spaceone, as extracted from the audited financial statements of CGD Spaceone, prepared under Ind AS, of the period are as follows:

Particulars	As of/ for the period ended June 30, 2025*	As of/ for the year ended March 31, 2025*
Equity share capital	0.10	0.10
Net worth	(0.46)	(0.36)
Revenue from operations	-	-
Profit/(loss) after tax for the year	(0.10)	(0.46)
Basic earnings per equity share(in ₹/share)	(9.82)	(117.65)
Diluted earnings per equity share (in ₹/share)	(9.82)	(117.65)
Net asset value per equity share (in ₹/share)	(46.00)	(36.00)
Total borrowings (including lease liabilities)	57.12	22.58

**Since CGD Spaceone was incorporated on November 7, 2024, the financial information has been provided only for the period from November 7, 2024 to June 30, 2025.*

62. Beacon Logistix Induspark Private Limited

Corporate Information

Beacon Logistix Induspark Private Limited ("**Beacon Logistix**") was incorporated as a private limited company under the Companies Act, 2013 on November 18, 2024, pursuant to a certificate of incorporation issued by the RoC. Its CIN is U43299TN2024PTC174743. Its registered office is situated at 5th Floor, Baid Hi Tech, East Coast Road, Tiruvanmiyur, Chennai, Chennai City Corporation 600 041, Tamil Nadu, India.

Nature of Business

Beacon Logistix is engaged in the business of *inter alia* developing, constructing, building, developing, repairing, maintaining and providing services relating to warehouses, factories, buildings, industrial parks, etc.

Capital Structure

The following table sets forth details of the capital structure of Beacon Logistix as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000

Authorised share capital	Aggregate nominal value
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of Beacon Logistix (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Beacon Logistix.

Summary of financials

The brief financial highlights for the financial year ended March 31, 2025 and the three months ended June 30, 2025, of Beacon Logistix, as extracted from the audited financial statements of Beacon Logistix, prepared under Ind AS, of the period are as follows:

Particulars	As of/ for the period ended June 30, 2025*	As of/ for the year ended March 31, 2025*
Equity share capital	0.10	0.10
Net worth	(0.18)	(0.07)
Revenue from operations	-	-
Profit/(loss) after tax for the year	(0.11)	(0.17)
Basic earnings per equity share(in ₹/share)	(11.06)	(46.01)
Diluted earnings per equity share (in ₹/share)	(11.06)	(46.01)
Net asset value per equity share (in ₹/share)	(18.00)	(7.00)
Total borrowings (including lease liabilities)	259.80	0.05

**Since Beacon Logistix was incorporated on November 18, 2024, the financial information has been provided only for the period from November 18, 2024 to June 30, 2025.*

63. Vision Ace Induspark Private Limited ("Vision Ace Induspark")

Corporate Information

Vision Ace Induspark Private Limited ("**Vision Ace Induspark**") was incorporated as a private limited company under the Companies Act, 2013 on February 7, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2025PTC176754. Its registered office is situated at 5th Floor, Baid Hi Tech, East Coast Road, Tiruvanmiyur, Chennai, Chennai City Corporation 600 041, Tamil Nadu, India.

Nature of Business

Vision Ace Induspark is engaged in the business of *inter alia* developing, constructing, building, developing, repairing, maintaining and providing services relating to warehouses, factories, buildings, industrial parks, etc.

Capital Structure

The following table sets forth details of the capital structure of Vision Ace Induspark as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of Vision Ace Induspark (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Vision Ace Induspark.

Summary of financials

The brief financial highlights for the financial year ended March 31, 2025 and the three months ended June 30, 2025, of Vision Ace Induspark, as extracted from the audited financial statements of vision Ace

Induspark, prepared under Ind AS, of the period are as follows:

Particulars	As of/ for the period ended June 30, 2025*
Equity share capital	0.10
Net worth	(0.51)
Revenue from operations	-
Profit/(loss) after tax for the year	(0.59)
Basic earnings per equity share(in ₹/share)	(58.76)
Diluted earnings per equity share (in ₹/share)	(58.76)
Net asset value per equity share (in ₹/share)	(51.00)
Total borrowings (including lease liabilities)	13.09

**Since Vision Ace Induspark was incorporated on February 7, 2025, the financial information has been provided only for the period from February 7, 2025 to June 30, 2025.*

64. Orbitex Induspark Private Limited ("Orbitex")

Corporate Information

Orbitex Induspark Private Limited was incorporated as a private limited company under the Companies Act, 2013 on June 13, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2025PTC181408. Its registered office is situated at 5th Floor, Baid Hi Tech Park, East Coast Road, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Orbitex is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting building for industrial and warehousing purposes and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Orbitex as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of Orbitex (including ten equity shares held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Orbitex.

We have entered into a framework agreement dated November 19, 2025 with BREP Asia III India Holding Co II Pte Ltd for staged investment in Orbitex. For further details, see "***History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years***" on page 360.

Summary of financials

The brief financial highlights for the three months ended June 30, 2025, of Orbitex, as extracted from the audited financial statements of Orbitex, prepared under Ind AS, of the period are as follows:

Particulars	As of/ for the period ended June 30, 2025
Equity share capital	-
Net worth	-
Revenue from operations	-
Profit/(loss) after tax for the year	-
Basic earnings per equity share(in ₹/share)	-
Diluted earnings per equity share (in ₹/share)	-

Particulars	As of/ for the period ended June 30, 2025
Net asset value per equity share (in ₹/share)	-
Total borrowings (including lease liabilities)	-

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65. Citizone Induspark Private Limited

Corporate Information

Citizone Induspark Private Limited ("Citizone") was incorporated as a private limited company under the Companies Act, 2013 on July 28, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2025PTC182727. Its registered office is situated at 5th Floor, Baid Hi Tech Park, East Coast Road, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Citizone is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting building for industrial and warehousing purposes and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Citizone as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of Citizone (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Citizone.

Summary of financials

Since Citizone was incorporated on July 28, 2025, the financial statements have not been prepared for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 as on the date of this DRHP.

66. Casagrand Foundation Diagnostic Centre

Corporate Information

Casagrand Foundation Diagnostic Centre ("**CG Diagnostic**") was incorporated as a private limited company under the Companies Act, 2013 on February 27, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U88900TN2025NPL178526. Its registered office is situated at NPL Devi, No. 111, L.B ROAD, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Diagnostic is a non profit organization pursuing objects of develop, encourage, promote arts, commerce, science, research, education, sports, charity, social welfare, environmental protection, not limited to healthcare, education, social, urban and rural empowerment on nonprofit basis.

Capital Structure

The following table sets forth details of the capital structure of CG Diagnostic as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Diagnostic (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Diagnostic.

Summary of financials

The brief financial highlights for the three months ended June 30, 2025, of CG Diagnostic, as extracted from the audited financial statements of CG Diagnostic, prepared under Ind AS, of the period are as follows:

Particulars	As of/ for the period ended June 30, 2025*	As of/ for the period ended March 31, 2025
Equity share capital	0.10	-
Net worth	0.08	-
Revenue from operations	-	-
Profit/(loss) after tax for the year	(0.02)	-
Basic earnings per equity share(in ₹/share)	(1.77)	-
Diluted earnings per equity share (in ₹/share)	(1.77)	-
Net asset value per equity share (in ₹/share)	8.00	-
Total borrowings (including lease liabilities)	-	-

**Since CG Diagnostic was incorporated on February 27, 2025, the financial information has been provided only for the period from February 27, 2025 to June 30, 2025.*

67. Casagrand Glorious Private Limited

Corporate Information

Casagrand Glorious Private Limited ("**CG Glorious**") was incorporated as a private limited company under the Companies Act, 2013 on July 24, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68100TN2025PTC182572. Its registered office is situated at NPL Devi, No. 111, L.B ROAD, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Glorious is engaged in the business of *inter alia* acquiring , promoting, developing and improving land, constructing flats, houses, shops and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Glorious as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Glorious (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Glorious.

Summary of financials

Since CG Glorious was incorporated on July 24, 2025, the financial statements have not been prepared

for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 as on the date of this DRHP.

68. Spexus Induspark Private Limited ("Spexus")

Corporate Information

Spexus Induspark Private Limited ("**Spexus**") was incorporated as a private limited company under the Companies Act, 2013 on July 28, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2025PTC182726. Its registered office is situated at 5th Floor, Baid Hi Tech Park, East Coast Road, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Spexus is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting building for industrial and warehousing purposes and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Spexus as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of Citizone (including ten equity shares held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Spexus.

Summary of financials

Since Spexus was incorporated on July 28, 2025, the financial statements have not been prepared for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 as on the date of this DRHP.

69. Casagrand Allures Private Limited

Corporate Information

Casagrand Allures Private Limited ("**CG Allures**") was incorporated as a private limited company under the Companies Act, 2013 on August 8, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68100TN2025PTC183117. Its registered office is situated at NPL Devi, No. 111, L.B ROAD, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Allures is engaged in the business of *inter alia* promoting, improving land and hereditaments, erecting building for flat and houses and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Allures as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Allures (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Allures.

Summary of financials

Since CG Allures was incorporated on August 8, 2025, the financial statements have not been prepared for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 as on the date of this DRHP.

70. Casagrand Homescape Private Limited

Corporate Information

Casagrand Homescape Private Limited ("**CG Homescape**") was incorporated as a private limited company under the Companies Act, 2013 on August 8, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U68100TN2025PTC183134. Its registered office is situated at NPL Devi, No. 111, L.B ROAD, Tiruvanmiyur, Chennai City Corporation, Chennai 600 041, Tamil Nadu, India.

Nature of Business

CG Homescape is engaged in the business of *inter alia* promoting, improving land and hereditaments, erecting building for flat and houses and dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of CG Homescape as on the date of this Draft Red Herring Prospectus:

Authorised share capital	**Aggregate nominal value**
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Company holds 10,000 equity shares of ₹10 each of CG Homescape (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of CG Homescape.

Summary of financials

Since CG Homescape was incorporated on August 8, 2025, the financial statements have not been prepared for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 as on the date of this DRHP.

71. Prolixa Induspark Private Limited

Corporate Information

Prolixa Induspark Private Limited ("**Prolixa Induspark**") was incorporated as a private limited company under the Companies Act, 2013 on August 22, 2025, pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. Its CIN is U43299TN2025PTC183455. Its registered office is situated at 5th Floor, Baid Hi Park, ,129 B East Coast Road Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Prolixa Induspark is engaged in the business of *inter alia* acquiring, promoting, improving land and hereditaments, erecting building for industrial and warehousing purposes and dealing in real estate of all kinds

Capital Structure

The following table sets forth details of the capital structure of Prolixa Induspark as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
150,000 equity shares of ₹10 each	₹1,500,000
Issued, subscribed and paid-up share capital	
10,000 equity shares of ₹10 each	₹100,000

Our Subsidiary, CG Spaceintell holds 10,000 equity shares of ₹10 each of Prolixa Induspark (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Prolixa Induspark.

Summary of financials

Since Prolixa Induspark was incorporated on August 22, 2025, the financial statements have not been prepared for Fiscal 2023, 2024 and 2025 and the three months ended June 30, 2025 as on the date of this DRHP.

72. Ambojini Property Developers Private Limited

Corporate Information

Ambojini Property Developers Private Limited ("**Ambojini**") was incorporated as a private limited company under the Companies Act, 2013 on March 17, 2011, pursuant to a certificate of incorporation issued by the Deputy Registrar of Companies, Tamil Nadu, Chennai, Andaman and Nicobar Islands. Its CIN is U70200TN2011PTC079693. Its registered office is situated at NPL Devi, New No. 111, Old No. 59, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

Nature of Business

Ambojini is engaged in the business of inter alia acquiring, promoting, developing and improving land, constructing flats, houses, shops, and other buildings thereon, holding, occupying, exchanging, underletting, mortgaging, selling or otherwise dealing in real estate of all kinds.

Capital Structure

The following table sets forth details of the capital structure of Amobjini as on the date of this Draft Red Herring Prospectus:

Authorised share capital	Aggregate nominal value
6,250,000 equity shares of ₹10 each	₹62,500,000
Issued, subscribed and paid-up share capital	
2,000,000 equity shares of ₹10 each	₹20,000,000

Our Subsidiary, CG Regale holds 2,000,000 equity shares of ₹10 each of Ambojini (including one equity share held by its nominee shareholder, Arun MN) aggregating to 100% of the total equity share capital of Ambojini.

Brief financial highlights

The brief financial highlights for the three months ended June 30, 2025 and the Fiscals 2025, 2024, and 2023 of Amobjini, as extracted from the audited financial statements of Ambojini, prepared under Ind AS, of the respective years are as follows:

(in ₹ million, unless otherwise disclosed)

Particulars	As of / for the Fiscal Year/ period ended			
	June 30, 2025	March 31, 2025*	March 31, 2024*	March 31, 2023*
Equity share capital	20.00	20.00	NA	NA
Net worth	(62.47)	(61.65)	NA	NA
Revenue from operations	-	-	NA	NA
Profit/(loss) after tax for the year	(0.82)	220.35	NA	NA
Basic earnings per equity share(in ₹/share)	(0.10)	110.00	NA	NA
Diluted earnings per equity share (in ₹/share)	(0.10)	110.00	NA	NA
Net asset value per equity share (in ₹/share)	(31.24)	(30.83)	NA	NA
Total borrowings (including lease liabilities)	1,453.93	1,428.76	NA	NA

Acquired in Fiscal 2025 pursuant to subscription of fresh equity by infusion of funds by CG Regale. For further details, see "History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years – Acquisition of Ambojini**" on page 362.*

Other entities

Millenia WB Trust ("Millenia WB")

Corporate Information

Millenia WB was established as a contributory trust under Indian Trusts Act, 1882 and the indenture of the trust dated April 25, 2024 was registered at Mumbai, Maharashtra, India under the provisions of the Registration, Act, 1908 and is registered as a Category II Alternative Investment Fund under the SEBI AIF Regulations. Our Subsidiaries, CG Urbano and Irris Whiteboard serve as the sponsor and investment manager of Millenia WB, respectively. Beacon Trusteeship Limited is the trustee of Millenia WB. Its registered office is situated at 706A, B wing, 7th Floor, Kanakia Wall Street, Andheri Kurla Road, Andheri East, Mumbai 400 093, Maharashtra, India. The objects of Millenia WB are *inter alia* to carry on the activity of Category II Alternative Investment Fund, investment in portfolio entities operating within the investment objectives of a particular scheme as specified in respective scheme documents and other things necessary and conducive to the attainment of the objects in accordance of SEBI AIF Regulations and as authorised by the indenture of the trust dated April 25, 2024.The investments from the contribution fund shall be arranged, made managed and disposed of with the view to provide returns to the contributors.

Amount of accumulated profits or losses

As on the date of this Draft Red Herring Prospectus, there are no accumulated profits or losses of our Subsidiaries that have not been accounted for by our Company.

Common pursuits between our Subsidiaries and our Company

As on the date of this Draft Red Herring Prospectus, our Subsidiaries have common pursuits with our Company and each other and are authorized by their memorandum of association to engage in similar business to that of our Company. Our Company will adopt the necessary procedures and practices as permitted by law and regulatory guidelines to address any conflict situations as and when they arise.

Business interests in and related business transactions with our Company

As on the date of this Draft Red Herring Prospectus, except as disclosed in "***Our Business***" and "***Restated Consolidated Financial Information – Related Party Disclosure – Note 44(b): Transactions with related parties***" on pages 285 and 562, respectively, our Subsidiaries do not have any: (a) business interest in our Company; or (b) related business transactions with our Company or each other.

Confirmations

As on the date of this Draft Red Herring Prospectus, none of the securities of our Subsidiaries are listed in India or abroad. None of the securities of our Subsidiaries have been refused listing by any stock exchange in India or abroad.

There is no conflict of interest between the lessors of immoveable properties, suppliers of raw materials and third party service providers, which are crucial for the operations of our Company, and our Subsidiaries and/or their directors.

As on the date of this Draft Red Herring Prospectus, except for (a) the equity shares held by the Company in Gazy Mag, CG Beacon, Beacon Ace Induspark, Headway Ace Induspark, CG Blue Horizon, Beacon Premier Induspark, Headway Premier, Vision Logistix and Beacon Logistix which are pledged by our Individual Promoter and Corporate Promoter; and (b) the equity shares held by our Company in CG Lotus, CG Fresh, CG Hyderwise, Danub Homes, CG Garden City, CG Fresh and CG Beacon are subject to non-disposal undertakings issued by our Company, Individual Promoter and Corporate Promoter in favour of certain lenders in respect of loans and non-convertible debentures availed by our Company and our Subsidiaries, none of the equity shares held by the Company in our Subsidiaries are pledged or are otherwise encumbered.

OUR MANAGEMENT

Under the Articles of Association, our Company is authorised to have a minimum of three Directors and a maximum of 15 Directors. As on the date of this Draft Red Herring Prospectus, we have six Directors on our Board, comprising three Executive Directors (including our Chairman and Managing Director and our Whole-Time Director), and three Independent Directors, including one woman Independent Director. The present composition of our Board and its committees is in accordance with the corporate governance requirements provided under the Companies Act and the SEBI Listing Regulations.

Our Board

The following table sets forth details regarding our Board as on the date of this Draft Red Herring Prospectus:

Name, designation, address, occupation, date of birth, term, period of directorship and DIN	Age (in years)	Directorships in other companies
Arun MN *Designation*: Chairman and Managing Director *Address:* 141A, Kaveri Nagar Beach Main Road, Kaveri Nagar, Kottivakkam, Thiruvanmiyur, Chennai 600041, Tamil Nadu, India *Occupation*: Business *Date of Birth:* May 5, 1976 *Current Term:* Five years from April 1, 2023 to March 31, 2028 *Period of Directorship:* Director since incorporation *DIN:*00793551	49	*Indian Companies* • Casagrand Foundation Diagnostic Centre • Arun Hope Foundation • Casagrand Arun MN Academy Foundation • Casagrand Bright Kids Private Limited • Casagrand Fresh Private Limited • Casagrand Luxor Private Limited • Casagrand Spaceintell Private Limited • Casa Grande Civil Engineering Private Limited • Casa Grande Garden City Builders Private Limited • Casa Grande Homes Private Limited • Casa Grande Propcare Private Limited • Casagrand Avalon Private Limited Danub Homes Private Limited • Irris Whiteboard Private Limited *Foreign Companies* *NIL*
Sumanth Krishna Raghunathan *Designation*: Whole-time Director *Address:* M-106/11, 29th Cross Street, Besant Nagar, Chennai 600090, Tamil Nadu, India *Occupation*: Professional *Date of Birth:* February 3, 1976 *Current Term:* Liable to retire by rotation *Period of Directorship:* Director since June 14, 2023 *DIN:* 07640054	49	*Indian Companies* • Blitzkrieg Technology Private Limited • Casagrand Anchor Private Limited • Casagrand Horizons Private Limited • Casagrand Vistaaz Private Limited • Casagrand Zingo Private Limited • Casa Grande Civil Engineering Private Limited • Casa Grande Grace Private Limited • Casa Grande Milestone Private Limited • Domyhome Interior Designs & Solutions Private Limited (*previously known as Casa Interior Studio Private Limited*) • Gazy Mag Private Limited • Irris Whiteboard Private Limited *Foreign Companies* *NIL*
CG Sathish *Designation*: Executive Director* *Address:* S-3, Block – F, Sai Vishram, 2nd Floor, Navins Jayaram Garden, River View Road, Manapakkam, Kancheepuram – 600 125, Tamil Nadu, India *Occupation*: Business *Date of Birth:* August 1, 1980 *Current Term:* Liable to retire by rotation	45	*Indian Companies* • Casagrand Aesthetic Private Limited • Casagrand Covaan Private Limited • Casagrand Urbano Private Limited • Casagrand Vivaace Private Limited • Casagrand Vivacity Private Limited • Casa Grande Garden City Builders Private Limited • Gazy Mag Private Limited • Casagrand Alphine Private Limited • Casagrand Lotus Private Limited *Foreign Companies* *NIL*

Name, designation, address, occupation, date of birth, term, period of directorship and DIN	Age (in years)	Directorships in other companies
Period of Directorship: Director since August 19, 2024 *DIN:* 09086214		
Raju Venkatraman *Designation*: Independent Director *Address:* No. 9, Casuarina Drive, Neelakarai, Thiruvanmiyur, Chennai – 600 115, Tamil Nadu, India *Occupation*: Service *Date of Birth:* August 21, 1958 *Current Term:* Five years from August 19, 2024 to August 18, 2029 *Period of Directorship*: Director since August 19, 2024 *DIN:* 00632071	67	*Indian Companies* • Anunta Technology Management Services Limited • IITM Incubation Cell • Imersive.IO Private Limited • Prodapt Solutions Private Limited • Vetri Infodata Private Limited *Foreign Companies* *NIL*
K V Ganesh *Designation*: Independent Director *Address:* No. B-2-1 Oakyard Apartment, 38th Cross Street, East End Main Road, Jayanagr 9th Block, Bangalore South, Jayanagar East, Bangalore 560069, Karnataka, India *Occupation*: Professional *Date of Birth:* September 3, 1962 *Current Term:* Five years from August 19, 2024 to August 18, 2029 *Period of Directorship:* Director since August 19, 2024 *DIN:* 06563858	63	*Indian Companies* • Chorus Call Conferencing Services India Private Limited *Foreign Companies* *NIL*
Rohini Manian *Designation*: Independent Director *Address:* No.3, Venus Colony, 2nd Street, Alwarpet, Teynampet, Chennai 600018, Tamil Nadu, India *Occupation*: Service *Date of Birth:* August 12, 1992 *Current Term:* Five years from August 19, 2024 to August 18, 2029 *Period of Directorship:* Director since August 19, 2024 *DIN:* 07284932	33	*Indian Companies* • Danub Homes Private Limited • Global Adjustments Foundation • Global Adjustments Services Private Limited • Go Fashion (India) Limited • Propcierge Homes Private Limited • Propcierge Private Limited • Revigorant Health Foods Private Limited • Casa Grande Civil Engineering Private Limited • Casagrand Magick Rufy Private Limited *Foreign Companies* *NIL*

*****Also head – sales of our Company.*

Arrangement or understanding with major shareholders, customers, suppliers or others

None of our Directors have been appointed on our Board, pursuant to any arrangement or understanding with our major shareholders, customers, supplier or others.

Brief profiles of our Directors

Arun MN is the founder, Individual Promoter and Chairman and Managing Director of our Company. He holds a bachelor's degree in engineering from the University of Madras and a post graduate diploma in management from the Symbiosis Centre for Management and Human Resource Development. He has over 20 years of experience in the real estate industry and was previously associated with Wipro Limited as a senior marketing executive.

Sumanth Krishna Raghunathan is a Whole-time Director of our Company. He has been associated with our Company since June 1, 2015. He holds a bachelor's degree in engineering from the University of Madras and a post graduate diploma in management from the Management Development Institute, Gurgaon. He has more than 9 years of experience in the real estate industry and was previously associated with CRISIL Limited as head – DEP IRV COM, Kumaran Systems Private Limited as senior executive – marketing and HCL Technologies Limited as a senior project manager.

CG Sathish is an Executive Director and head – sales of our Company. He has been associated with our Company since August 23, 2012. He holds a bachelor's degree in commerce (honours) from Sri Sathya Sai Institute of Higher Learning and passed the examination for a master's degree in financial management from Annamalai University. He has also completed a post graduate diploma in Indian culture and philosophy from Sri Sathya Institute of Higher Learning. He has more than 12 years of experience in the real estate industry and was previously associated with Cushman and Wakefield India Private Limited as senior manager in the retail service agency division, Marg Properties Limited as manager – marketing and Retail Fixtures and Furniture Private Limited.

Raju Venkatraman is an Independent Director of our Company. He has been associated with our Company since August 19, 2024. He holds a bachelor's degree in technology from the Indian Institute of Technology, Madras. He has more than 10 years of experience in the healthcare sector as the managing director of Medall Healthcare and was also a promoter. He was also previously associated with Firstsource Solutions Limited as the joint managing director and chief operating officer. He was also previously a member of the board of directors of American International School – Chennai and has also received the Udyog Rattan Award by the Institute of Economic Studies.

K V Ganesh is an Independent Director of our Company. He has been associated with our Company since August 19, 2024. He holds a bachelor's degree in commerce (honours) from the University of Delhi and has also completed the senior management program from the Indian Institute of Management, Calcutta. He is an associate of the Institute of Chartered Accountants of India and an associate of the Institute of Company Secretaries of India. He has more than 20 years of experience in finance and accounting and was previously associated with Logix Microsystems Limited as chief financial officer, Subex Limited as chief financial officer, global head – legal and company secretary and TVS Srichakra Limited as the chief financial officer. He was recognised in the 9th edition of the CFO Vision & Innovation Summit & Awards 2023 in appreciation for knowledge sharing. He was presented with a recognition of excellence at the 8th Annual CFO 100 for exceptional calibre and contribution to the world of finance and has also been named as one of the "Most Influential CFOs of India" by the Chartered Institute of Management Accountants.

Rohini Manian is an Independent Director of our Company. She has been associated with our Company since August 19, 2024. She holds a bachelor's degree in science (liberal studies) from Northeastern University, Boston, Massachusetts, USA. She has over 11 years of experience in real estate and management and has been a director of Global Adjustments Services Private Limited since 2016 and Go Fashion (India) Limited since 2021.

Relationship between Directors and Key Managerial Personnel or Senior Management

None of our Directors are related to each other or to any of our Key Managerial Personnel or Senior Management.

Service contracts with Directors

There are no service contracts entered into with any Directors, which provide for benefits upon termination of employment.

Terms of Appointment of our Executive Directors

Arun MN

Pursuant to the resolution passed by our Board dated August 6, 2025 and a special resolution passed by our Shareholders at their meeting dated September 1, 2025, Arun MN is entitled to the following remuneration with effect from June 2025:

(a) basic salary of ₹1,250,000 per month;

(b) benefits, perquisites and allowances of (i) rent-free residential accommodation (furnished or otherwise) with our Company bearing the cost of repairs, maintenance, society charges and utilities (e.g. gas, electricity and water charges) for the accommodation; (ii) hospitalization and major medical expenses, car facility, telecommunication facilities and housing loan; and (iii) other perquisites and allowances including leave travel concession/ allowance, medical allowance, other allowance (including special allowance), personal accident insurance premium and annual club membership fees subject to a maximum of 55% of the annual basic salary; (iv) contribution to provident fund, superannuation fund or annuity fund and gratuity fund as per the rules of our Company; (v) leaves in accordance with the rules of our Company (where privileged leave earned but not availed by our Chairman and Managing Director may be encashed in accordance with the rules of our Company);

(c) commission, in addition to the salary and perquisites and allowances payable, calculated with reference to the net profits of the Company in a particular financial year, as may be determined by our Board at the end of each financial year, subject to the overall ceilings stipulated in Section 197 of the Companies Act, 2013 or any modification or enactment thereof. The specific amount payable to our Chairman and Managing Director will be based on performance as evaluated by the Nomination and Remuneration Committee or our Board and will be payable annually;

(d) where net profits are inadequate for payment of profit-linked commission in any financial year, incentive remuneration may be paid up to an amount not exceeding 200% of the basic salary to be paid at the discretion of our Board and subject to further approvals as may be required. Such incentive remuneration would be payable subject to the achievement of certain performance criteria and such other parameters as may be considered appropriate from time to time by our Board.

Further, where in a financial year during the tenure of Arun MN in his capacity as the Managing Director, our Company has no profits or profits are inadequate, our Company is required to pay Arun MN the remuneration as set out in (a), (b) and (d) above.

Sumanth Krishna Raghunathan

Pursuant to the letter dated June 1, 2022, Sumanth Krishna Raghunathan is entitled to a remuneration of ₹0.31 million per month aggregating to ₹3.69 million* per annum payable as follows with effect from May 25, 2022:

S. No.	Particulars	Amount (in ₹)
1.	Basic	1,101,084
2.	House rent allowance	550,548
3.	Children education allowance	2,400
4.	Leave travel allowance	91,752
5.	Other allowance	1,924,512
6.	Employer contribution to PF	23,400
	Total	**3,693,696**

* *Does not include variable pay which is determined at the end of the financial year.*

CG Sathish

Pursuant to the letter dated June 1, 2023, read with the letter of appointment dated August 19, 2024, CG Sathish is entitled to a remuneration of ₹0.76 million per month aggregating to ₹9.13 million per annum payable as follows with effect from June 1, 2023:

S. No.	Particulars	Amount (in ₹)
1.	Basic	2,692,980
2.	House rent allowance	1,346,496

S. No.	Particulars	Amount (in ₹)
3.	Children education allowance	2,400
4.	Leave travel allowance	224,412
5.	Other allowance	4,710,312
6.	Employer contribution to PF	23,400
7.	Gratuity	129,528
	Total[#]	**9,129,528**

[#] *Does not include variable pay which is determined at the end of the financial year.*

Further, he was appointed as an Executive Director with effect from August 19, 2024**,** pursuant to a resolution of our Board and Shareholders, each dated August 19, 2024 and is not entitled to any additional remuneration in his capacity as an Executive Director, other than as stated above. He was re-appointed as Executive Director pursuant to resolution of our Board and Shareholders dated August 6, 2025 and September 1, 2025 respectively.

Terms of Appointment of our Independent Directors

Pursuant to a resolution passed by our Board on August 21, 2024, our Independent Directors are each entitled to receive a sitting fee of ₹0.10 million for each meeting of our Board and ₹0.03 million for each meeting of the committees attended by them.

Payment or benefit to Directors of our Company

Details of the sitting fees or other remuneration paid to our Directors in Fiscal 2025 are set forth below:

Remuneration paid to our Executive Directors

Name of Director	Amount paid for Fiscal 2025 (in ₹ million)
Arun MN	9.90
Sumanth Krishna Raghunathan	4.22
CG Sathish	11.78

Remuneration paid to our Independent Directors

Details of the sitting fees or other remuneration paid to our Independent Directors in Fiscal 2025 are set forth below:

Name of Director	Amount paid for Fiscal 2025 (in ₹ million)
Rohini Manian[*]	0.40
Raju Venkatraman[*]	0.46
K V Ganesh[*]	0.46

[*] *Appointed as a Director of our Company on August 19, 2024.*

Contingent and deferred compensation payable to Directors

No contingent or deferred compensation was accrued or payable to any of our Directors for Fiscal 2025.

Remuneration paid or payable to our Directors from our Subsidiaries

None of our Directors have received or were entitled to receive any remuneration, sitting fees or commission from any of our Subsidiaries for Fiscal 2025.

Loans to Directors

No loans have been availed by our Directors from our Company.

Bonus or profit-sharing plan for our Directors

None of our Directors are a party to any bonus or profit-sharing plan of our Company. However, our Whole-time Director and Executive Director are entitled to certain variable pay based on the performance of such Directors in the Company.

Shareholding of our Directors in our Company

Our Articles of Association do not require our Directors to hold any qualification shares.

Except as disclosed below, none of our Directors hold any Equity Shares in our Company:

S. No.	Name of the Director	Number of Equity Shares	Percentage of pre-Offer Equity Share capital (in %)**
1.	Arun MN	87,324,000	49.99
2.	Sumanth Krishna Raghunathan	35*	Negligible
3.	CG Sathish	35*	Negligible

** As a nominee of Casagrand Luxor Private Limited*

*** There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

Interest of Directors

Our Directors may be deemed to be interested to the extent of remuneration and reimbursement of expenses, if any, payable to them as well as sitting fees, if any, payable to them for attending meetings of our Board or committees thereof, and any commission payable to them. Our Directors may also be interested to the extent of Equity Shares held by them or that may be subscribed by or allotted to any companies, firms, ventures, trusts in which they are interested as promoters, directors, partners, proprietors, members or trustees pursuant to the Offer and any dividend and other distributions payable in respect of such Equity Shares, and to the extent of any directorships held by them in our Subsidiaries.

Certain of our Directors may be deemed to be interested in the contracts, agreements/arrangements entered into or to be entered into by our Company with any entity which is promoted by them or in which they are members or in which they hold directorships or any partnership firm in which they are partners in the ordinary course of business. For further details, please see "***Restated Consolidated Financial Information – Related Party Disclosure – Note 44(b): Transactions with related parties***" on page 562.

No sum has been paid or agreed to be paid to our Directors or to firms or companies in which they may be members, in cash or shares or otherwise by any person either to induce him/her to become, or to qualify him/her as a Director, or otherwise for services rendered by him/her or by such firm or company, in connection with the promotion or formation of our Company.

Interest in land and property

None of our Directors are interested in any property acquired or proposed to be acquired of or by our Company.

None of our Directors have any interest in any transaction by our Company for acquisition of land, construction of building or supply of machinery, etc.

Interest in promotion of our Company

Except Arun MN, the Individual Promoter of our Company, none of our Directors have an interest in the promotion or formation of our Company as on the date of this Draft Red Herring Prospectus. For further details, see "***Our Promoters and Promoter Group***" on page 448.

Business interest

Except as disclosed in "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" on page 562 and otherwise disclosed in this section, our Directors do not have any other business interest in our Company.

Confirmations

None of our Directors are, or for the five years prior to the date of this Draft Red Herring Prospectus, have been on the board of directors of any listed company whose shares have been/were suspended from being traded on any stock exchange, during their tenure.

None of our Directors has been or is a director on the board of directors of any listed company that has been delisted from any stock exchange, during their tenure.

Further, none of our Directors have been identified as Wilful Defaulters or Fraudulent Borrowers.

There is no conflict of interest between the lessors of immoveable properties, suppliers of raw materials and third party service providers, which are crucial for the operations of our Company, and directors.

Changes in our Board during the last three years

The changes in our Board during the three years immediately preceding the date of this Draft Red Herring Prospectus are set forth below:

Name of Director	Date of Change	Reasons
CG Sathish	September 1, 2025	Reappointment as an Executive Director
CG Sathish	August 19, 2024	Appointment as an Executive Director
Dorothy Thomas	August 19, 2024	Resignation as a Non-Executive Director due to personal reasons
Raju Venkatraman	August 19, 2024	Appointment as an Independent Director
K V Ganesh	August 19, 2024	Appointment as an Independent Director
Rohini Manian	August 19, 2024	Appointment as an Independent Director
Sumanth Krishna Raghunathan	June 6, 2023	Appointment as (Additional) Whole-Time Director[(1)]
Arun MN	April 1, 2023	Reappointment as Chairman and Managing Director

[(1)]Regularised as a whole-time director pursuant to a resolution passed in the extra-ordinary general meeting dated June 14, 2023.

Borrowing Powers

Pursuant to our Articles of Association and the applicable provisions of the Companies Act, 2013, a resolution of our Board dated August 22, 2023 and a resolution adopted by our Shareholders on August 23, 2023, our Board may borrow money for and on behalf of our Company, from time to time at their discretion, such that the moneys to be borrowed together with the moneys already borrowed by our Company (apart from temporary loans obtained or to be obtained from the Company's bankers in the ordinary course of business) do not exceed ₹50,000 million or the aggregate of the paid-up share capital and free reserves of our Company, whichever is higher.

Corporate Governance

As on the date of this Draft Red Herring Prospectus, there are six Directors on our Board comprising our Chairman and three Executive Directors (including our Chairman and Managing Director and Whole-Time Director), and three Independent Directors, including one woman Independent Director. Our Company is in compliance with the corporate governance norms prescribed under the SEBI Listing Regulations and the Companies Act, 2013 in relation to the composition of our Board and constitution of committees thereof, as required under law.

Our Company undertakes to take all necessary steps to continue to comply with all applicable requirements of the SEBI Listing Regulations and the Companies Act, 2013.

Board Committees

Our Company has constituted the following Board committees in terms of the SEBI Listing Regulations, and the Companies Act, 2013:

- Audit Committee;
- Nomination and Remuneration Committee;
- Stakeholders' Relationship Committee;
- Risk Management Committee; and
- CSR Committee.

Audit Committee

The Audit Committee was constituted by our Board at its meeting held on August 21, 2024 and the terms of

reference of the Audit Committee were adopted pursuant to a resolution passed by our Board at its meeting held on August 21, 2024. The Company Secretary acts as the secretary of the Audit Committee. The Audit Committee is in compliance with Section 177 and other applicable provisions of the Companies Act, 2013 and Regulation 18 of the SEBI Listing Regulations. The Audit Committee currently comprises:

S. No.	Director	Designation
1.	K V Ganesh, Independent Director	Chairperson
2.	Raju Venkatraman, Independent Director	Member
3.	Arun MN, Chairman and Managing Director	Member

Scope and terms of reference:

The Audit Committee shall be responsible for, among other things, as may be required by the Stock Exchange(s) from time to time, the following:

Powers of Audit Committee

The Audit Committee shall have powers, including the following:

- To investigate any activity within its terms of reference;
- To seek information from any employee;
- To obtain outside legal or other professional advice;
- To secure attendance of outsiders with relevant expertise, if it considers necessary; and
- Such other powers as may be prescribed under the Companies Act and the SEBI Listing Regulations.

Role of Audit Committee

The role of the Audit Committee shall include the following:

- Overseeing the Company's financial reporting process and disclosure of its financial information to ensure that its financial statements are correct, sufficient and credible;
- Recommending to the Board the appointment, re-appointment, replacement, remuneration and terms of appointment of the auditors of the Company and the fixation of the audit fee;
- Reviewing and monitoring the statutory auditor's independence and performance, and effectiveness of audit process;
- Approving payments to the statutory auditors for any other services rendered by the statutory auditors;
- Examining and reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
    - i. Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of Section 134 of the Companies Act;
    - ii. Changes, if any, in accounting policies and practices and reasons for the same;
    - iii. Major accounting entries involving estimates based on the exercise of judgment by management;
    - iv. Significant adjustments made in the financial statements arising out of audit findings;
    - v. Compliance with listing and other legal requirements relating to financial statements;
    - vi. Disclosure of any related party transactions; and
    - vii. Modified opinions in the draft audit report.

- Reviewing, with the management, the quarterly, half-yearly and annual financial statements before submission to the Board for approval;

- Reviewing, with the management, the statement of uses/ application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilised for purposes other than those stated in the offer document/ prospectus/ notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue or preferential issue or qualified institutions placement, and making appropriate recommendations to the Board to take up steps in this matter.

- Approval or any subsequent modifications of transactions of the Company with related parties and omnibus approval for related party transactions proposed to be entered into by the Company subject to such conditions as may be prescribed;

Explanation*: The term "related party transactions" shall have the same meaning as provided in Regulation 2(zc) of the SEBI Listing Regulations and/or the applicable Accounting Standards and/or the Companies Act.*

- Approval of related party transaction to which any of the subsidiaries is party

- Scrutiny of inter-corporate loans and investments;

- Valuation of undertakings or assets of the Company, wherever it is necessary;

- Evaluation of internal financial controls and risk management systems;

- Establishing a vigil mechanism for directors and employees to report their genuine concerns or grievances;

- Overseeing the vigil mechanism established by the Company, with the chairperson of the Audit Committee directly hearing grievances of victimization of employees and directors, who used vigil mechanism to report genuine concerns in appropriate and exceptional cases;

- Reviewing, with the management, the performance of statutory and internal auditors, and adequacy of the internal control systems;

- Reviewing the adequacy of internal audit function if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

- Discussing with internal auditors on any significant findings and follow up thereon;

- Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;

- Discussing with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

- Looking into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;

- Reviewing the functioning of the whistle blower mechanism;

- Approving the appointment of the chief financial officer or any other person heading the finance function or discharging that function after assessing the qualifications, experience and background, etc. of the candidate;

- Reviewing the utilization of loans and/ or advances from/investment by the holding company in any subsidiary exceeding rupees 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as per applicable law;

- Approving the disclosure of the key performance indicators to be disclosed in the documents in relation to the initial public offering of the equity shares of the Company;

- Considering and commenting on the rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its shareholders; and

- Such roles as may be delegated by the Board and/or prescribed under the Companies Act and SEBI Listing Regulations or other applicable law.

- Further, the Audit Committee shall mandatorily review the following:

  i. management's discussion and analysis of financial condition and result of operations;

  ii. management letters/letters of internal control weaknesses issued by the statutory auditors;

  iii. internal audit reports relating to internal control weaknesses;

  iv. the appointment, removal and terms of remuneration of the chief internal auditor; and

  v. statement of deviations, including:

     a. quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1) of the SEBI Listing Regulations; and

     b. quarterly statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7) of the SEBI Listing Regulations.

  vi. financial statements, in particular, the investments made by any unlisted subsidiary.

Any other such information apart from the information mentioned above, as may be prescribed under the Companies Act and SEBI Listing Regulations.

Nomination and Remuneration Committee

The Nomination and Remuneration Committee was constituted pursuant to a resolution passed by our Board at its meeting held on August 21, 2024. The composition and terms of reference of the Nomination and Remuneration Committee are in compliance with Section 178 and other applicable provisions of the Companies Act, 2013 and Regulation 19 of the SEBI Listing Regulations. The Nomination and Remuneration Committee currently comprises:

S. No.	Director	Designation
1.	K V Ganesh, Independent Director	Chairperson
2.	Rohini Manian, Independent Director	Member
3.	Arun MN, Chairman and Managing Director	Member

Scope and terms of reference:

- The Nomination and Remuneration Committee shall be responsible for, among other things, the following:

- formulating the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors of the Company ("**Board**") a policy relating to the remuneration of the directors, key managerial personnel and other employees;

- The Nomination and Remuneration Committee, while formulating the above policy, should ensure that:

  - the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Company successfully

  - relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and

- remuneration to directors, key managerial personnel and senior managerial personnel involves a balance between fixed and incentive pay reflecting short- and long-term performance objectives appropriate to the working of the Company and its goals.

- For every appointment of an independent director, the committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the board of directors of the Company for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
  - use the services of external agencies, if required,
  - consider candidates from a wide range of backgrounds, having due regard to diversity, and
  - consider the time commitments of the candidates;
- formulation of criteria for evaluation of the performance of independent directors and the Board;
- devising a policy on diversity of the Board;
- identifying persons, who are qualified to become directors or who may be appointed in senior management in accordance with the criteria laid down, recommending to the Board their appointment and removal and carrying out evaluation of every director's performance;
- determining whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;
- recommending remuneration of executive directors and any increase therein from time to time within the limit approved by the members of the Company;
- recommending remuneration to non-executive directors in the form of sitting fees for attending meetings of the Board and its committees, remuneration for other services, commission on profits;
- Construing and interpreting the ESOP Plan and any agreements defining the rights and obligations of the Company and eligible employees under the ESOP Plan, and prescribing, amending and/or rescinding rules and regulations relating to the administration of the ESOP Plan;
- recommending to the Board, all remuneration, in whatever form, payable to senior management;
- performing such functions as are required to be performed by the compensation committee under the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, as amended, including the following:
  - formulating the detailed terms and conditions of the schemes, in accordance with the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;
  - administering the employee stock option plans of the Company, as may be required;
  - determining the eligibility of employees to participate under the employee stock option plans of the Company;
  - granting options to eligible employees and determining the date of grant;
  - determining the number of options to be granted to an employee;
  - determining the exercise price under the employee stock option plans of the Company;
  - construing and interpreting the employee stock option plans of the Company and any agreements defining the rights and obligations of the Company and eligible employees under the employee stock option plans of the Company, and prescribing, amending and/or rescinding rules and regulations relating to the administration of the employee stock option plans of the Company.

- engaging the services of any consultant/professional or other agency for the purpose of recommending compensation structure/policy;
- analyzing, monitoring and reviewing various human resource and compensation matters;
- reviewing and approving compensation strategy from time to time in the context of the then current Indian market in accordance with applicable laws;
- framing suitable policies and systems to ensure that there is no violation of any securities laws, including:
    - The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended; and
    - The Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 2003, as amended.
- performing such other functions as may be delegated by the Board and/or prescribed under the SEBI Listing Regulations, Companies Act, each as amended or other applicable law.

Stakeholders' Relationship Committee

The Stakeholders' Relationship Committee was constituted pursuant to a resolution passed by our Board at its meeting held on August 21, 2024, in compliance with Section 178 of the Companies Act, 2013 and Regulation 20 of the SEBI Listing Regulations. The Stakeholders' Relationship Committee currently comprises:

S. No.	Director	Designation
1.	Rohini Manian, Independent Director	Chairperson
2.	K V Ganesh, Independent Director	Member
3.	Sumanth Krishna Raghunathan, Whole-time Director	Member

Scope and terms of reference:

- The Stakeholders' Relationship Committee shall be responsible for, among other things, as may be required under applicable law, the following:
- considering and looking into various aspects of interest of shareholders, debenture holders and other security holders
- resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.;
- formulation of procedures in line with the statutory guidelines to ensure speedy disposal of various requests received from shareholders from time to time;
- giving effect to allotment of Equity Shares, approval of transfer or transmission of Equity Shares, debentures or any other securities;
- issue of duplicate certificates and new certificates on split/consolidation/renewal, etc.;
- review of measures taken for effective exercise of voting rights by shareholders;
- review of adherence to the service standards adopted by the listed entity in respect of various services being rendered by the Registrar & Share Transfer Agent;
- to dematerialize or rematerialize the issued shares;
- review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company; and

- carrying out any other functions required to be carried out by the Stakeholders' Relationship Committee as contained in the SEBI Listing Regulations or any other applicable law, as and when amended from time to time.

Risk Management Committee

The Risk Management Committee was constituted pursuant to a resolution passed by our Board at its meeting held on August 21, 2024 and was reconstituted pursuant to a resolution passed by our Board at its meeting held on December 23, 2025, in compliance with Regulation 21 of the SEBI Listing Regulations. The Risk Management Committee currently comprises:

S. No.	Director/ Key Managerial Personnel	Designation
1.	Arun MN, Chairman and Managing Director	Chairperson
2.	Raju Venkatraman, Independent Director	Member
3.	K V Ganesh, Independent Director	Member
4.	Sumanth Krishna Raghunathan, Whole-time Director	Member
5.	CG Sathish, Executive Director	Member
6.	Hanuman Joshi, Chief Financial Officer	Member

**Hanuman Joshi, being a non-Director member is not entitled to vote.*

Scope and terms of reference:

The role and responsibility of the Risk Management Committee shall be as follows:

- Formulating a detailed risk management policy which shall include:
    - A framework for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Risk Management Committee.
    - Measures for risk mitigation including systems and processes for internal control of identified risks.
    - Business continuity plan;
- Ensuring that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
- Monitoring and overseeing implementation of the risk management policy, including evaluating the adequacy of risk management systems;
- Periodically reviewing the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;
- Keeping the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;
- Reviewing the appointment, removal and terms of remuneration of the Chief Risk Officer (if any);
- Coordinating its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the board of directors; and
- Such other functions and activities as may be delegated by the Board and/or prescribed under the SEBI Listing Regulations or other applicable law."

Corporate Social Responsibility Committee

The Corporate Social Responsibility Committee was constituted pursuant to a resolution passed by our Board at its meeting held on August 21, 2024, and its composition and terms of reference are in compliance with Section 135 and other applicable provisions of the Companies Act, 2013. The Corporate Social Responsibility Committee currently comprises:

S. No.	Director	Designation
1.	Arun MN, Chairman and Managing Director	Chairperson
2.	Sumanth Raghunathan Krishna, Whole-time Director	Member
3.	Rohini Manian, Independent Director	Member

Scope and terms of reference:

- The Corporate Social Responsibility Committee shall be authorized to perform the following functions:
- formulating and recommending to the Board the corporate social responsibility policy of the Company, including any amendments thereto, which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Companies Act ("**Corporate Social Responsibility Policy**");
- reviewing and recommending the amount of expenditure to be incurred on the activities referred to in clause (a) above, from time to time;
- formulating and recommending to the Board, an annual action plan in pursuance of Corporate Social Responsibility Policy, which shall include the following:
    - the list of Corporate Social Responsibility projects or programmes that are approved to be undertaken in areas or subjects specified in the Schedule VII of the Companies Act;
    - the manner of execution of such projects or programmes as specified in Rule 4 of the Companies (Corporate Social Responsibility Policy) Rules, 2014;
    - the modalities of utilization of funds and implementation schedules for the projects or programmes;
    - monitoring and reporting mechanism for the projects or programmes; and
    - details of need and impact assessment, if any, for the projects undertaken by the company.
    - Provided that the Board may alter such plan at any time during the financial year, as per the recommendations of the Corporate Social Responsibility Committee, based on the reasonable justification to that effect.
- monitoring the corporate social responsibility policy of the Company and its implementation from time to time; and
- performing such other duties and functions as the Board may require the corporate social responsibility committee to undertake to promote the corporate social responsibility activities of the Company or as may be required under applicable law, as amended.

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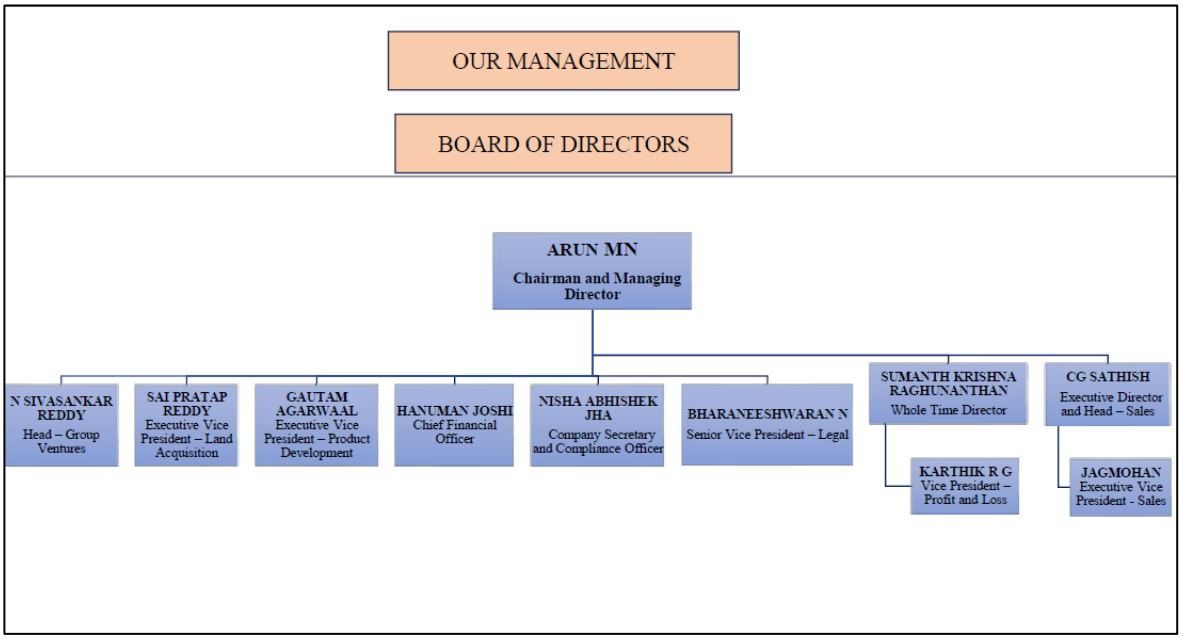
Management Organization Structure



Key Managerial Personnel and Senior Management

Key Managerial Personnel

In addition to our Chairman and Managing Director and our Whole-Time Director, whose details are disclosed under "– ***Brief profiles of our Directors***" on page 432, the details of our other Key Managerial Personnel as on the date of this Draft Red Herring Prospectus are set forth below.

Hanuman Joshi is the Chief Financial Officer of our Company. He has been associated with our Company on September 13, 2024 and he was appointed as the Chief Financial Officer of our Company on December 8, 2025. He is responsible for end-to-end management of the financial operation of our Company. He has passed the examination for a bachelor's degree in commerce from Gogte College of Commerce, Belgaum, and passed LLB (three years) from Karnatak University. He has passed the final examination held by the Institute of Chartered Accountants of India (ICAI). He has over 21 years of experience in finance, business consulting and mergers and acquisitions. He was previously associated with, among others, Deloitte Touche Tohmatsu India Private Limited, Apollo Health and Lifestyle Limited, Crisil Limited and Embassy Property Developments Private Limited. He was also a part time faculty member in EduPristine - Neev Knowledge Management Private Limited in 2012. During Fiscal 2025, he received a remuneration of ₹6.88 million.

Nisha Abhishek Jha is the Company Secretary and Compliance Officer of our Company. She has been associated with our Company since August 4, 2021. She holds a bachelor's degree in commerce from H.L. Commerce College, Ahmedabad. She is also an associate member of the Institute of Company Secretaries of India. She was previously associated with Zwilling Kitchen India Private Limited, Plastene India Limited, Uber9 Business Process Services Private Limited and Archetype Engineering & Industry Private Limited as a company secretary. During Fiscal 2025, she received a remuneration of ₹ 3.19 million.

Senior Management

In addition to our Chief Financial Officer, and our Company Secretary and Compliance Officer who are also our Key Managerial Personnel and whose details have been disclosed above, the details of our other Senior Management as on the date of this Draft Red Herring Prospectus are set forth below.

N Sivasankar Reddy is the Head – Group Ventures of our Company. He has been associated with our Company since April 23, 2012. He has passed the examination for a bachelor's degree in science from Sri Venkateswara University. He has over 12 years of experience in finance and accounting. He was previously associated with Novatium Solutions Private Limited and Marg Properties Private Limited. He was also previously associated with our Company as the chief financial officer. During Fiscal 2025, he received a remuneration of ₹18.59 million.

Gautam Agarwaal is the executive vice president – product development of our Company. He has been associated with our Company since March 10, 2014. He holds a bachelor's degree in technology (bio-medical instrumentation) from Dr. M.G.R. University and a post graduate diploma in industrial management from the National Institute of Industrial Engineering, Mumbai. He was previously associated with Swastik Surgical Industries and Auraley Foods Private Limited as manager – business development and marketing. During Fiscal 2025, he received a remuneration of ₹ 14.96 million.

Sai Pratap Reddy is the executive vice president – land acquisition of our Company. He has been associated with our Company since June 30, 2014. He holds a bachelor's degree in engineering (electronics and communication) from the Sri Venkateswara College of Engineering. He has previously worked with Purvankara Projects Limited. During Fiscal 2025, he received a remuneration of ₹ 15.07 million.

Bharaneeshwaran N is the senior vice president – legal of our Company. He joined our Company on June 22, 2009 as an executive - legal in our Company. He holds a bachelor's degree in law from Tamil Nadu Dr. Ambedkar Law University. During Fiscal 2025, he received a remuneration of ₹ 7.64 million.

Karthik R G is the vice president – profit and loss of our Company. He joined our Company on May 4, 2013 as an executive – purchase in our Company. He holds a bachelor's degree in science (computer science) from the University of Madras. During Fiscal 2025, he received a remuneration of ₹ 5.42 million.

Jagmohan T is the executive vice president – sales of our Company. He joined our Company on July 7, 2014 as a manager – sales in our Company. He holds a master's degree in business administration from the Crescent Business School, B.S. Abdur Rahman University. During Fiscal 2025, he received a remuneration of ₹ 14.86 million.

Status of Key Managerial Personnel and Senior Management

All our Key Managerial Personnel and Senior Management are permanent employees of our Company.

Relationship among Key Managerial Personnel and Senior Management

None of our Key Managerial Personnel or Senior Management are related to each other.

Bonus or profit-sharing plan for the Key Managerial Personnel and Senior Management

None of our Key Managerial Personnel or Senior Management are a party to any bonus or profit-sharing plan of our Company. However, our Key Managerial Personnel and Senior Management are entitled to certain variable pay based on the performance of the Company.

Contingent and deferred compensation payable to Key Managerial Personnel and Senior Management

No contingent or deferred compensation was accrued and payable to any of our Key Managerial Personnel or Senior Management for Fiscal 2025.

Shareholding of Key Managerial Personnel and Senior Management in our Company

Except as disclosed below and in "**– *Shareholding of our Directors in our Company***" on page 435, none of our Key Managerial Personnel or Senior Management hold any Equity Shares in our Company:

S. No.	Name of the Key Managerial Personnel / Senior Management	Number of Equity Shares	Percentage of pre-Offer Equity Share capital (in %)**
1.	Jagmohan T	35*	Negligible
2.	N Sivasankar Reddy	35*	Negligible
3.	Gautam Agarwaal	35*	Negligible

** As a nominee of Casagrand Luxor Private Limited.*

***There are no vested options as of the date of this DRHP under ESOP – 2023 and thus no dilutive effect has been considered on the pre-Offer Equity Share capital.*

Service Contracts with Key Managerial Personnel and Senior Management

Our Key Managerial Personnel and Senior Management are governed by the terms of their respective appointment letters/resolutions of our Board in relation their terms of appointment and have not entered into any other service contracts with our Company. Further, no officer of our Company is entitled to any benefit upon termination of employment or superannuation, other than statutory benefits.

Interest of Key Managerial Personnel and Senior Management

Except as disclosed in ***" Interest of Directors***" on page 435 and to the extent of the remuneration, benefits, interest of receiving dividends on the Equity Shares held by them, if any, reimbursement of expenses incurred in the ordinary course of business, our Key Managerial Personnel and Senior Management may be interested to the extent of employee stock options that may be granted to them from time to time under the ESOP – 2023 and other employee stock option schemes that may be formulated by our Company from time to time. For details relating to the options granted to the Key managerial Personnel and Senior management of our Company as on the date of this Draft Red Herring Prospectus, see "***Capital Structure - Employee stock option scheme***" on page 172.

Certain of our Key Managerial Personnel and Senior Management may be deemed to be interested in the contracts, agreements/arrangements entered into or to be entered into by our Company with any company in which they are members or any partnership firm in which they are partners in the ordinary course of business, including for purchase of packaging materials. For further details, please see "***Restated Consolidated Financial Information – Related Party Disclosure – Note 44(b): Transactions with related parties***" on page 562.

Arrangements and understanding with major shareholders, customers, suppliers or others

None of our Key Managerial Personnel or Senior Management have been appointed pursuant to any arrangement or understanding with our major shareholders, customers, suppliers or others.

Employee stock option and stock purchase schemes

For details of the employee stock option scheme implemented by our Company, see "***Capital Structure – Employee Stock Option Scheme***" on page 172.

Changes in Key Managerial Personnel and Senior Management during the last three years

Except as disclosed below and in *"*– ***Changes in our Board during the last three years"*** on page 436, there has been no change in our Key Managerial Personnel or Senior Management during the three years immediately preceding the date of this Draft Red Herring Prospectus:

Name of Key Managerial Personnel / Senior Management	Date of Change*	Reasons
Hanuman Joshi	December 8, 2025	Appointment as Chief Financial Officer
N Sivasankar Reddy	December 8, 2025	Resignation as Chief Financial Officer to focus on core responsibilities
N Sivasankar Reddy	June 28, 2024	Appointment as Chief Financial Officer
Rajneesh Jain	April 14, 2024	Resignation as Chief Financial Officer due to personal reasons
Rajneesh Jain	July 3, 2023	Appointment as Chief Financial Officer

* *Note: Does not include change in designations.*

Payment or Benefit to Key Managerial Personnel and Senior Management of our Company

No non-salary related amount or benefit has been paid or given to any officer of our Company including Key Management Personnel or Senior Management within the two years preceding the date of this Draft Red Herring Prospectus or is intended to be paid or given.

OUR PROMOTERS AND PROMOTER GROUP

Arun MN and Casagrand Luxor Private Limited are the Promoters of our Company. As on the date of this Draft Red Herring Prospectus, our Promoters collectively hold 174,649,000 Equity Shares constituting 99.99% of the issued, subscribed and paid-up Equity Share capital of our Company. Our Individual Promoter, Arun MN, holds 87,324,000 Equity Shares and our Corporate Promoter, Casagrand Luxor Private Limited holds 87,325,000 Equity Shares. For details of the build-up of our Promoters' shareholding in our Company, see "***Capital Structure – History of the share capital held by our Promoters – Build-up of our Promoters' shareholding in our Company***" on page 166.

Details of our Individual Promoter

Arun MN

Arun MN born on May 5, 1976 aged 49 years, is the Chairman and Managing Director of our Company. He is an Indian resident and currently resides at 141A, Kaveri Nagar Beach Manin Road, Kaveri Nagar, Kottivakkam, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India.

For the complete profile of Arun MN, along with details of his educational qualifications, directorships held, special achievements, other ventures, experience in the business or employment, positions/ posts held in the past and financial activities, see "***Our Management – Brief profiles of our Directors***" and "***Promoter Group - Entities forming part of the Promoter Group***" on pages 432 and 451, respectively. The permanent account number of Arun MN is ADNPA8113A.

Our Company confirms that the permanent account number, bank account number, Aadhaar card number, passport number and driving license number of Arun MN will be submitted to the Stock Exchanges at the time of filing of this Draft Red Herring Prospectus.

Details of our Corporate Promoter

Casagrand Luxor Private Limited ("CG Luxor")

Corporate information, history and details of CG Luxor

CG Luxor was incorporated as a private limited company on April 27, 2022, under the Companies Act, 2013 pursuant to a certificate of incorporation issued by the Registrar of Companies, Central Registration Centre. The registered office of CG Luxor is at NPL Devi, No.111, L.B. Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India. Its CIN is U70109TN2022PTC151712.

CG Luxor is currently engaged in acquiring, promoting, developing and improving land and hereditaments and erecting and building thereon flats, houses, shops and other, buildings by purchasing or otherwise acquiring and undertaking the whole or any part of the business, property, rights and liabilities of any person, firm or company carrying on or proposing to carry on such business.

CG Luxor has not changed its activities from the date of its incorporation.

Board of Directors

As on date of this Draft Red Herring Prospectus, the board of directors of CG Luxor comprises:

1. Arun MN;

2. Lalitha Manivannan

Shareholding Pattern

The shareholding pattern of CG Luxor is as follows:

S. No.	Name of the shareholder	Shareholding	Face value of equity shares (in Rs.)	Percentage of shareholding
	Arun MN	910,000	10	91%
	Dorothy Thomas*	90,000	10	9%
	Total	**1,000,000**		**100%**

**Dorothy Thomas is the mother of Aadhithya Adrien Arun and Adarv Alden Arun, sons of our Individual Promoter, Arun MN. However, Dorothy Thomas is not the spouse of our Individual Promoter, Arun MN, and thus she has not been categorised as "Promoter Group" in terms of Regulation 2(1)(pp) of SEBI ICDR Regulations.*

Financial Information

The financial information derived from the standalone financial information of CG Luxor for the Financial Years ended 2025, 2024 and 2023 is set out below:

(in ₹ million, unless otherwise stated)

Particulars	As of / for the Fiscal Year ended		
	March 31, 2025	March 31, 2024	March 31, 2023
Equity share capital	10.35	10.35	10.35
Net worth	1,284.81	1291.79	1264.63
Revenue from operations	-	-	-
Profit/(loss) after tax for the year	(6.98)	27.17	12.92
Basic earnings per equity share(in ₹/share)	(6.98)	27.17	25.59
Diluted earnings per equity share (in ₹/share)	(6.98)	26.70	24.73
Net asset value per equity share (in ₹/share)	1,284.81	1,291.79	1,264.63
Total borrowings (including lease liabilities)	18.68	7.31	0.21

Promoter of CG Luxor

The promoter of CG Luxor is our Individual Promoter, Arun MN.

Details of change in control of CG Luxor

There has been no change in the control of CG Luxor in the last three years preceding the date of this Draft Red Herring Prospectus.

Our Company confirms that the permanent account number, bank account number, company registration number and the address of the Registrar of Companies, Tamil Nadu at Chennai, where CG Luxor is registered, shall be submitted to the Stock Exchanges at the time of filing this Draft Red Herring Prospectus.

Change in control of our Company

Except for the transfer of shareholding from one of our erstwhile shareholders, K.R. Anerudan to Casagrand Millenia Private Limited in Fiscal 2021 and Fiscal 2022, there has been no change in the control of our Company during the five years immediately preceding the date of this Draft Red Herring Prospectus.

Interest of our Promoters

(a) Our Promoters are interested in our Company to the extent: (i) that they have promoted our Company; (ii) of any direct or indirect shareholding in our Company, and any dividends or any other distributions payable in respect thereof; (iii) in the case of Individual Promoter, any directorships that he may hold in our Company or our Subsidiaries, and to the extent of remuneration payable to him in this regard. For details of the Promoters' shareholding in our Company, see "***Capital Structure – History of the share capital held by our Promoter – Build-up of our Promoter' shareholding in our Company***" on page 166. For details of the interest of Individual Promoter as Director of our Company, see "***Our Management – Interest of Directors***" on page 435. Additionally, our Promoters may be interested in transactions entered into by our Company with other entities (i) in which our Promoters hold shares, or (ii) which are controlled by our Promoters. For further details of the interest of our Promoters in our Company, see "***Restated Consolidated Financial Information – Related Party Disclosure – Note 44(b): Transactions with related parties***" on page 562, and "***History and Certain Other Corporate Matters – Shareholders' agreements and other agreements - Other Agreements – Deed of assignment of trademark agreement dated December 24, 2025"*** and "***History and Certain Other Corporate Matters –Shareholders' agreement and other agreements - Other Agreements – Trademark license agreement dated December 24, 2025 ("Trademark License Agreement")***" on page 366.

(b) Our Promoters have no interest in any property acquired by our Company during the three years preceding the date of this Draft Red Herring Prospectus, or proposed to be acquired, or in any transaction by our Company for acquisition of land, construction of building or supply of machinery, except to the extent of personal guarantees provided by our Individual Promoter.

(c) No sum has been paid or agreed to be paid to our Promoters or to any firm or company in which our Promoters are member, in cash or shares or otherwise by any person either to induce any of our Promoters to become, or qualify them as a director, or otherwise for services rendered by such Promoters or by such firm or company in connection with the promotion or formation of our Company.

(d) Our Promoters may be deemed to be interested in the contracts, agreements/arrangements entered into or to be entered into by our Company with any company which is promoted by them or in which they are a member or in the case of our Individual Promoter, in which he holds directorship or any partnership firm in which he is a partner in the ordinary course of business. For further details, please see "***Restated Consolidated Financial Information – Note 41(b): Transactions with related parties***" on page 562.

Payment or benefits to our Promoters or our Promoter Group

Except as disclosed in "***Restated Consolidated Financial Information – Related Party Disclosure – Note 44(b): Transactions with related parties***" on page 562, and payments in relation to the arrangement with Solace LLP with respect to the CG Trademark, as disclosed in "***History and Certain Other Corporate Matters –Shareholders' agreements and other agreements - Other Agreements – Deed of assignment of trademark agreement dated December 24, 2025"*** and "***History and Certain Other Corporate Matters –Shareholders' agreements and other agreements - Other Agreements - Trademark license agreement dated December 24, 2025***" on page 366, no amounts or benefits are intended to be paid or given to the Promoters and the members of the Promoter Group or have been made to them.

Confirmations

(a) Our Promoters and the members of our Promoter Group are not prohibited from accessing or operating in capital markets or debarred from buying, selling or dealing in securities under any order or direction passed by SEBI or any other regulatory or governmental authority, or any other securities market regulator or any other authority, court or tribunal inside and outside India.

(b) Our Promoters are not a promoter, director or person in control of any other company which is prohibited from accessing or operating in capital markets under any order or direction passed by SEBI.

(c) Our Promoters and members of our Promoter Group have not been identified as Wilful Defaulters nor as Fraudulent Borrowers as defined under the SEBI ICDR Regulations.

(d) Our Individual Promoter has not been declared as a fugitive economic offender under section 12 of the Fugitive Economic Offenders Act, 2018, as amended.

There is no conflict of interest between the lessors of immoveable properties, suppliers of raw materials and third party service providers, which are crucial for the operations of our Company, and our Promoters and members of Promoter Group.

Material Guarantees given by our Promoters

Our Promoters have not given any material guarantees to any third parties with respect to the Equity Shares, as on the date of this Draft Red Herring Prospectus.

Disassociation by our Promoters in the three immediately preceding years

Except as disclosed below, our Promoters have not disassociated themselves from any companies or firms during the three immediately preceding years:

S. No	Name of the company	Date of disassociation	Reason and circumstances for disassociation	Terms of disassociation
Arun MN				
1.	Casagrand Millenia Private	March 20, 2023	Divestment of 90.00%	By way of share transfer

S. No	Name of the company	Date of disassociation	Reason and circumstances for disassociation	Terms of disassociation
	Limited**		stake	
2.	Casagrand Starpark Private Limited*	September 8, 2023	Divestment of 29.80% stake	By way of share purchase agreement
3.	Spacio Premier Global Park Private Limited	September 15, 2023	Divestment of 48.25% stake	By way of share transfer
4.	Chengalpattu Warehousing Parks Private Limited	December 18, 2023	Divestment of 63.30% stake	By way of share transfer

** Merged with Chengalpattu Logistics Parks Private Limited as on the date of this Draft Red Herring Prospectus.*
***Casagrand Millenia Private Limited was acquired by our Company and is a Subsidiary of our Company as of the date of this Draft Red Herring Prospectus.*

Promoter Group

In addition to our Promoters, the individuals and entities that form part of the Promoter Group of our Company in terms of Regulations 2(1)(pp) of the SEBI ICDR Regulations are set out below:

Natural persons who are part of the Promoter Group

The natural persons who are part of the Promoter Group, other than our Individual Promoter, are as follows:

(a) Immediate relatives of our Individual Promoter

Name of Promoter	Name of Promoter Group	Relationship
Arun MN	T.J. Manivannan	Father of Arun MN
	Lalitha Manivannan	Mother of Arun MN
	Anandhi	Sister of Arun MN
	Anuradha Manivannan	Sister of Arun MN
	Arya Ayappan	Son of Arun MN and his ex-wife[##]
	Aadhithya Adrien Arun	Son of Arun MN and Dorothy Thomas**
	Adarv Alden Arun	Son of Arun MN and Dorothy Thomas**
	Adhishakthi A	Daughter of Arun MN and his ex-wife [##]

[**]Dorothy Thomas is not the spouse of our Individual Promoter, Arun MN, and thus she has not been categorised as "Promoter Group" in terms of Regulation 2(1)(pp) of SEBI ICDR Regulations.
[##] no longer the spouse of our Individual Promoter, Arun MN pursuant to the divorce order dated January 17, 2023 and thus has not been categorised as "Promoter Group" in terms of Regulation 2(1)(pp) of SEBI ICDR Regulations.

(b) In addition to the individuals mentioned above, persons whose shareholding is aggregated under the heading "shareholding of the promoter group":

Entities forming part of the Promoter Group

The companies, limited liability partnerships and trusts (other than the Corporate Promoter) forming part of the Promoter Group are as follows:

Name of Promoter	Name of Promoter Group
Arun MN	Arun Family Trusteeship LLP
	Arun Hope Foundation
	Arun Mn Estate and Family Welfare Trust
	Blitzkrieg Technology Private Limited
	Casagrand Arun MN Academy Foundation
	Casagrand Bright Kids Private Limited
	Casagrand Supreme Home LLP
	Gallante Promoter LLP
	Iris Development LLP
	Propel Holdings LLP
	Nobilitas Home Search LLP
	Solace Gated Community LLP
	Casa Grande Coimbatore LLP
	Venerate Homes Search LLP
	Zest Home Search LLP
	Millenia Properties LLC

Name of Promoter	Name of Promoter Group
CG Luxor Private Limited	AAK Realty Services LLP
	Casa Grande Propcare Private Limited
	Domyhome Interior Design and Solutions Private Limited (*formerly known as Casa Interior Studio Private Limited*)

None of the entities forming part of the Promoter Group as of this date of this Draft Red Herring Prospectus have been struck off by any statutory or regulatory authority.

GROUP COMPANIES

In terms of the SEBI ICDR Regulations, the term "group companies", includes (i) such companies (other than promoter(s) and subsidiary(ies)) with which there were related party transactions during the period for which financial information is disclosed, as covered under applicable accounting standards, and (ii) any other companies considered material by the board of directors of the relevant issuer company.

Accordingly, in terms of the Materiality Policy, (i) such companies (other than Corporate Promoters, and any of our Subsidiaries) with which there were related party transactions, during the period for which financial information is disclosed in this Draft Red Herring Prospectus, as covered under Ind AS 24; and (ii) other companies as considered material by the Board.

For the purpose of (ii) above, all such companies (other than the Corporate Promoters, Subsidiaries and companies categorized under (a) above) shall be considered material and will be disclosed as a 'group company' in this Draft Red Herring Prospectus if (i) the companies which are members of the Promoter Group in terms of Regulation 2(1)(pp) of the SEBI ICDR Regulations and with which there were related party transactions in the most recent Fiscal (or relevant stub period, if applicable) for which financial information is disclosed in this Draft Red Herring Prospectus, as covered under Ind AS 24, which, individually or in the aggregate, exceed 10% of the total restated consolidated revenues from operations of the Company for such Fiscal, have been identified by the Company as Group Companies, as set out below:

S. No.	Group Company	Registered office
1.	Arun Hope Foundation	Old No. 59, New No. 111, Kalakshetra Salai, Lattice Bridge Road, Adyar, Chennai 600 041, Tamil Nadu, India
2.	Casagrand Arun MN Academy Foundation	Old No. 3,/669, New No. 3/667B, No. 10D, Baywatch Boulevard, Thirvanmiyur Beach, Kotivakkam, Chennai 600 041, Tamil Nadu, India
3.	Domyhome Interior Designs & Solutions Private Limited (*formerly known as Casa Interior Studio Private Limited*)	NPL Devi, 5th Floor, New No. 11, Old No. 59, LB Road, Chennai 600 041, Tamil Nadu, India
4.	Casa Grande Propcare Private Limited	Old No. 59, New No. 111, L B Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India
5.	Chengalpattu Logistics Parks Private Limited	258, Satahrai Village, Thirvallur – 631 203, Tamil Nadu, India
6.	Chengalpattu Warehousing Parks Private Limited	258, Satahrai Village, Thirvallur 631 203, Tamil Nadu, India
7.	Blitzkrieg Technology Private Limited	New No. 111, Old No. 59, L B Road, Thiruvanmiyur, Chennai 600 041, Tamil Nadu, India

Details of our top five Group Companies

In accordance with the SEBI ICDR Regulations, information with respect to: (i) reserves (excluding revaluation reserve); (ii) sales; (iii) profit after tax; (iv) earnings per share; (v) diluted earnings per share; and (vi) net asset value, based on the respective audited financial statements for the preceding three years of the top five Group Companies determined on the basis of their annual turnover during the last financial year for which audited financials are available, shall be hosted on the website of our Company as indicated below:

S. No.	Top five Group Companies	Website
1.	Casa Grande Propcare Private Limited	https://casagrand.co.in/investor-relation-category/group-company-financials/
2.	Domyhome Interior Designs & Solutions Private Limited (*formerly known as Casa Interior Studio Private Limited*)	https://casagrand.co.in/investor-relation-category/group-company-financials/
3.	Arun Hope Foundation	https://casagrand.co.in/investor-relation-category/group-company-financials/
4.	Casagrand Arun MN Academy Foundation	https://casagrand.co.in/investor-relation-category/group-company-financials/
5.	Chengalpattu Warehousing Parks Private Limited	https://casagrand.co.in/investor-relation-category/group-company-financials/

In addition to the above, information with respect to (i) reserves (excluding revaluation reserve); (ii) sales; (iii) profit after tax; (iv) earnings per share; (v) diluted earnings per share; and (vi) net asset value, of Chengalpattu

Logistics Parks Private Limited and Blitzkrieg Technology Private Limited, our other Group Companies, have also been uploaded on https://casagrand.co.in/investor-relation-category/group-company-financials/. The audited financial statements for Chengalpattu Logistics Parks Private Limited are available up to Fiscal 2023 and accordingly (a) it has been excluded for the purpose of identification of the top five group companies; and (b) financial information based on the last available audited financial statements, i.e., Fiscals 2021, 2022 and 2023 have been hosted on the website of our Company. Only unlisted Group Companies having audited financial statements have been considered for identification of the top five group companies.

Our Company has provided links to its website solely to comply with the requirements specified under the SEBI ICDR Regulations. Such information provided on the website given above does not constitute a part of this Draft Red Herring Prospectus. The information provided on the Company's website should not be relied on or used as a basis for any investment decision. Neither our Company nor any of the BRLMs nor any of the Company's, BRLMs' respective directors, employees, affiliates, associates, advisors, agents or representatives accept any liability whatsoever for any loss arising from any information presented or contained in the websites given above.

Nature and extent of business interest of our Group Companies

As on the date of this Draft Red Herring Prospectus, our Group Companies do not have any interest in the promotion or formation of our Company. Our Group Companies do not have any interest in any property acquired by our Company in the three years preceding the date of filing this Draft Red Herring Prospectus or proposed to be acquired by it as on the date of this Draft Red Herring Prospectus. Except as disclosed under "***Restated Consolidated Financial Information – Related Party Disclosure – Note 44(b): Transactions with related parties"*** on page 562, our Group Companies do not have an interest in any transaction by our Company pertaining to acquisition of land, construction of building and supply of machinery. Except as disclosed under "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" on page 562 and in the ordinary course of business, our Group Companies do not have or currently propose to have any business interest in our Company.

There is no conflict of interest between the lessors of immoveable properties, suppliers of raw materials and third party service providers, which are crucial for the operations of our Company, and our Group Companies and/or their directors.

Related Business Transactions

Except as set forth in "***Restated Consolidated Financial Information – Note 44(b): Transactions with related parties***" on page 562 and below, no other related business transactions have been entered into between our Group Companies and our Company:

Agreement dated May 17, 2025 entered into between our Company and CG Propcare ("Service Provider Agreement")

Our Company has entered into an agreement dated May 17, 2025 with CG Propcare, pursuant to which our Company engages CG Propcare as a service provider on a non-exclusive basis to provide certain services (including housekeeping, technical and security services) to our Company as set out in the Service Provider Agreement. Under the terms of the Service Provider Agreement, our Company is required to pay a fixed monthly consideration to CG Propcare for each service as set out in the Service Provider Agreement for a period of one year, i.e., from April 1, 2025 up to March 31, 2026, subsequent to which the agreement may be renewed by either of our Company or CG Propcare by mutual consent.

Common pursuits of our Group Companies

Except Chengalpattu Logistics Parks Private Limited and Chengalpattu Warehousing Parks Private Limited, who are authorized to engage in businesses similar to that of our Company, our Group Companies are not involved in any common pursuits with our Company as on the date of this Draft Red Herring Prospectus. Our Company will adopt the necessary procedures and practices as permitted by law and regulatory guidelines to address any conflict situations as and when they arise. For details, see "***Risk Factors – Our Promoter and certain Directors have interests in entities which are in businesses similar to ours. In addition, certain of our Promoter Group entities and Group Companies are in businesses similar to ours. This may result in potential conflict of interest with us***" on page 119.

Litigation

As on date of this Draft Red Herring Prospectus, our Group Companies are not parties to any pending litigation which will have a material impact on our Company.

Other confirmations

Our Group Companies have not made any public, rights issue or composite issue (as defined under the SEBI ICDR Regulations) of securities in the preceding three years.

As on date of this Draft Red Herring Prospectus, no securities issued by any of our Group Companies are listed on any stock exchange in India or abroad.

DIVIDEND POLICY

The declaration and payment of dividends, if any, will be recommended by our Board and approved by our Shareholders, at their discretion, subject to the provisions of our Articles of Association and applicable law, including the Companies Act, 2013.

The dividend distribution policy of our Company was approved and adopted by our Board on August 21, 2024 ("**Dividend Policy**"). In terms of the Dividend Policy, the quantum of dividend to be distributed, if any, will depend on a number of internal and external factors, which, *inter alia*, include, cash flows, earning stability, accumulated reserves, macro-economic environment, regulatory and technological changes and other factors such as contractual restrictions.

Any future determination as to the declaration and payment of dividends will be at the discretion of our Board and will depend on the aforementioned parameters and on factors that our Board deems relevant, including but not limited to the earnings, past dividend patterns, capital expenditures to be incurred by our Company, the cost of borrowings, overall financial position of our Company and other factors considered relevant by the Board. In addition, our Company's ability to pay dividends may be impacted by a number of other factors, including restrictive covenants under the loan or financing documents, our Company is currently a party to or may enter into from time to time. For more information on restrictive covenants under our loan agreements, see "***Financial Indebtedness***" on page 870.

Our Company has not declared or paid any dividends on the Equity Shares in the last three Fiscals and the period ended June 30, 2025, and the period from July 1, 2025 until the date of this Draft Red Herring Prospectus. However, neither is this necessarily indicative of any dividend declaration or our Dividend Policy in the future, nor is there a guarantee that any dividends will be declared or paid in the future on the Equity Shares. For details in relation to risks involved in this regard, see "***Risk Factors – Our Company's ability to pay dividends in the future will depend on our Company's earnings, financial condition, working capital requirements, capital expenditures and restrictive covenants of our Company's financing arrangements***" on page 140.

SECTION V – FINANCIAL INFORMATION

RESTATED CONSOLIDATED FINANCIAL INFORMATION

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To
The Board of Directors
Casagrand Premier Builder Limited
(formerly known as Casagrand Premier Builder Private Limited)
5th Floor, NPL Devi, New No - 111, Old No – 59,
L.B. Road, Thiruvanmiyur, Chennai,
Tamil Nadu - 600041.

Dear Sirs/ Madams,

1) We, Vaithisvaran & Co LLP, Chartered Accountants, ("**We**" or "**Us**") have examined the attached Restated Consolidated Financial Information of Casagrand Premier Builder Limited (the "**Company**" or the "**Holding Company**" or the "**Issuer**") and its subsidiaries (the Company and its subsidiaries together referred to as the "**Group**"), comprising the Restated Consolidated Statement of Assets and Liabilities as at June 30, 2025; March 31, 2025; March 31, 2024 and March 31, 2023, the Restated Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Restated Consolidated Statement of Changes in Equity, the Restated Consolidated Statement of Cash Flows for the three months period ended June 30, 2025 and for the Financial Years ended March 31, 2025, March 31, 2024 and March 31, 2023 and the summary statement of Material accounting policies and other explanatory information (collectively, the "**Restated Consolidated Financial Information**"), as approved by the Board of Directors of the Company at their meeting held on December 23, 2025 for the purpose of inclusion in the Draft Red Herring Prospectus ("**DRHP**") to be prepared by the Company in connection with its proposed initial public offer of equity shares of the Company ("**IPO**") prepared in terms of the requirements of:

   (a) Section 26 of Part I of Chapter III of the Companies Act, 2013, as amended ("**the Act**");

   (b) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("**ICDR Regulations**"); and

   (c) The Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the Institute of Chartered Accountants of India ("**ICAI**"), as amended from time to time (the "**Guidance Note**").

Board's responsibility:

2) The Company's Board of Directors is responsible for the preparation of the Restated Consolidated Financial Information for the purpose of inclusion in the DRHP to be filed with the Securities and Exchange Board of India ("**SEBI**") and the stock exchanges where the equity shares of the Company are proposed to be listed ("**Stock Exchanges**"), in connection with the proposed IPO. The Restated Consolidated Financial Information have been prepared by the Management of the Company on the basis of preparation stated in Note no. 2 to the Restated Consolidated Financial Information. The responsibilities of the respective Board of Directors of the companies included in the Group includes designing, implementing and maintaining adequate internal control relevant to the preparation and presentation of the Restated Consolidated Financial Information. The respective Board of Directors are also responsible for identifying and ensuring that the Company/Group complies with the Act, the ICDR Regulations and the Guidance Note as applicable.

Auditor's responsibility:

3) We have examined such Restated Consolidated Financial Information taking into consideration:

   (a) The terms of reference and terms of our engagement agreed upon with you in accordance with our engagement letter dated January 02, 2025 in connection with the proposed IPO;

   (b) The ICAI Guidance Note on Reports in Company Prospectuses (Revised 2019) and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India and pursuant to the requirements of Section 26 of the Act, and the SEBI ICDR Regulations. The Guidance Note also requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI;

(c) Concepts of test checks and materiality to obtain reasonable assurance based on verification of evidence supporting the Restated Consolidated Financial Information; and

(d) The requirements of Section 26 of the Act and the ICDR Regulations.

Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Act, the ICDR Regulations and the Guidance Note as applicable in connection with the IPO.

4) These Restated Consolidated Financial Information have been compiled by the Management from:

(a) Audited special purpose interim consolidated Ind AS financial statements of the Group as at and for the three months period ended June 30, 2025 (the "June **2025 Audited Special Purpose Interim Consolidated Ind AS Financial Statements**") prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India, except for the presentation of comparative financial information in accordance with Ind AS 34, which have been approved by the Board of Directors at their meeting held on December 23, 2025.

(b) Audited consolidated Ind AS financial statements of the Group as at and for the year ended March 31, 2025 (the "**2025 Audited Consolidated Ind AS Financial Statements**") prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India which have been approved by the Board of Directors at their meeting held on August 06, 2025.

(c) Audited consolidated Ind AS financial statements of the Group as at and for the year ended March 31, 2024 (the "**2024 Audited Consolidated Ind AS Financial Statements**") prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India which have been approved by the Board of Directors at their meeting held on August 14, 2024.

(d) Audited consolidated Ind AS financial statements of the Group as at and for the year ended March 31, 2023 (the "**2023 Audited Consolidated Ind AS Financial Statements**") prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India which have been approved by the Board of Directors at their meeting held on October 27, 2023.

5) For the purpose of our examination, we have relied on:

(a) Independent Auditor's report issued by us dated December 23, 2025 on the June 2025 Audited Special Purpose Interim Consolidated Ind AS Financial Statements of the Group as at and for the three months period ended June 30, 2025 as referred in Para 4(a) above.

(b) Independent Auditor's report issued by us dated August 06, 2025 on the 2025 Audited Consolidated Ind AS Financial Statements of the Group as at and for year ended March 31, 2025 as referred in Para 4(b) above.

(c) Independent Auditor's report issued by us dated August 14, 2024 on the 2024 Audited Consolidated Ind AS Financial Statements of the Group as at and for year ended March 31, 2024 as referred in Para 4(c) above.

(d) Independent Auditor's report issued by us dated October 27, 2023 on the 2023 Audited Consolidated Ind AS Financial Statements of the Group as at and for year ended March 31, 2023 as referred in Para 4(d) above.

(e) The examination reports issued by the statutory auditors of subsidiaries of the Company whose accounts have not been audited by us (as mentioned in Appendix I hereto) (the "Other Auditors"), on the restated financial information of the respective subsidiaries audited by them as at and for the three months period ended June 30, 2025 and for the years ended March 31, 2025, March 31, 2024 and March 31, 2023, as applicable.

6) As indicated in our audit reports referred in paragraph 5 above:

We did not audit (including special purpose audit, as applicable) the financial statements of 44 subsidiaries including 1 LLP included in the Group as of and for the three months period ended June 30, 2025, 43 subsidiaries including 1 LLP included in the Group as of and for the year ended March 31, 2025 (including one subsidiary whose financial statements were not audited for the said year, the balances of which comprise total assets of ₹ Nil, total revenues of ₹ Nil and net cash flows of ₹ Nil, before consolidation adjustments), 36 subsidiaries including 1 LLP included in the Group as of and for the year ended March 31, 2024 , 36 subsidiaries including 4 LLPs included in the Group as of and for the year ended March 31, 2023, whose financial statements reflect total assets, total revenues and net cash flows, before consolidation adjustments, included in the Restated Consolidated Financial Information for the relevant year, as tabulated below. These financial statements of such subsidiaries were audited by Other Auditors as set out in Appendix I whose reports have been furnished to us by the Company's Management and our audit opinions for the relevant years on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries for the relevant years, are based solely on the reports of such Other Auditors.

The financial statements of that one subsidiary for the year ended March 31, 2025, were subsequently audited and those have been considered and relied upon for the purposes of the Restated Consolidated Financial Statements. This did not require any adjustments in these Restated Consolidated Financial Information as there were no changes in the financial statements prepared by the management and those that were subsequently audited.

(Amount in Rupees Millions)

Particulars	As at and for the period / year ended			
	June 30, 2025	**March 31, 2025**	**March 31, 2024**	**March 31, 2023**
Total Assets	116,683.97	102,955.90	77,397.12	56,455.85
Total Revenue	1,973.53	24,654.72	15,653.46	12,183.43
Net Cash Inflows/ (Outflows)	(2,324.65)	2,362.18	(209.08)	1,167.98

Note : Casa Grande Realtors LLP, Casa Grande Shelter LLP, and Casa Grande Vallam LLP were converted to Casa Grande Realtors Private Limited on December 13, 2023, Casa Grande Shelter Private Limited on December 11, 2023, and Casa Grande Vallam Private Limited on December 13, 2023, respectively.

Our opinion on the June 2025 Audited Special Purpose Interim Consolidated Ind AS Financial Statements, 2025 Audited Consolidated Ind AS Financial Statements, 2024 Audited Consolidated Ind AS Financial Statements and 2023 Audited Consolidated Ind AS Financial Statements is not modified in respect of these matters.

The Other Auditors, as mentioned above, have examined the restated financial information of the subsidiaries of the Company as set out in Appendix I included in the Restated Consolidated Financial Information and have respectively confirmed that the restated financial information of such subsidiaries:

(a) have been prepared after incorporating adjustments for the changes in accounting policies, material errors and regrouping/ reclassifications retrospectively in the financial years as at and for the years ended March 31, 2025, March 31, 2024 and March 31, 2023 to reflect the same accounting treatment as per the accounting policies and grouping/classifications followed as at and for the three months period ended June 30, 2025;

(b) does not contain any qualification requiring adjustment;

(c) have been prepared in accordance with the Act, ICDR Regulations and the Guidance Note.

7) Based on our examination and according to the information and explanations given to us, and based on the reliance placed on examination reports issued by Other Auditors on their audit of financial statements of certain subsidiaries for the respective periods / years as mentioned in paragraph 6 above, we report that the Restated Consolidated Financial Information:

(a) have been prepared after incorporating adjustments for the changes in accounting policies, material errors and regrouping/ reclassifications retrospectively as at and for the financial years ended March 31, 2025, March 31, 2024 and March 31, 2023 to reflect the same accounting treatment as per the accounting policies and grouping/classifications followed as at and for the three months period ended June 30, 2025;

(b) there are no qualifications in the auditors' reports on the June 2025 Audited Special Purpose Interim Consolidated Ind AS Financial Statements, 2025 Audited Consolidated Ind AS Financial Statements, 2024 Audited Consolidated Ind AS Financial Statements or 2023 Audited Consolidated Ind AS Financial Statements, which require any adjustments to the Restated Consolidated Financial Information. However, observations pursuant to the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act for the years ended March 31, 2025, March 31, 2024 and March 31, 2023, which do not require any corrective adjustments in the Restated Consolidated Financial Information, have been disclosed in Note no. 58 to the Restated Consolidated Financial Information; and

(c) have been prepared in accordance with the Act, ICDR Regulations and the Guidance Note.

8) The Restated Consolidated Financial Information do not reflect the effects of events that occurred subsequent to the respective dates of our reports issued on the June 2025 Audited Special Purpose Interim Consolidated Ind AS Financial Statements, 2025 Audited Consolidated Ind AS Financial Statements, 2024 Audited Consolidated Ind AS Financial Statements and 2023 Audited Consolidated Ind AS Financial Statements mentioned in paragraph 4 above.

9) This report should not in any way be construed as a reissuance or re-dating of any of the previous audit reports issued by us, nor should this report be construed as a new opinion on any of the financial statements referred to herein.

10) We have no responsibility to update our report for events and circumstances occurring after the date of the report.

11) Our report is intended solely for use of the Board of Directors for the purpose of inclusion in the DRHP to be filed with the Securities and Exchange Board of India and the Stock Exchanges in connection with the proposed IPO. Our report should not be used, referred to, or distributed for any other purpose except with our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For Vaithisvaran & Co LLP
Chartered Accountants
FRN 004494S / S200037

Sundar M
Partner
Membership No:022493
UDIN: 25022493JKANNM5495
Place: Chennai
Date: December 23, 2025

APPENDIX – I

Name of the Subsidiaries	Period/Fiscal Ended	Name of the Auditor	Auditor's Report Date
Beacon Ace Induspark Private Limited	March 31, 2025	ABCD & CO	28-07-2025
	June 30, 2025	ABCD & CO	13-11-2025
Beacon Logistix Induspark Private Limited	March 31, 2025	ABCD & CO	28-07-2025
	June 30, 2025	ABCD & CO	24-11-2025
Casa Grande Axiom Private Limited	March 31, 2023	ABCD & CO	01-08-2023
	March 31, 2024	ABCD & CO	18-07-2024
	March 31, 2025	ABCD & CO	21-07-2025
	June 30, 2025	ABCD & CO	05-11-2025
Casa Grande Civil Engineering Private Limited	March 31, 2023	CNGSN & Associates LLP	09-08-2023
	March 31, 2024	CNGSN & Associates LLP	12-07-2024
	March 31, 2025	CNGSN & Associates LLP	17-07-2025
	June 30, 2025	CNGSN & Associates LLP	18-11-2025
Casa Grande Enterprises LLP	March 31, 2023	CNGSN & Associates LLP	01-07-2023
	March 31, 2024	CNGSN & Associates LLP	01-07-2024
	March 31, 2025	CNGSN & Associates LLP	12-07-2025
	June 30, 2025	CNGSN & Associates LLP	20-11-2025
Casa Grande Grace Private Limited	March 31, 2023	ABCD & CO	25-07-2023
	March 31, 2024	ABCD & CO	18-07-2024
	March 31, 2025	ABCD & CO	16-07-2025
	June 30, 2025	ABCD & CO	17-10-2025
Casa Grande Homes Private Limited	March 31, 2023	ABCD & CO	25-07-2023
	March 31, 2024	ABCD & CO	17-07-2024
	March 31, 2025	ABCD & CO	17-07-2025
	June 30, 2025	ABCD & CO	05-11-2025
Casa Grande Milestone Private Limited	March 31, 2023	ABCD & CO	25-07-2023
	March 31, 2024	ABCD & CO	17-07-2024
	March 31, 2025	ABCD & CO	16-07-2025
	June 30, 2025	ABCD & CO	05-11-2025
Casa Grande Realtors LLP	March 31, 2023	CNGSN & Associates LLP	01-07-2024
	December 13, 2023	CNGSN & Associates LLP	01-07-2024
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	March 31, 2024	CNGSN & Associates LLP	13-07-2024
	March 31, 2025	CNGSN & Associates LLP	25-07-2025
	June 30, 2025	CNGSN & Associates LLP	11-11-2025
Casa Grande Shelter LLP	March 31, 2023	CNGSN & Associates LLP	01-07-2024
	December 11, 2023	CNGSN & Associates LLP	01-07-2024
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	March 31, 2024	CNGSN & Associates LLP	11-07-2024
	March 31, 2025	CNGSN & Associates LLP	24-07-2025
	June 30, 2025	CNGSN & Associates LLP	10-11-2025
Casa Grande Smart Value Homes Private Limited	March 31, 2023	ABCD & CO	09-08-2023
	March 31, 2024	ABCD & CO	18-07-2024
	March 31, 2025	ABCD & CO	18-07-2025
	June 30, 2025	ABCD & CO	27-11-2025

Name of the Subsidiaries	Period/Fiscal Ended	Name of the Auditor	Auditor's Report Date
Casa Grande Vallam LLP	March 31, 2023	CNGSN & Associates LLP	01-07-2024
	December 13, 2023	CNGSN & Associates LLP	01-07-2024
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	March 31, 2024	CNGSN & Associates LLP	13-07-2024
	March 31, 2025	CNGSN & Associates LLP	25-07-2025
	June 30, 2025	CNGSN & Associates LLP	04-11-2025
Casagrand Aesthetic Private Limited	March 31, 2023	CNGSN & Associates LLP	01-08-2023
	March 31, 2024	CNGSN & Associates LLP	25-07-2024
	March 31, 2025	CNGSN & Associates LLP	19-07-2025
	June 30, 2025	CNGSN & Associates LLP	06-11-2025
Casagrand Alphine Private Limited	March 31, 2023	CNGSN & Associates LLP	03-08-2023
	March 31, 2024	CNGSN & Associates LLP	12-07-2024
	March 31, 2025	CNGSN & Associates LLP	23-07-2025
	June 30, 2025	CNGSN & Associates LLP	18-10-2025
Casagrand Anchor Private Limited	March 31, 2023	CNGSN & Associates LLP	28-07-2023
	March 31, 2024	CNGSN & Associates LLP	11-07-2024
	March 31, 2025	CNGSN & Associates LLP	17-07-2025
	June 30, 2025	CNGSN & Associates LLP	05-11-2025
Casagrand Astute Private Limited	March 31, 2023	ABCD & CO	03-08-2023
	March 31, 2024	ABCD & CO	18-07-2024
	March 31, 2025	ABCD & CO	23-07-2025
	June 30, 2025	ABCD & CO	11-11-2025
Casagrand Beacon Private Limited	March 31, 2023	CNGSN & Associates LLP	02-08-2023
	March 31, 2024	CNGSN & Associates LLP	15-07-2024
	March 31, 2025	CNGSN & Associates LLP	22-07-2025
	June 30, 2025	CNGSN & Associates LLP	07-11-2025
Casagrand Blue Horizon Private Limited	March 31, 2023	CNGSN & Associates LLP	03-08-2023
Casagrand Contracts Private Limited	March 31, 2024	ABCD & CO	19-07-2024
	March 31, 2025	ABCD & CO	24-07-2025
	June 30, 2025	ABCD & CO	11-11-2025
Casagrand Everta Private Limited	March 31, 2023	CNGSN & Associates LLP	28-07-2023
Casagrand Exotia Private Limited	March 31, 2023	CNGSN & Associates LLP	02-08-2023
	March 31, 2024	CNGSN & Associates LLP	13-07-2024
	March 31, 2025	CNGSN & Associates LLP	17-07-2025
	June 30, 2025	CNGSN & Associates LLP	24-11-2025
Casagrand Fittedhomes Private Limited	March 31, 2023	ABCD & CO	03-08-2023
	March 31, 2024	ABCD & CO	19-07-2024

Name of the Subsidiaries	Period/Fiscal Ended	Name of the Auditor	Auditor's Report Date
	March 31, 2025	ABCD & CO	23-07-2025
	June 30, 2025	ABCD & CO	08-11-2025
Casagrand Foundation Diagnostic Centre (formerly known as Casagrand Foundation)	Incorporation (February 27, 2025) to June 30, 2025	CNGSN & Associates LLP	16-10-2025
Casagrand Fresh Private Limited	March 31, 2023	CNGSN & Associates LLP	01-08-2023
	March 31, 2024	CNGSN & Associates LLP	15-07-2024
	March 31, 2025	CNGSN & Associates LLP	17-07-2025
	June 30, 2025	CNGSN & Associates LLP	17-10-2025
Casagrand Gallantee Real Estate LLC	March 31, 2024	CNK & Associate LLP	25-07-2024
	March 31, 2025	CNK & Associate LLP	14-07-2025
	June 30, 2025	CNK & Associate LLP	21-11-2025
Casagrand Horizons Private Limited	March 31, 2023	ABCD & CO	20-07-2023
	March 31, 2024	ABCD & CO	19-07-2024
	March 31, 2025	ABCD & CO	21-07-2025
	June 30, 2025	ABCD & CO	04-11-2025
Casagrand Hyderwise Private Limited	March 31, 2023	CNGSN & Associates LLP	02-08-2023
	March 31, 2024	CNGSN & Associates LLP	15-07-2024
	March 31, 2025	CNGSN & Associates LLP	22-07-2025
	June 30, 2025	CNGSN & Associates LLP	04-11-2025
Casagrand Lotus Private Limited	March 31, 2023	CNGSN & Associates LLP	02-08-2023
	March 31, 2024	CNGSN & Associates LLP	16-07-2024
	March 31, 2025	CNGSN & Associates LLP	22-07-2025
	June 30, 2025	CNGSN & Associates LLP	08-11-2025
Casagrand Magick Rufy Private Limited	March 31, 2023	ABCD & CO	01-08-2023
	March 31, 2024	ABCD & CO	19-07-2024
	March 31, 2025	ABCD & CO	18-07-2025
	June 30, 2025	ABCD & CO	06-11-2025
Casagrand Magnum Private Limited (Formerly Known as SHV LPG India Private Limited)	March 31, 2023	ABCD & CO	28-07-2023
	March 31, 2024	ABCD & CO	11-07-2024
Casagrand Perch Builder Private Limited	March 31, 2023	ABCD & CO	02-08-2023
	March 31, 2024	ABCD & CO	18-07-2024
	March 31, 2025	ABCD & CO	22-07-2025
	June 30, 2025	ABCD & CO	07-11-2025
Casagrand Regale Private Limited	March 31, 2023	CNGSN & Associates LLP	01-08-2023
	March 31, 2024	CNGSN & Associates LLP	12-07-2024
	March 31, 2025	CNGSN & Associates LLP	25-07-2025
	June 30, 2025	CNGSN & Associates LLP	07-11-2025
Casagrand Stage7 Private Limited	March 31, 2023	ABCD & CO	02-08-2023
	March 31, 2024	ABCD & CO	19-07-2024
	March 31, 2025	ABCD & CO	22-07-2025
	June 30, 2025	ABCD & CO	07-11-2025
Casagrand Staylogy Private Limited	March 31, 2023	CNGSN & Associates LLP	25-07-2023
(Formerly Known As Space Hub Smart Livings Private Limited)	March 31, 2024	CNGSN & Associates LLP	12-07-2024

Name of the Subsidiaries	Period/Fiscal Ended	Name of the Auditor	Auditor's Report Date
	March 31, 2025	CNGSN & Associates LLP	18-07-2025
	June 30, 2025	CNGSN & Associates LLP	05-11-2025
Casagrand Urbano Private Limited	March 31, 2024	ABCD & CO	17-07-2024
	March 31, 2025	ABCD & CO	24-07-2025
	June 30, 2025	ABCD & CO	11-11-2025
Casagrand Vivaace Private Limited	March 31, 2023	CNGSN & Associates LLP	28-07-2023
	March 31, 2024	CNGSN & Associates LLP	11-07-2024
	March 31, 2025	CNGSN & Associates LLP	21-07-2025
	June 30, 2025	CNGSN & Associates LLP	17-10-2025
Casagrand Vivacity Private Limited	March 31, 2023	CNGSN & Associates LLP	28-07-2023
Casagrand Zingo Private Limited	March 31, 2023	CNGSN & Associates LLP	28-07-2023
	March 31, 2024	CNGSN & Associates LLP	13-07-2024
	March 31, 2025	CNGSN & Associates LLP	15-07-2025
	June 30, 2025	CNGSN & Associates LLP	24-11-2025
CGD Spaceone Private Limited	March 31, 2025	ABCD & CO	28-07-2025
	June 30, 2025	ABCD & CO	14-11-2025
Danub Homes Private Limited	March 31, 2023	ABCD & CO	09-08-2023
	March 31, 2024	ABCD & CO	01-08-2024
	March 31, 2025	ABCD & CO	16-07-2025
	June 30, 2025	ABCD & CO	04-11-2025
Exotia Builder Private Limited	March 31, 2023	CNGSN & Associates LLP	03-08-2023
	March 31, 2024	CNGSN & Associates LLP	15-07-2024
	March 31, 2025	CNGSN & Associates LLP	23-07-2025
	June 30, 2025	CNGSN & Associates LLP	08-11-2025
Flock Builder Private Limited	March 31, 2023	CNGSN & Associates LLP	03-08-2023
	March 31, 2024	CNGSN & Associates LLP	15-07-2024
	March 31, 2025	CNGSN & Associates LLP	23-07-2025
	June 30, 2025	CNGSN & Associates LLP	01-11-2025
Headway Logistix Induspark Private Limited	March 31, 2025	ABCD & CO	28-07-2025
	June 30, 2025	ABCD & CO	14-11-2025
Irris Whiteboard Private Limited	Incorporation (February 13, 2024) to March 31, 2025	ABCD & CO	25-07-2025
	June 30, 2025	ABCD & CO	16-10-2025
Orbitex Induspark Private Limited	Incorporation (June 13, 2025) to June 30, 2025	ABCD & CO	16-10-2025
Upstay Builder Private Limited	March 31, 2023	CNGSN & Associates LLP	27-07-2023
	March 31, 2024	CNGSN & Associates LLP	15-07-2024
	March 31, 2025	CNGSN & Associates LLP	21-07-2025
	June 30, 2025	CNGSN & Associates LLP	24-11-2025

Name of the Subsidiaries	Period/Fiscal Ended	Name of the Auditor	Auditor's Report Date
Vision Ace Induspark Private Limited	March 31, 2025	ABCD & CO	28-07-2025
	June 30, 2025	ABCD & CO	22-11-2025
Vision Logistix Induspark Private Limited	March 31, 2025	ABCD & CO	28-07-2025
	June 30, 2025	ABCD & CO	12-11-2025

Note: *The auditor's report date mentioned refers to the date of statutory audit report, except in case of audit reports of LLPs for the three months ended June 30, 2025 and Fiscal years ended March 31, 2025, March 31, 2024 and March 31, 2023 and in case of other subsidiaries for the three months ended June 30, 2025, where the auditor's report refers to special purpose audit reports under IND AS.*

For Vaithisvaran & Co LLP
Chartered Accountants
FRN 004494S / S200037

Sundar M
Partner
Membership No: 022493
UDIN: 25022493JKANNM5495
Place: Chennai
Date: December 23, 2025

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

Restated Consolidated Statement of Assets and Liabilities as at 30 June 2025

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

Particulars	Notes	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Assets					
Non-current assets					
Property, plant and equipment	3	1,263.40	1,305.83	853.90	637.25
Capital work in progress	4	5,147.86	4,261.55	2,520.20	444.92
Investment properties	5	11,664.37	11,109.97	6,368.63	1,896.17
Goodwill	6	1,237.07	1,237.07	1,158.26	1,157.09
Right-of-use assets	7	924.48	941.72	465.99	251.26
Other Intangible assets	8	34.25	30.19	21.90	15.11
Financial assets					
Investments	9	-	-	-	0.18
Other financial assets	11	830.70	885.14	631.55	664.57
Other assets	12	790.00	790.00	852.12	556.03
Deferred tax assets (net)	13	434.51	52.94	484.51	870.80
		22,326.64	**20,614.41**	**13,357.06**	**6,493.38**
Current assets					
Inventories	14	1,05,455.89	92,394.73	67,986.88	55,422.87
Financial assets					
Trade receivables	15	13,224.46	9,829.99	4,542.61	3,172.86
Cash and cash equivalents	16	2,033.45	4,837.23	2,819.58	2,945.54
Bank balances other than cash and cash equivalents	17	1,254.01	754.46	766.05	522.47
Investments	9	70.10	59.97	13.34	541.31
Loans	10	1,012.00	1,059.25	611.95	833.77
Other financial assets	11	240.30	256.91	129.24	228.93
Other assets	12	8,704.04	8,961.38	8,103.94	3,394.51
Current tax asset (net)	18	-	181.55	41.40	-
		1,31,994.25	**1,18,335.47**	**85,014.99**	**67,062.26**
Total assets		**1,54,320.89**	**1,38,949.88**	**98,372.05**	**73,555.64**
Equity and liabilities					
Equity					
Equity share capital	19	349.30	349.30	349.30	49.90
Other equity	20	9,325.56	9,596.66	6,652.32	4,372.55
Equity attributable to owners of the Company		**9,674.86**	**9,945.96**	**7,001.62**	**4,422.45**
Non-controlling interests		(15.92)	(14.27)	(3.67)	21.12
Total equity		**9,658.94**	**9,931.69**	**6,997.95**	**4,443.57**
Non-current liabilities					
Financial liabilities					
Borrowings	21	39,503.62	37,206.85	30,150.72	21,183.96
Lease liabilities	38	548.64	560.08	292.64	262.64
Other financial liabilities	22	183.72	366.24	674.07	450.14
Provisions	23	140.89	128.32	80.87	51.95
Other non-current liabilities	24	67,972.97	64,196.27	11,781.18	6,240.28
		1,08,349.84	**1,02,457.76**	**42,979.48**	**28,188.97**

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

Restated Consolidated Statement of Assets and Liabilities as at 30 June 2025

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

Particulars	Notes	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Current liabilities					
Financial liabilities					
Borrowings	21	5,218.05	5,090.45	6,185.82	3,318.09
Lease liabilities	38	52.47	50.32	16.91	11.57
Trade payables					
Dues to micro small and medium enterprises	25	2,375.28	1,648.71	1,252.84	959.92
Dues to others	25	4,346.43	4,223.12	3,189.74	3,482.36
Other financial liabilities	22	4,251.47	3,998.64	2,934.39	1,986.69
Other current liabilities	24	20,039.88	11,538.88	34,808.87	30,842.51
Provisions	23	11.17	10.31	6.05	12.53
Liabilities for current tax (net)	18	17.36	-	-	309.43
		36,312.11	**26,560.43**	**48,394.62**	**40,923.10**
Total liabilities		**1,44,661.95**	**1,29,018.19**	**91,374.10**	**69,112.07**
Total equity and liabilities		**1,54,320.89**	**1,38,949.88**	**98,372.05**	**73,555.64**
Accompanying notes to the Financial Statements	1-2				

As per our report of even date attached

For Vaithisvaran & Co LLP
Chartered Accountants
Firm Registration Number : 004494S/S200037

For and on behalf of the Board of Directors of
Casagrand Premier Builder Limited
CIN : U70101TN2003PLC051989

M.Sundar
Partner
Membership Number : 022493

Place : Chennai
Date : 23/12/2025

Arun MN
Chairman and Managing Director
DIN: 00793551

Place : Chennai
Date : 23/12/2025

Raghunathan Sumanth Krishna
Whole Time Director
DIN: 07640054

Place : Chennai
Date : 23/12/2025

Hanuman Joshi
Chief Financial Officer

Place : Chennai
Date : 23/12/2025

Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai
Date : 23/12/2025

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

Restated Consolidated Statement of Profit and Loss for the period ended 30 June 2025

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

Particulars	Notes	For the period year 30 June 2025	For the year ended 31 March 2025	For the year ended 31 March 2024	For the year ended 31 March 2023
Income					
Revenue from operations	26	1,721.44	26,958.87	26,139.90	24,919.53
Other income	27	207.97	797.16	557.60	217.33
Total income		**1,929.41**	**27,756.03**	**26,697.50**	**25,136.86**
Expenses					
Cost of raw materials, components and stores consumed	28	1,851.33	9,212.67	5,579.47	5,949.76
Construction activity expenses	29	12,357.96	35,214.59	28,817.28	29,151.63
(Increase)/ decrease in stock of flats, land stock and work-in-progress and traded goods	30	(12,755.96)	(22,375.80)	(12,620.53)	(14,443.67)
Direct expenses for Income from services	31	10.88	17.36	-	-
Employee benefits expense	32	287.17	837.96	574.18	527.43
Finance costs	33	177.67	630.07	310.39	207.66
Depreciation and amortization expense	34	109.60	354.19	241.00	161.99
Other expenses	35	340.10	708.27	377.31	449.78
Total expenses		**2,378.75**	**24,599.31**	**23,279.10**	**22,004.58**
Profit/(loss) before tax		**(449.34)**	**3,156.72**	**3,418.40**	**3,132.28**
(1) Current tax	36	257.27	425.05	391.35	645.16
(2) Deferred tax	36	(381.49)	386.52	457.58	225.88
Tax expense		(124.22)	811.57	848.93	871.04
Total profit/(loss) for the year		**(325.12)**	**2,345.15**	**2,569.47**	**2,261.24**
Other comprehensive income (OCI)					
i) Items to be reclassified to profit or loss in subsequent periods					
Exchange differences on translating the financial statements of a foreign operation		(0.71)	(1.43)	-	-
Income tax effect		-	-	-	-
ii) Items not to be reclassified to profit or loss in subsequent periods					
Re-measurement gains/ (losses) on defined benefit plans		(0.39)	(5.88)	2.78	(13.10)
Income tax effect		0.10	1.05	(0.40)	2.84
Total other comprehensive income		**(1.00)**	**(6.26)**	**2.38**	**(10.26)**
Total comprehensive income for the year, net of tax		**(326.12)**	**2,338.89**	**2,571.85**	**2,250.98**
Profit attributable to:					
Equity share holders of parent		(324.37)	2,355.88	2,548.42	2,245.76
Non-controlling interests		(0.75)	(10.73)	21.05	15.48
		(325.12)	**2,345.15**	**2,569.47**	**2,261.24**

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

Restated Consolidated Statement of Profit and Loss for the period ended 30 June 2025

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

Particulars	Notes	For the period year 30 June 2025	For the year ended 31 March 2025	For the year ended 31 March 2024	For the year ended 31 March 2023
Other comprehensive income attributable to:					
Equity share holders of parent		(0.91)	(6.03)	2.34	(10.26)
Non-controlling interests		(0.09)	(0.23)	0.04	-
		(1.00)	**(6.26)**	**2.38**	**(10.26)**
Total comprehensive income attributable to:					
Equity share holders of parent		(325.28)	2,349.85	2,550.76	2,235.50
Non-controlling interests		(0.84)	(10.96)	21.09	15.48
		(326.12)	**2,338.89**	**2,571.85**	**2,250.98**
Earnings per share	37				
Basic, computed on the basis of profit for the year (In ₹)		(1.86)	13.43	14.71	12.95
Diluted, computed on the basis of profit for the year (In ₹)		(1.86)	13.43	14.71	12.95

As per our report of even date attached

For Vaithisvaran & Co LLP
Chartered Accountants
Firm Registration Number : 004494S/S200037

For and on behalf of the Board of Directors of
Casagrand Premier Builder Limited
CIN : U70101TN2003PLC051989

M.Sundar
Partner
Membership Number : 022493

Place : Chennai
Date : 23/12/2025

Arun MN
Chairman and Managing Director
DIN: 00793551

Place : Chennai
Date : 23/12/2025

Raghunathan Sumanth Krishna
Whole Time Director
DIN: 07640054

Place : Chennai
Date : 23/12/2025

Hanuman Joshi
Chief Financial Officer

Place : Chennai
Date : 23/12/2025

Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai
Date : 23/12/2025

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

Restated Consolidated Statement of Changes in Equity for the period ended 30 June 2025

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

a. Equity share capital:	**Equity shares**	
Equity shares of ₹ 10 each issued, subscribed and fully paid	Numbers	Amount (In ₹)
As at 1 April 2022	**49,90,000**	**4,99,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2023	**49,90,000**	**4,99,00,000**
As at 1 April 2023	**49,90,000**	**4,99,00,000**
Share Split from Face Value of ₹10 to ₹2 each	2,49,50,000	4,99,00,000
Issue of Bonus Shares	14,97,00,000	29,94,00,000
As at 31 March 2024	**17,46,50,000**	**34,93,00,000**
As at 1 April 2024	**17,46,50,000**	**34,93,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2025	**17,46,50,000**	**34,93,00,000**
As at 1 April 2025	**17,46,50,000**	**34,93,00,000**
Increase/(decrease) during the year	-	-
As at 30 June 2025	**17,46,50,000**	**34,93,00,000**

b. Other equity	**Share Based Payment Reserve**	**Foreign Currency Translation Reserve**	**Capital Reserve**	**Capital Redemption Reserve**	**Securities Premium**	**General Reserve**	**Debenture Redemption Reserve**	**Retained Earnings**	**Non-Controlling Interests**	**Total**
As at 1 April 2022	-	-	-	0.40	-	30.00	31.22	2,075.43	17.95	**2,155.00**
Profit / (loss) for the period	-	-	-	-	-	-	-	2,245.76	15.48	**2,261.24**
Other comprehensive income	-	-	-	-	-	-	-	(10.26)	-	**(10.26)**
Movement in LLP Partner's Current account	-	-	-	-	-	-	-	-	(12.31)	**(12.31)**
As at 31 March 2023	**-**	**-**	**-**	**0.40**	**-**	**30.00**	**31.22**	**4,310.93**	**21.12**	**4,393.67**
As at 1 April 2023	-	-	-	0.40	-	30.00	31.22	4,310.93	21.12	4,393.67
Profit / (loss) for the period	-	-	-	-	-	-	-	2,548.42	21.05	**2,569.47**
Other comprehensive income	-	-	-	-	-	-	-	2.34	0.04	**2.38**
Movement in LLP Partner's Current account	-	-	-	-	-	-	-	-	(21.48)	**(21.48)**
Movement in LLP Partner's on Disposal of Subsidiary	-	-	-	-	-	-	-	-	(24.40)	**(24.40)**
Addition / Utilisation	-	-	-	(0.40)	4.01	(30.00)	375.31	(619.91)	-	**(270.99)**
As at 31 March 2024	**-**	**-**	**-**	**-**	**4.01**	**-**	**406.53**	**6,241.78**	**(3.67)**	**6,648.65**

b. Other equity (Continued)	Share Based Payment Reserve	Foreign Currency Translation Reserve	Capital Reserve	Capital Redemption Reserve	Securities Premium	General Reserve	Debenture Redemption Reserve	Retained Earnings	Non-Controlling Interests	Total
As at 1 April 2024	-	-	-	-	4.01	-	406.53	6,241.78	-3.67	**6,648.65**
Profit / (loss) for the period	-	-	-	-	-	-	-	2,355.88	(10.73)	**2,345.15**
Other comprehensive income	-	-	-	-	-	-	-	(6.03)	(0.23)	**(6.26)**
Movement in LLP Partner's Current account	-	-	-	-	-	-	-	-	-	**-**
Movement in LLP Partner's on Disposal of Subsidiary	-	-	-	-	-	-	-	-	-	**-**
Addition / Utilisation	246.52	(1.43)	348.33	-	-	-	446.58	(445.51)	0.36	**594.85**
As at 31 March 2025	**246.52**	**(1.43)**	**348.33**	**-**	**4.01**	**-**	**853.11**	**8,146.12**	**(14.27)**	**9,582.39**
As at 1 April 2025	246.52	(1.43)	348.33	-	4.01	-	853.11	8,146.12	(14.27)	**9,582.39**
Profit / (loss) for the period	-	-	-	-	-	-	-	(324.37)	(0.75)	**(325.12)**
Other comprehensive income	-	-	-	-	-	-	-	(0.91)	(0.09)	**(1.00)**
Movement in LLP Partner's Current account	-	-	-	-	-	-	-	-	-	**-**
Movement in LLP Partner's on Disposal of Subsidiary	-	-	-	-	-	-	-	-	-	**-**
Addition / Utilisation	53.37	(0.72)	-	-	-	-	920.25	(918.72)	(0.81)	**53.37**
As at 30 June 2025	**299.89**	**(2.15)**	**348.33**	**-**	**4.01**	**-**	**1,773.36**	**6,902.12**	**(15.92)**	**9,309.64**

As per our report of even date attached

For Vaithisvaran & Co LLP
Chartered Accountants
Firm Registration Number : 004494S/S200037

M.Sundar
Partner
Membership Number : 022493
Place : Chennai
Date : 23/12/2025

For and on behalf of the Board of Directors of
Casagrand Premier Builder Limited
CIN : U70101TN2003PLC051989

Arun MN
Chairman and Managing Director
DIN: 00793551
Place : Chennai
Date : 23/12/2025

Raghunathan Sumanth Krishna
Whole Time Director
DIN: 07640054
Place : Chennai
Date : 23/12/2025

Hanuman Joshi
Chief Financial Officer
Place : Chennai
Date : 23/12/2025

Nisha Abhishek Jha
Company Secretary
M No: A26250
Place : Chennai
Date : 23/12/2025

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Restated Consolidated Statement of Cash Flows for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Operating activities				
Profit before tax	(449.34)	3,156.72	3,418.40	3,132.28
Adjustments to reconcile restated profit before tax to net cash flows:				
Depreciation and amortisation expenses	71.92	273.31	197.14	128.23
Depreciation on investment properties	19.37	19.40	8.61	8.61
Depreciation and amortisation of Right-of-use assets	18.31	61.49	35.25	25.15
Share based payment to employees (ESOP expenses)	53.37	246.52	-	-
Provision for gratuity	9.86	37.76	20.28	9.52
Provision for Compensated absences	3.57	13.96	8.91	5.40
Adjustment for Other Comprehensive Income/(Expense)	0.71	1.43	-	-
Loss/(Gain) on disposal of property, plant and equipment	-	1.15	3.19	-
Finance income	(95.61)	(399.85)	(275.34)	(148.06)
Loss/(Gain) on sale of investments	(5.86)	(5.53)	(16.62)	(4.23)
Fair value gain on financial instruments at fair value through profit and loss	(1.19)	(8.09)	(8.29)	(23.58)
Net Foreign Exchange Loss / (Gain)	20.08	(19.60)	2.90	-
Finance costs	1,079.77	4,672.33	4,477.74	3,123.76
Working capital adjustments:				
(Increase)/Decrease in trade receivables	(3,394.47)	(5,287.37)	(1,446.42)	(157.62)
(Increase)/Decrease in inventory	(13,061.16)	(24,407.86)	(12,820.73)	(13,437.19)
(Increase)/Decrease in other financial assets	63.25	(262.08)	(57.55)	(299.67)
(Increase)/Decrease in other assets	257.33	(791.03)	(5,464.97)	(1,368.90)
Increase/(Decrease) in trade payables	849.88	1,429.25	100.83	220.01
Increase/(Decrease) in other financial liability	133.99	1,499.58	1,656.30	1,871.32
Increase/(Decrease) in other liability	12,277.72	27,829.58	9,591.40	1,118.94
Cash generated from/ (used in) operating activities	**(2,148.50)**	**8,061.07**	**(568.97)**	**(5,821.94)**
Income tax (paid)/refunded	(58.36)	(565.20)	(632.33)	(920.49)
Net cash flows from/(used in) operating activities	**(2,206.86)**	**7,495.87**	**(1,201.30)**	**(6,742.43)**
Investing activities				
Proceeds from sale of property, plant and equipment	-	-	0.99	-
Purchase of property, plant and equipment	(33.40)	(733.69)	(457.26)	(436.09)
(Increase)/Decrease in Capital work in progress	(886.31)	(3,781.76)	(2,021.01)	(359.19)
Purchase of investment properties	(573.77)	(2,408.61)	(4,327.14)	-
Purchase of long term lease asset	-	(211.74)	(199.15)	-
Net (Purchase)/Proceeds from financial instruments	(3.09)	(33.00)	552.88	26.51
Loan (given)/repayment received	26.85	(447.30)	156.51	(229.43)
Movement in Bank balances other than cash and cash equivalents	(499.55)	11.58	(245.37)	(38.78)
Investment in subsidiary	-	-	(0.10)	(0.10)
Rental Income	-	-	-	25.91
Interest received (finance income)	103.72	280.68	375.03	273.96
Net cash flows used in investing activities	**(1,865.55)**	**(7,323.84)**	**(6,164.62)**	**(737.21)**

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Restated Consolidated Statement of Cash Flows for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Financing activities				
Repayment of lease liabilities	(25.26)	(79.36)	(58.94)	(40.22)
Interest paid	(1,127.48)	(5,359.36)	(4,377.66)	(2,451.53)
Repayment of long term borrowings	(5,796.27)	(24,037.76)	(14,767.34)	(17,391.10)
Proceeds of long term borrowings	7,690.73	29,480.08	26,034.75	29,055.25
Increase/(decrease) of short term borrowings	526.83	526.50	426.53	399.40
Movement in LLP Partner's Current account	-	-	-	(12.31)
Net cash flows from financing activities	**1,268.55**	**530.10**	**7,257.34**	**9,559.49**
Net increase in cash and cash equivalents	(2,803.86)	702.13	(108.58)	2,079.85
Net foreign exchange difference	0.08	0.02	-	-
Cash and cash equivalents at the beginning of the year	4,837.23	2,819.58	2,945.54	820.39
Add: On acquisition of subsidiary	-	1,315.50	0.23	45.30
Less: On disposal of subsidiary	-	-	(17.61)	-
Cash and cash equivalents at year end (refer note 16)	2,033.45	4,837.23	2,819.58	2,945.54

As per our report of even date attached

For Vaithisvaran & Co LLP
Chartered Accountants
Firm Registration Number : 004494S/S200037

For and on behalf of the Board of Directors of
Casagrand Premier Builder Limited
CIN : U70101TN2003PLC051989

M.Sundar
Partner
Membership Number : 022493

Place : Chennai
Date : 23/12/2025

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Chairman and Managing Director
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Place : Chennai
Date : 23/12/2025

Raghunathan Sumanth Krishna
Whole Time Director
DIN: 07640054

Place : Chennai
Date :

Hanuman Joshi
Chief Financial Officer

Place : Chennai
Date : 23/12/2025

Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai
Date : 23/12/2025

1.Corporate information

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

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

The Company together with its subsidiaries is hereinafter referred to as the 'Group'. These consolidated financial information were approved for issue by the Board of Directors on 23 December, 2025.

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

2.Material Accounting Policies

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

2.1 Basis of preparation

The Restated Consolidated Financial Information of Casagrand Premier Builder Limited (the "Company" or the "Holding Company" or the "Issuer") and its subsidiaries (the Company and its subsidiaries together referred to as the “Group"), comprising the Restated Consolidated Statement of Assets and Liabilities as at 30 June 2025, 31 March 2025, 31 March 2024 and 31 March 2023, the Restated Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Restated Consolidated Statement of Changes in Equity, the Restated Consolidated Statement of Cash Flows for the period/years ended 30 June 2025, 31 March 2025, 31 March 2024 and 31 March 2023 and the summary statement of material accounting policies, and other explanatory information (collectively, the " Restated Consolidated Financial Information"), as approved by the Board of Directors of the Company at their meeting held on 06 December 2025 for the purpose of inclusion in the Draft Red Herring Prospectus ("DRHP") has been prepared by the Company in connection with its proposed initial public offer of equity shares of the Company ("IPO") prepared in terms of the requirements of:

(a) Section 26 of Part I of Chapter III of the Companies Act, 2013 ("the Act");
(b) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("ICDR Regulations"); and
(c) The Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the Institute of Chartered Accountants of India (ICAI) (the “Guidance Note”).

The Restated Consolidated financial information has been compiled by the Management from :

a) Audited special purpose interim consolidated Ind AS financial statements of the Group as at and for the period ended 30 June 2025 (the “2025 Audited Interim Consolidated Ind AS Financial Statements”) prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India, except for the presentation of comparative financial information in accordance with Ind AS 34 (the "Special Purpose Consolidated Interim Financial Statements") which have been approved by the Board of Directors at their meeting held on 23 December 2025.

b) Audited consolidated Ind AS financial statements of the Group as at and for the year ended 31 March 2025 (the “2025 Audited Consolidated Ind AS Financial Statements”) prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India which have been approved by the Board of Directors at their meeting held on 06 August 2025.

c) Audited consolidated Ind AS financial statements of the Group as at and for the year ended 31 March 2024 (the “2024 Audited Consolidated Ind AS Financial Statements”) prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India which have been approved by the Board of Directors at their meeting held on 14 August 2024.

d) Audited consolidated Ind AS financial statements of the Group as at and for the year ended 31 March 2023 (the "2023 Audited Consolidated Ind AS Financial Statements") prepared in accordance with Indian Accounting Standards (Ind AS) notified under specified under section 133 of the Act and other accounting principles generally accepted in India which have been approved by the Board of Directors at their meeting held on 27 October 2023.

The Restated Consolidated Financial Information:
a) have been prepared after incorporating adjustments for the changes in accounting policies, material errors and regrouping/ reclassifications retrospectively as at and for the financial years ended 31 March 2025, 31 March 2024 and 31 March 2023 to reflect the same accounting treatment as per the accounting policies and grouping/classifications followed as at and for the period ended 30 June 2025;

b) there are no qualifications in the auditors' reports on the Audited Consolidated Ind AS Financial Statements of the Group as at 30 June 2025 and for the years ended 31 March 2025, 31 March 2024 and 31 March 2023 which require any adjustments to the Restated Consolidated Financial Information. However, matters in the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, which do not require any corrective adjustments in the Restated Consolidated Financial Information, have been disclosed in Note 56 of to the Restated Consolidated Financial Information; and

c) have been prepared in accordance with the Act, ICDR Regulations and the Guidance Note.

Functional and presentation currency :

These Consolidated Financial Information are presented in Indian Rupees "INR" or "₹", which is also the Holding Company's functional currency. All amounts have been rounded-off to the nearest million, up to two places of decimal, unless otherwise indicated

2.2 Basis of consolidation

(a) Subsidiaries

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

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

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

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

(b) Associates

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

(c) Joint arrangements

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

(d) Equity method

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

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

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

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

2.3 Summary of other material accounting policies

(a) Business combinations

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

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

(i) Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.

(ii) Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.

(iii) Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.

(iv) Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

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

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

(b) Goodwill arising on business combination

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

(c) 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.

(d) Current versus non-current classification

The Group 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.

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 Group'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.

(e) 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 Group 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.

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

Depreciation is provided on straight line method for Casagrand Premier Builder Limited (Holding company) and provided on written down value method for the subsidiary companies using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon. For the LLPs controlled by Casagrand Premier Builder Limited (Holding Company), depreciation is provided on written down value method at the rates specified as per Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year depreciation has been applied.

Assets	Useful life in years
Buildings	60
Plant & Machinery	12-15
Temporary Structures	3
Furnitures and Fittings	10
Office Equipments	5
Vehicles	8-10
Computers, Servers and network equipment	3-6

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

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

(g) Intangible assets

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

Intangible assets comprising of computer software are amortized on straight line method for Casagrand Premier Builder Limited (Holding company) and amortized on written down value method for the subsidiary companies using the following useful lives estimated by the management. For the LLPs controlled by Casagrand Premier Builder Limited (Holding Company), amortization is provided on written down value method at rate of 25% as per the Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year amortization has been applied.

Assets	Useful life in years
Computer Software	3

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

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

(h) Investment property

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

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

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

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

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

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

(i) Impairment

(i). Financial assets

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

(ii). Non-financial assets

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

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

(j) Leases

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

Where the Group is lessee

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

i. The use of an identified asset,

ii. The right to obtain substantially all the economic benefits from use of the identified asset, and

iii. The right to direct the use of the identified asset

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

(i). Right-of-use assets

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

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

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

(ii). Lease liabilities

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

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

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

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

Where the Group is the lessor:

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

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

(k) Borrowing costs

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

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

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

(l) Inventories

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

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

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

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

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

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

(m) Land

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

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

(n) Revenue recognition

(i) Revenue from contracts with customers

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

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

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

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

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

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

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

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

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

Recognition of revenue from interior works and sale of concrete products and scrap:
Revenue is recognised when control of the goods are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods. Revenue excludes indirect taxes and is after deduction of any trade discounts.

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

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

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

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

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

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

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

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

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

(vi) Dividend income
Revenue is recognised when the Group's right to receive dividend is established, which is generally when shareholders approve the dividend.

(o) Foreign currency translation
Functional and presentation currency :

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

Foreign currency transactions and balances

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

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

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

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

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

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

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

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

(i) Current income tax

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

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

(ii) Deferred income tax

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

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

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

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

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

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

(r) Provisions, contingent liabilities and contingent assets

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

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

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

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

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

(s) Financial Instruments

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

Initial recognition and measurement

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

Subsequent measurement: Non-derivative financial instruments

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

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

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

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

(iii) Debt instruments at amortized cost

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

i. The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows and

ii. Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

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

(iv) Investment in subsidiaries, joint ventures and associates

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

(v) De-recognition of financial asset

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

(vi) Financial liabilities

Initial recognition and measurement

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

Subsequent measurement: Non-derivative financial instruments

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

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

(viii) Financial liabilities at amortized cost

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

(ix) De-recognition of financial liability

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

(x) Fair value measurement

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

►In the principal market for the asset or liability, or

►In the absence of a principal market, in the most advantageous market for the asset or liability.

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

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

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

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

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

(xi) Fair value hierarchy:

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

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

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

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

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

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

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

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

(u) Earnings Per Share

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

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

(v) Cash and cash equivalents

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

(w) Restatement

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

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

(x) Segment reporting

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

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

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 year, is as reflected in the consolidated financial information for the period/ year ended 30 June 2025, 31 March 2025, 31 March 2024 and 31 March 2023.

(y) Accounting for Loss of Control of Subsidiary

In case of disposal of Subsidiary resulting in loss of control, the company while preparing the financial statements shall include income and expenses of the subsidiary in the consolidated statement of profit and loss in their respective line items till the date of disposal i.e., the date on which the Company ceases to control the subsidiary and on the date of disposal, in the consolidated financial statement, the company is required to -

i) Derecognise the carrying amount of the net assets and non controlling interest of subsidiary,
ii) Recognise the fair value of the consideration received,
iii) Reclassify the subsidiary's balance in other comprehensive income to profit and loss or to the retained earnings,
iv) Recognise gain or loss in the statement of profit and loss comparing the fair value of the consideration received and net asset derecognised.

(z) Share Based Payment

In case of Group equity-settled share-based payment transactions, where the Company grants stock options to the employees of its subsidiaries, the transactions are accounted by increasing the cost of investment in subsidiary with a corresponding credit in the equity.

2.4 Significant accounting judgments, estimates and assumptions

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

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

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

A) Revenue from contracts with customers

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

a. (i) Identification of performance obligation

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

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

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

a. (ii) Timing of satisfaction of performance obligation

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

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

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

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

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

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

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

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

c) Significant financing component

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

B. Classification of property

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

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

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

Estimation of net realizable value for inventory and land advance
Inventory is stated at the lower of cost and net realizable value (NRV).

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

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

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

C. Impairment of non-financial assets

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

D. Defined benefit plans - Gratuity

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

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

E. Measurement of financial instruments at amortized cost

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

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

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

G. Provision for litigations and contingencies

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

3. Property, plant and equipment

	Buildings	Land	Computers	Furniture and Fixtures	Lease Hold Improvements	Office Equipment	Plant and Machinery	Vehicles	Total
Cost									
As at 1 April 2022	**2.30**	**-**	**57.43**	**59.35**	**29.05**	**32.46**	**96.20**	**103.89**	**380.68**
Additions during the year	2.14	18.74	76.31	76.51	35.02	37.30	8.17	184.04	438.23
Additions of subsidiary	-	-	0.89	3.83	-	1.07	1.16	-	6.95
Disposals during the year	-	-	-	-	-	-	-	-	-
Disposal of subsidiary	-	-	-	-	-	-	-	-	-
As at 31 March 2023	**4.44**	**18.74**	**134.63**	**139.69**	**64.07**	**70.83**	**105.53**	**287.93**	**825.86**
As at 1 April 2023	**4.44**	**18.74**	**134.63**	**139.69**	**64.07**	**70.83**	**105.53**	**287.93**	**825.86**
Additions during the year	-	90.56	70.81	8.96	2.27	6.46	217.05	46.08	442.19
Additions of subsidiary	-	-	-	0.20	-	-	0.03	-	0.23
Disposals during the year	(0.74)	-	(0.20)	(0.35)	-	(1.95)	(0.77)	(13.16)	(17.17)
Disposal of subsidiary	-	(18.74)	(1.43)	(1.76)	-	(1.54)	(0.59)	(16.03)	(40.09)
As at 31 March 2024	**3.70**	**90.56**	**203.81**	**146.74**	**66.34**	**73.80**	**321.25**	**304.82**	**1,211.02**
As at 1 April 2024	**3.70**	**90.56**	**203.81**	**146.74**	**66.34**	**73.80**	**321.25**	**304.82**	**1,211.02**
Additions during the year	-	-	105.86	7.44	39.70	9.42	480.64	70.94	**714.00**
Additions of subsidiary	-	-	-	-	-	-	-	-	**-**
Disposals during the year	-	-	(0.17)	-	-	-	-	-	**(0.17)**
Disposal of subsidiary	-	-	-	-	-	-	-	-	**-**
As at 31 March 2025	**3.70**	**90.56**	**309.50**	**154.18**	**106.04**	**83.22**	**801.89**	**375.76**	**1,924.85**
As at 1 April 2025	**3.70**	**90.56**	**309.50**	**154.18**	**106.04**	**83.22**	**801.89**	**375.76**	**1,924.85**
Additions during the year	0.07	-	18.02	-	-	2.74	4.97	-	**25.80**
Additions of subsidiary	-	-	-	-	-	-	-	-	**-**
Disposals during the year	-	-	-	-	-	-	-	-	**-**
Disposal of subsidiary	-	-	-	-	-	-	-	-	**-**
Exchange differences on Translation of Foreign operations	-	-	(1.55)	0.01	0.14	1.57	-	-	**0.17**
As at 30 June 2025	**3.77**	**90.56**	**325.97**	**154.19**	**106.18**	**87.53**	**806.86**	**375.76**	**1,950.82**
Accumulated Depreciation									
As at 1 April 2022	**0.30**	**-**	**15.06**	**8.37**	**4.01**	**7.72**	**15.65**	**12.58**	**63.69**
Additions of subsidiary	-	-	0.25	1.20	-	0.59	0.15	-	2.19
Depreciation charge for the year	0.11	-	33.48	20.37	7.00	15.74	17.00	29.03	122.73
Disposals during the year	-	-	-	-	-	-	-	-	-
Depreciation on discontinued operations	-	-	-	-	-	-	-	-	-
Disposal of subsidiary	-	-	-	-	-	-	-	-	-
As at 31 March 2023	**0.41**	**-**	**48.79**	**29.94**	**11.01**	**24.05**	**32.80**	**41.61**	**188.61**
As at 1 April 2023	**0.41**	**-**	**48.79**	**29.94**	**11.01**	**24.05**	**32.80**	**41.61**	**188.61**
Additions of subsidiary	-	-	-	0.03	-	-	-	-	0.03
Depreciation charge for the year	0.57	-	53.83	25.29	11.15	17.01	41.37	39.61	188.83
Disposals during the year	(0.23)	-	(0.16)	(0.14)	-	(0.83)	(0.34)	(11.35)	(13.05)
Depreciation on discontinued operations	-	-	-	-	-	-	-	-	-
Disposal of subsidiary	-	-	(0.80)	(0.59)	-	(0.73)	(0.28)	(4.90)	(7.30)
As at 31 March 2024	**0.75**	**-**	**101.66**	**54.53**	**22.16**	**39.50**	**73.55**	**64.97**	**357.12**

	Buildings	Land	Computers	Furniture and Fixtures	Lease Hold Improvements	Office Equipment	Plant and Machinery	Vehicles	Total
As at 1 April 2024	0.75	-	101.66	54.53	22.16	39.50	73.55	64.97	357.12
Additions of subsidiary	-	-	-	-	-	-	-	-	-
Depreciation charge for the year	0.88	-	75.44	20.75	6.37	13.26	95.25	49.95	261.90
Disposals during the year	-	-	-	-	-	-	-	-	-
Depreciation on discontinued operations	-	-	-	-	-	-	-	-	-
Disposal of subsidiary	-	-	-	-	-	-	-	-	-
As at 31 March 2025	**1.63**	**-**	**177.10**	**75.28**	**28.53**	**52.76**	**168.80**	**114.92**	**619.02**
As at 1 April 2025	1.63	-	177.10	75.28	28.53	52.76	168.80	114.92	619.02
Additions of subsidiary	-	-	-	-	-	-	-	-	-
Depreciation charge for the year	0.09	-	17.88	4.22	3.59	3.06	28.08	11.45	68.37
Disposals during the year	-	-	-	-	-	-	-	-	-
Depreciation on discontinued operations	-	-	-	-	-	-	-	-	-
Disposal of subsidiary	-	-	-	-	-	-	-	-	-
Exchange differences on Translation of Foreign operations	-	-	(0.41)	-	0.03	0.41	-	-	0.03
As at 30 June 2025	**1.72**	**-**	**194.57**	**79.50**	**32.15**	**56.23**	**196.88**	**126.37**	**687.42**
Net block									
As at 31 March 2023	**4.03**	**18.74**	**85.84**	**109.75**	**53.06**	**46.78**	**72.73**	**246.32**	**637.25**
As at 31 March 2024	**2.95**	**90.56**	**102.15**	**92.21**	**44.18**	**34.30**	**247.70**	**239.85**	**853.90**
As at 31 March 2025	**2.07**	**90.56**	**132.40**	**78.90**	**77.51**	**30.46**	**633.09**	**260.84**	**1,305.83**
As at 30 June 2025	**2.05**	**90.56**	**131.40**	**74.69**	**74.03**	**31.30**	**609.98**	**249.39**	**1,263.40**

Note:-

1. For details of Property, Plant & equipment pledged as security, refer note 21.

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

4. Capital work in progress

	Amount in CWIP for a period of				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
As at 31 March 2023					
Projects in progress	359.19	63.30	22.13	0.30	**444.92**
Total	**359.19**	**63.30**	**22.13**	**0.30**	**444.92**
As at 31 March 2024					
Projects in progress	2,075.28	359.19	63.30	22.43	**2,520.20**
Total	**2,075.28**	**359.19**	**63.30**	**22.43**	**2,520.20**
As at 31 March 2025					
Projects in progress	2,146.37	1,946.54	153.83	14.81	**4,261.55**
Total	**2,146.37**	**1,946.54**	**153.83**	**14.81**	**4,261.55**
As at 30 June 2025					
Projects in progress	1,387.32	2,008.93	1,594.71	156.90	**5,147.86**
Total	**1,387.32**	**2,008.93**	**1,594.71**	**156.90**	**5,147.86**

Note:-
1. For details of Capital Work in Progress pledged as security, refer note 21.

5. Investment properties

	Land	**Buildings**	**Total**
As at 1 April 2022	**797.58**	**513.94**	**1,311.52**
Additions during the year	441.31	-	441.31
Transfer from inventory	160.56	-	160.56
Disposals during the year	-	-	-
As at 31 March 2023	**1,399.45**	**513.94**	**1,913.39**
As at 1 April 2023	**1,399.45**	**513.94**	**1,913.39**
Additions during the year	4,481.07	-	4,481.07
Transfer from inventory	-	-	-
Disposals during the year	-	-	-
As at 31 March 2024	**5,880.52**	**513.94**	**6,394.46**
As at 1 April 2024	**5,880.52**	**513.94**	**6,394.46**
Additions during the year	3,335.67	404.87	3,740.54
Transfer from inventory	-	1,020.20	1,020.20
Disposals during the year	-	-	-
As at 31 March 2025	**9,216.19**	**1,939.01**	**11,155.20**
As at 1 April 2025	**9,216.19**	**1,939.01**	**11,155.20**
Additions during the year	562.70	11.07	573.77
Transfer from inventory	-	-	-
Disposals during the year	-	-	-
As at 30 June 2025	**9,778.89**	**1,950.08**	**11,728.97**

	Land	Buildings	Total
Accumulated Depreciation and impairment			
As at 1 April 2022	**-**	**8.61**	**8.61**
Depreciation charge for the year	-	8.61	8.61
As at 31 March 2023	**-**	**17.22**	**17.22**
As at 1 April 2023	**-**	**17.22**	**17.22**
Depreciation charge for the year	-	8.61	8.61
As at 31 March 2024	**-**	**25.83**	**25.83**
As at 1 April 2024	**-**	**25.83**	**25.83**
Depreciation charge for the year	-	19.40	19.40
As at 31 March 2025	**-**	**45.23**	**45.23**
As at 1 April 2025		**45.23**	**45.23**
Depreciation charge for the year	-	19.37	19.37
As at 30 June 2025	**-**	**64.60**	**64.60**
Net block			
As at 31 March 2023	**1,399.45**	**496.72**	**1,896.17**
As at 31 March 2024	**5,880.52**	**488.11**	**6,368.63**
As at 31 March 2025	**9,216.19**	**1,893.78**	**11,109.97**
As at 30 June 2025	**9,778.89**	**1,885.48**	**11,664.37**

Note:-

1. For details of Investment property pledged as security, refer note 21.

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

Information regarding income and expenditure of Investment properties	**As at 30 June 2025**	**As at 31 March 2025**	**As at 31 March 2024**	**As at 31 March 2023**
Rental income derived from investment properties	6.67	30.83	26.32	23.35
Direct operating expenses (including repairs and maintenance) arising from investment properties that generating rental income	2.31	16.34	16.05	15.72
Direct operating expenses (including repairs and maintenance) arising from investment properties that did not generate rental income	-	-	-	-
Profit arising from investment properties before depreciation and indirect expenses	4.36	14.49	10.27	7.63
Less – Depreciation	(19.37)	(19.40)	(8.61)	(8.61)
Profit arising from investment properties before indirect expenses	**(15.01)**	**(4.91)**	**1.66**	**(0.98)**

The Group's investment properties consist of land and residential villas which are held for rental / future rental income.

Fair values of investment properties comprises of ₹ 12,162.63 Mn as on 30 June 2025, ₹ 11,608.22 Mn as on 31 March 2025, ₹ 6,793.31 Mn as on 31 March 2024, ₹ 1,486.20 Mn as on 31 March 2023. These valuations are based on Guideline valuations as per State Government authority and recent comparable sale transactions for land parcels located in proximity to the investment property. Management believes this represents a reasonable approximation of the current market value of the land and building, as there have been no significant changes in local real estate market conditions.

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

6.Goodwill	**Amount**
As at 1 April 2022	**26.63**
Additions on acquisition of subsidiary	1,130.46
Impairment during the year	-
As at 31 March 2023	**1,157.09**
As at 1 April 2023	**1,157.09**
Additions on acquisition of subsidiary	1.17
Impairment during the year	-
As at 31 March 2024	**1,158.26**
As at 1 April 2024	**1,158.26**
Additions on acquisition of subsidiary	78.81
Impairment during the year	-
As at 31 March 2025	**1,237.07**
As at 1 April 2025	**1,237.07**
Additions on acquisition of subsidiary	-
Impairment during the year	-
As at 30 June 2025	**1,237.07**

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

7.Right-of-use assets

	Buildings	Total
Gross block		
As at 1 April 2022	**247.99**	**247.99**
Additions / (Disposal) during the year	52.90	**52.90**
Disposals	-	**-**
As at 31 March 2023	**300.89**	**300.89**
As at 1 April 2023	**300.89**	**300.89**
Additions / (Disposal) during the year	253.12	**253.12**
Disposal of subsidiary	(4.06)	**(4.06)**
As at 31 March 2024	**549.95**	**549.95**
As at 1 April 2024	**549.95**	**549.95**
Additions / (Disposal) during the year	531.09	**531.09**
Other adjustments (lease modification)	6.37	**6.37**
As at 31 March 2025	**1,087.41**	**1,087.41**
As at 1 April 2025	**1,087.41**	**1,087.41**
Additions / (Disposal) during the year	-	**-**
Other adjustments (lease modification)	1.16	**1.16**
Disposal of subsidiary	-	**-**
As at 30 June 2025	**1,088.57**	**1,088.57**

Accumulated amortisation	**Amortisation**	**Total**
As at 1 April 2022	**24.48**	**24.48**
Amortisation charge for the year	25.15	25.15
Disposal of subsidiary	-	-
As at 31 March 2023	**49.63**	**49.63**
As at 1 April 2023	**49.63**	**49.63**
Amortisation charge for the year	35.25	35.25
Disposal of subsidiary	(0.92)	(0.92)
As at 31 March 2024	**83.96**	**83.96**
As at 1 April 2024	**83.96**	**83.96**
Amortisation charge for the year	61.49	61.49
Disposal of subsidiary	0.24	0.24
As at 31 March 2025	**145.69**	**145.69**
As at 1 April 2025	**145.69**	**145.69**
Amortisation charge for the year	18.31	18.31
Other Adjustments	0.09	0.09
As at 30 June 2025	**164.09**	**164.09**

Net block		
As at 31 March 2023	**251.26**	**251.26**
As at 31 March 2024	**465.99**	**465.99**
As at 31 March 2025	**941.72**	**941.72**
As at 30 June 2025	**924.48**	**924.48**

8. Other Intangible assets	**Software**	**Total**
Cost		
As at 1 April 2022	**15.06**	**15.06**
Additions during the year	6.58	6.58
Disposals during the year	-	-
As at 31 March 2023	**21.64**	**21.64**
As at 1 April 2023	**21.64**	**21.64**
Additions during the year	15.08	15.08
Disposals during the year	-	-
As at 31 March 2024	**36.72**	**36.72**
As at 1 April 2024	**36.72**	**36.72**
Additions during the year	19.69	19.69
Disposals during the year	-	-
As at 31 March 2025	**56.41**	**56.41**
As at 1 April 2025	**56.41**	**56.41**
Additions during the year	7.61	7.61
Disposals during the year	-	-
As at 30 June 2025	**64.02**	**64.02**
Accumulated Amortisation		
As at 1 April 2022	**1.03**	**1.03**
Amortisation charge for the year	5.50	5.50
Disposals during the year	-	-
As at 31 March 2023	**6.53**	**6.53**
As at 1 April 2023	**6.53**	**6.53**
Amortisation charge for the year	8.29	8.29
Disposals during the year	-	-
As at 31 March 2024	**14.82**	**14.82**
As at 1 April 2024	**14.82**	**14.82**
Amortisation charge for the year	11.40	11.40
Disposals during the year	-	-
As at 31 March 2025	**26.22**	**26.22**
As at 1 April 2025	**26.22**	**26.22**
Amortisation charge for the year	3.55	3.55
Disposals during the year	-	-
As at 30 June 2025	**29.77**	**29.77**
Net block		
As at 31 March 2023	**15.11**	**15.11**
As at 31 March 2024	**21.90**	**21.90**
As at 31 March 2025	**30.19**	**30.19**
As at 30 June 2025	**34.25**	**34.25**

Note

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

9. Investments

i. Investments at fair value through Profit and Loss

Quoted Mutual Funds

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Mutual Fund				
Aditya Birla Sun Life Corporate Bond Fund - Growth-Regular Plan (formerly known as Aditya Birla Sun Life Short Term Fund)	Nil	Nil	Nil	2.13
Units (In Numbers)	Nil	Nil	Nil	22,520
NAV/Unit (In ₹)	Nil	Nil	Nil	94.39
Aditya Birla Sun Life Floating Rate Fund - Growth-Direct Plan	31.99	30.67	8.94	Nil
Units (In Numbers)	75,136.92	73,243.94	22,941.81	Nil
NAV/Unit (In ₹)	425.82	418.73	389.68	Nil
Aditya Birla Sun Life Liquid Fund - Growth Regular Plan	21.53	13.07	4.06	Nil
Units (In Numbers)	51,171.52	31,579.90	10,517.23	Nil
NAV/Unit (In ₹)	420.76	413.88	385.66	Nil
Aditya Birla Sun Life Low Duration Fund - Growth-Regular Plan (formerly known as Aditya Birla Sun Life Cash Manager)	16.21	15.86	Nil	Nil
Units (In Numbers)	24,637.35	24,637.35	Nil	Nil
NAV/Unit (In ₹)	657.64	643.70	Nil	Nil
SBI Short Term Debt Fund - Regular Plan - Growth	Nil	Nil	Nil	16.38
Units (In Numbers)	Nil	Nil	Nil	6,03,752
NAV/Unit (In ₹)	Nil	Nil	Nil	27.13
SBI Liquid Fund Regular Growth	Nil	Nil	Nil	417.49
Units (In Numbers)	Nil	Nil	Nil	1,19,417
NAV/Unit (In ₹)	Nil	Nil	Nil	3,496.08
SBI Fixed Maturity Plan (FMP)-Series 82 (91 Days) Regular Growth	Nil	Nil	Nil	104.99
Units (In Numbers)	Nil	Nil	Nil	1,04,99,475
NAV/Unit (In ₹)	Nil	Nil	Nil	10.00
Tata Liquid Fund Direct Plan - Growth	0.37	0.37	0.34	0.32
Units (In Numbers)	89.58	89.58	89.58	89.58
NAV/Unit (In ₹)	4162.19	4092.83	3810.25	3551.41
Deposit				
NSC VII Issue Deposit	-	-	-	0.18
Total Investments at fair value through Profit and Loss	**70.10**	**59.97**	**13.34**	**541.49**
Current	70.10	59.97	13.34	541.31
Non-Current	-	-	-	0.18
Total Investments	**70.10**	**59.97**	**13.34**	**541.49**
Current	70.10	59.97	13.34	541.31
Non-Current	-	-	-	0.18
Aggregate book value of quoted investments	**70.10**	**59.97**	**13.34**	**541.49**
Aggregate market value of quoted investments	**70.10**	**59.97**	**13.34**	**541.49**

10. Loans

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

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Loans to related party	708.54	808.16	611.95	833.77
Loan to others	303.46	251.09	-	-
Total loans carried at amortised cost	**1,012.00**	**1,059.25**	**611.95**	**833.77**
Current	1,012.00	1,059.25	611.95	833.77
Non-Current	-	-	-	-

11. Other financial assets

(Measured at amortised cost)	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Security deposit	270.12	147.88	140.68	186.72
Bank deposits with more than 12 months	498.78	675.46	423.74	396.51
MAT/AMT Credit	61.80	61.80	67.13	81.34
Interest accrued and due	20.05	11.61	6.27	4.08
Interest accrued but not due	220.25	236.80	122.97	224.85
Others	-	8.50	-	-
Total financial instruments at amortised cost	**1,071.00**	**1,142.05**	**760.79**	**893.50**
Current	240.30	256.91	129.24	228.93
Non-Current	830.70	885.14	631.55	664.57

12. Other assets

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Advance to suppliers	2,347.70	1,807.87	1,475.01	931.00
Advances for land contracts	2,901.15	3,491.48	4,465.11	1,177.76
Advance to employees	36.12	5.12	12.85	16.36
Prepaid expenses	410.87	486.55	110.20	38.08
Advance to Joint Venture Partners	2,782.07	2,890.33	2,164.97	1,537.27
Tax paid under Protest	171.90	165.97	125.96	120.98
Unbilled Revenue	402.01	505.90	436.16	117.95
Balances with Government authorities	442.22	398.16	165.80	11.14
Total other assets	**9,494.04**	**9,751.38**	**8,956.06**	**3,950.54**
Current	8,704.04	8,961.38	8,103.94	3,394.51
Non Current	790.00	790.00	852.12	556.03

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

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Deferred tax liabilities				
Property, plant and equipment	42.95	-	-	23.06
Inventory	9,324.36	7,360.03	4,969.34	4,860.67
Borrowings	62.08	58.10	41.64	35.03
ROU-Asset	36.05	58.96	67.20	63.56
Security Deposit	1.62	3.15	-	-
Gross deferred tax liabilities	**9,467.06**	**7,480.24**	**5,078.18**	**4,982.32**
Deferred tax assets				
Property, plant and equipment	-	17.04	88.80	-
Unearned revenue	8,446.89	5,881.73	4,410.89	5,343.47
JDA Liability	199.85	235.24	238.80	40.24
Security Deposit	-	-	4.31	3.96
Lease Liability	75.36	76.68	77.91	69.36
Re-measurement gains/ (losses) on defined benefit plans	4.21	1.86	0.99	2.32
Non deductible expenses for tax purposes	1,175.26	1,320.63	740.99	393.77
Gross deferred tax assets	**9,901.57**	**7,533.18**	**5,562.69**	**5,853.12**
Net deferred tax asset/(liabilities)	**434.51**	**52.94**	**484.51**	**870.80**

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

14. Inventories

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Work-in-progress	85,872.30	75,956.01	52,140.48	39,352.65
Raw materials, components and stores	1,830.27	1,527.80	1,013.14	927.12
Land stock	16,233.88	14,051.84	13,854.86	15,108.10
Completed flats	1,519.44	859.08	978.40	35.00
Total inventories at the lower of cost and net realisable value	**1,05,455.89**	**92,394.73**	**67,986.88**	**55,422.87**

15. Trade receivables

(Unsecured, considered good)	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Trade receivables	12,540.94	9,128.83	4,520.49	3,096.79
Receivables from other related parties	683.52	701.16	22.12	76.07
	13,224.46	**9,829.99**	**4,542.61**	**3,172.86**

Trade receivables ageing schedule	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Undisputed Trade Receivables – considered good				
Outstanding for following periods from due date of payment				
Current but not due	-	-	-	-
Less than 6 months	11,225.08	8,262.51	3,759.00	2,707.74
6 months - 1 year	1,212.99	950.68	509.01	254.88
1 -2 years	456.91	426.02	182.41	118.22
2-3 years	166.92	107.28	78.84	27.19
More than 3 years	162.56	83.50	13.35	64.83
Total	13,224.46	9,829.99	4,542.61	3,172.86

16. Cash and cash equivalents

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Balances with banks:				
– On current accounts	1,920.98	4,204.11	2,599.45	2,904.40
– Deposits with original maturity of less than three months[(i)]	77.78	609.91	195.19	26.48
Cash on hand[(ii)]	34.69	23.21	24.94	14.66
Total cash and cash equivalents	**2,033.45**	**4,837.23**	**2,819.58**	**2,945.54**

Notes:
i) Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.
ii) Cash on hand includes imprest advance.

17. Bank balances other than cash and cash equivalents

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
In deposits accounts:				
- Original maturities more than three months and less than 12 months	102.72	58.96	127.64	54.99
In ear marked accounts:				
- Balance held as margin money against guarantees given	1,151.29	695.50	638.41	467.48
Total other bank balance	**1,254.01**	**754.46**	**766.05**	**522.47**

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

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

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Advance tax	2,708.56	3,034.76	2,991.09	2,079.27
Provision for tax	(2,725.92)	(2,853.21)	(2,949.69)	(2,388.70)
Total current tax (net)	**(17.36)**	**181.55**	**41.40**	**(309.43)**

19. Equity share capital

	Equity shares of ₹10 each	
	Number	Amount (In ₹)
a) Authorised share capital		
As at 1 April 2022	**53,11,000**	**5,31,10,000**
Increase/(decrease) during the year	-	-
As at 31 March 2023	**53,11,000**	**5,31,10,000**
Share Split from FV of ₹10 to ₹2 each	2,65,55,000	5,31,10,000
Increase/(decrease) during the year	22,34,45,000	44,68,90,000
As at 31 March 2024	**25,00,00,000**	**50,00,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2025	**25,00,00,000**	**50,00,00,000**
Increase/(decrease) during the year	-	-
As at 30 June 2025	**25,00,00,000**	**50,00,00,000**

Rights, preferences and restrictions attached to the equity shares
As on 30 June 2025, the Company has only one class of Equity Shares viz. Ordinary Equity Shares.

Ordinary Equity shares : On 14 June 2023 the authorised share capital of the Holding Company has been increased from ₹ 53.11 million to ₹ 60 million divided into 6 million equity shares of ₹ 10 each and subsequently on 14 August 2023 the authorised share capital of the Holding Company has been increased from ₹ 60 million to ₹ 500 million divided into 50 million equity shares of ₹ 10 each the share capital of the Holding Company has been sub-divided from face value of ₹ 10 per equity share to ₹ 2 per equity 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

	Equity shares of ₹10 each	
	Number	Amount (In ₹)
As at 1 April 2022	**49,90,000**	**4,99,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2023	**49,90,000**	**4,99,00,000**
Share Split from FV of ₹10 to ₹2 each	2,49,50,000	4,99,00,000
Increase/(decrease) during the year	14,97,00,000	29,94,00,000
At 31 March 2024	**17,46,50,000**	**34,93,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2025	**17,46,50,000**	**34,93,00,000**
Increase/(decrease) during the year	-	-
As at 30 June 2025	**17,46,50,000**	**34,93,00,000**

c) Paid-up share capital

	Equity shares of ₹10 each	
	Number	Amount (In ₹)
As at 1 April 2022	**49,90,000**	**4,99,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2023	**49,90,000**	**4,99,00,000**
Share Split from FV of ₹10 to ₹2 each	2,49,50,000	4,99,00,000
Increase/(decrease) during the year	14,97,00,000	29,94,00,000
At 31 March 2024	**17,46,50,000**	**34,93,00,000**
Increase/(decrease) during the year	-	-
As at 31 March 2025	**17,46,50,000**	**34,93,00,000**
Increase/(decrease) during the year	-	-
As at 30 June 2025	**17,46,50,000**	**34,93,00,000**

During financial year 2023-2024 the company has issued fully paid up 'bonus shares' at par in proportion of 6 new equity shares of ₹ 2 each for every one existing fully paid up equity share of ₹ 2 each held and vide resolution passed by our Board on 6 September 2023 allotted the bonus shares with the record date of 11 August 2023. The company has not issued any shares for a consideration other than cash, nor has it bought back any shares during the five years immediately preceding the reporting date.

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

	As at 30 June 2025		As at 31 March 2025	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Equity shares				
Arun MN	8,73,24,000	50%	8,73,24,000	50%
Casagrand Luxor Private Limited	8,73,25,000	50%	8,73,25,000	50%

	As at 31 March 2024		As at 31 March 2023	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Equity shares				
Arun MN	8,73,25,000	50%	24,95,000	50%
Casagrand Luxor Private Limited	8,73,25,000	50%	24,95,000	50%

Details of changes in the promoter holdings

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Equity shares				
Arun MN	0%	0%	0%	0%
Casagrand Millenia Private Limited	0%	0%	0%	-50%
Casagrand Luxor Private Limited	0%	0%	0%	50%

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

20. Other equity

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
a) Capital redemption reserve				
Opening	-	-	0.40	0.40
Add: Additions	-	-	-	-
Less: Utilised/ transferred	-	-	(0.40)	-
Closing	**-**	**-**	**-**	**0.40**
b) Debenture redemption reserve				
Opening	853.11	406.53	31.22	31.22
Add: Additions	920.25	446.58	375.31	-
Less: Utilised/ transferred	-	-	-	-
Closing	**1,773.36**	**853.11**	**406.53**	**31.22**
c) Securities Premium				
Opening	4.01	4.01	-	-
Add: Additions	-	-	4.01	-
Less: Utilised/ transferred	-	-	-	-
Closing	**4.01**	**4.01**	**4.01**	**-**
d) General reserve				
Opening	-	-	30.00	30.00
Add: Additions	-	-	-	-
Less: Utilised/ transferred	-	-	(30.00)	-
Closing	**-**	**-**	**-**	**30.00**
e) Retained earnings				
Opening	8,146.12	6,241.78	4,310.93	2,075.43
Profit for the period	(325.28)	2,349.85	2,550.76	2,235.50
Add: Additions	-	-	-	-
Less: Utilised/ transferred	(918.72)	(445.51)	(619.91)	-
Closing	**6,902.12**	**8,146.12**	**6,241.78**	**4,310.93**

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
f) Capital Reserve				
Opening	348.33	-	-	-
Add: Additions	-	348.33	-	-
Less: Utilised/ transferred	-	-	-	-
Closing	**348.33**	**348.33**	**-**	**-**
g) Share Based Payment Reserve				
Opening	246.52	-	-	-
Add: Additions	53.37	246.52	-	-
Less: Utilised/ transferred	-	-	-	-
Closing	**299.89**	**246.52**	**-**	**-**
h) Foreign Currency Translation Reserve				
Opening	(1.43)	-	-	-
Add: Additions	(0.71)	(1.43)	-	-
Less: Adjustment	-	-	-	-
Closing	**(2.14)**	**(1.43)**	**-**	

a) Capital redemption reserve
Amount transferred from share capital on redemption of issued shares.

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

c) Securities Premium

Securities premium is used to record the premium on issue of shares, which can be utilised only in accordance with the provisions of the Companies Act, 2013.

d) General reserve
The Company has transferred a portion of the net profit of the Company to general reserve pursuant to the earlier provisions of Companies Act, 1956. Mandatory transfer to general reserve is not required under the Companies Act, 2013. During Financial year 2023-2024 the company has utilized general reserve of ₹ 30.00 million for issue of bonus shares.

e) Retained earnings

Retained earnings are the profits that the Company has earned/incurred till date, less any transfers to general reserve, dividends or other distributions paid to shareholders. During the financial year 2023-2024, the Company has utilized retained earnings of ₹269.00 million for issue of bonus shares.

f) Capital Reserve
Represents profits of a capital nature and is not generated in the ordinary course of business, this reserve is not distributable as cash dividends and is primarily used to write off capital losses or for the issuance of bonus shares.

g) Share Based Payment Reserve
Relates to the stock options granted by the company to employees under a Employee Stock Option Plan.

h) Foreign Currency Translation Reserve
Represents the cumulative amount of exchange differences arising from translating the financial statements of foreign operations (subsidiaries, associates) from their functional currency to the reporting currency.

21. Borrowings

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
A) Non-current borrowings				
Secured				
i) Debentures				
10% Unlisted unrated secured redeemable non convertible debentures at par value of ₹ 0.10 Million (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 5863, 31 March 2023 - 5900)	-	-	386.18	586.30
Series A Debentures: 105 senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each Series B Debentures: 105 junior and subordinate to Series A Debentures fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - NA, 31 March 2023 - 210)	-	-	-	2,100.00
15.12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 100 each (30 June 2025 - 1,900,000, 31 March 2025 - 1,900,000, 31 March 2024 - Nil,31 March 2023 - Nil)	113.30	190.00	-	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - Nil, 31 March 2025 - 6100, 31 March 2024 - 6100, 31 March 2023 - 6100)	-	157.50	610.00	610.00
14.20% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 4041, 31 March 2025 - 4041, 31 March 2024 - Nil, , 31 March 2023 - Nil)	400.06	400.06	-	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series II debentures of par value of ₹ 0.10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 5250, 31 March 2023 - 5250)	-	-	131.25	525.00
15.12% Unlisted, unrated, secured, redeemable. non-convertible debentures of face value ₹ 100 each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, , 31 March 2023 - 40,00,000)	-	-	-	375.00
Unlisted, unrated, secured, redeemable, non-convertible debentures at a face value of ₹ 1 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, , 31 March 2023 - 900)	-	-	-	313.99
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (30 June 2025 - 15600, 31 March 2025 - 4610, 31 March 2024 - Nil, 31 March 2023 - 5000)	1,560.00	461.00	-	334.79
15% Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs") at par value of ₹ 1 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 430, , 31 March 2023 - 480)	-	-	108.88	370.40
10% Unlisted unrated secured redeemable, non-convertible debentures at par value of ₹ 0.10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, , 31 March 2023 - 2700)	-	-	-	270.00
16.20% Unlisted, unrated, senior, secured, redeemable, transferable, interest bearing, non-convertible debentures at face value of ₹ 10 Million each (30 June 2025 - 250, 31 March 2025 - 250, 31 March 2024 - 250, 31 March 2023 - 170)	1,058.26	1,500.00	2,250.00	1,700.00
15% Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs") at par value of ₹ 1 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, ,31 March 2023 - 400)	-	-	-	400.00
10% Secured unlisted Non-Convertible Debentures (NCDs) (Series I) at par value of ₹ 0.10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 10,300, 31 March 2023 - 10,300)	-	-	1,030.00	1,030.00

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
17.5% Fully Secured- Non convertible redeemable debentures of ₹ 10 each (30 June 2025 - 43,361,600, 31 March 2025 - 43,361,600, 31 March 2024 - 38,600,000, 31 March 2023 - Nil)	433.62	433.62	386.00	-
Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 570, 31 March 2025 - 570, 31 March 2024 - Nil, 31 March 2023 - Nil)	57.00	57.00	-	-
10% secured unrated unlisted, redeemable non-convertible series I debenture of par value of ₹ 0.10 Million each (30 June 2025 - 8500, 31 March 2025 - Nil, 31 March 2024 - Nil, 31 March 2023 - Nil)	850.00	-	-	-
Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 670, 31 March 2025 - 670, 31 March 2024 - Nil, 31 March 2023 - Nil)	67.00	67.00	-	-
22% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 6700, 31 March 2025 - 6700, 31 March 2024 - Nil, 31 March 2023 - Nil)	670.00	670.00	-	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 5600, 31 March 2025 - 5600, 31 March 2024 - Nil, 31 March 2023 - Nil)	560.00	560.00	-	-
10% Secured Unlisted Non - Convertible Debentures Series I each having a face value of ₹ 0.10 Million each (30 June 2025 - 12,600, 31 March 2025 - 12,600, 31 March 2024 - 12,600, 31 March 2023 - Nil)	1,260.00	1,260.00	1,260.00	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible debentures of par value of ₹ 0.10 Million each (30 June 2025 - 800, 31 March 2025 - 800, 31 March 2024 - Nil, 31 March 2023 - Nil)	80.00	80.00	-	-
21.75% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of ₹ 10 Million each (30 June 2025 - 400, 31 March 2025 - 200, 31 March 2024 - Nil, 31 March 2023 - Nil)	4,004.04	2,000.00	-	-
10% Non convertible debentures of a face value of ₹ 5 Million each (30 June 2025 - 320, 31 March 2025 - 320, 31 March 2024 - 320, 31 March 2023 - Nil)	1,106.64	1,251.90	1,600.00	-
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 5300, 31 March 2025 - 5300, 31 March 2024 - Nil, 31 March 2023 - Nil)	530.00	530.00	-	-
15% Fully Secured- Non convertible redeemable debentures of ₹ 1 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 550, 31 March 2023 - Nil)	-	-	550.00	-
13.15% Fully Secured- Non convertible redeemable debentures of ₹ 0.10 Million each (30 June 2025 - 5670, 31 March 2025 - 4670, 31 March 2024 - 3170, 31 March 2023 - Nil)	567.00	467.00	317.00	-
17.28% Fully Secured- Non convertible redeemable debentures of ₹ 0.10 Million each (30 June 2025 - 12,990, 31 March 2025 - 12,990, 31 March 2024 - 12,000, 31 March 2023 - Nil)	1,299.00	1,299.00	1,200.00	-

	As at 30 June 2025	As at 31 March 2024	As at 31 March 2024	As at 31 March 2023
ii) Term Loans				
a) From Banks	6,101.98	6,013.28	5,502.13	2,271.67
b) From other parties				
From Financial institutions	18,544.54	19,556.41	14,669.65	9,958.67
iii) Vehicle loans				
From Financial institutions	241.18	253.08	143.13	139.09
Unsecured				
From Others	-	-	6.50	199.05
Total non current borrowings	**39,503.62**	**37,206.85**	**30,150.72**	**21,183.96**

	As at 30 June 2025	As at 31 March 2024	As at 31 March 2024	As at 31 March 2023
B) Current borrowings				
Secured				
a) Bank overdrafts / Cash Credit	311.33	338.40	408.42	234.04
Cash credit			-	0.00
b) Current maturity of long-term loans:				
From Banks	663.05	871.02	895.05	90.30
From Debentures				
Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs") at par value of ₹ 10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, 31 March 2023 - 110)	-	-	-	1,100.00
16.20% Unlisted, unrated, senior, secured, redeemable, transferable, interest bearing, non-convertible debentures at face value of ₹ 10 Million each (30 June 2025 - Nil, 31 March 2025 - 250, 31 March 2024 - Nil, 31 March 2023 - Nil)	-	149.11	-	-
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (30 June 2025 - Nil,31 March 2025 - Nil, 31 March 2024 - Nil, 31 March 2023 - 5000)	-	-	-	165.00
15.12% Unlisted, unrated, secured, redeemable. non-convertible debentures of face value ₹ 100 each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, 31 March 2023 - 40,00,000)	-	-	-	25.00
Unlisted, redeemable, cumulative, non-convertible Series B debentures ('Series I NCDs") at par value of ₹ 1 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - Nil, 31 March 2023 - 380)	-	-	-	122.14
10% Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million each (30 June 2025 - 6100, 31 March 2025 - 6100, 31 March 2024 - Nil, 31 March 2023 - Nil)	220.00	132.50	-	-
15% Fully Secured- Non convertible redeemable debentures of ₹ 1 Million each (30 June 2025 - 550, 31 March 2025 - 550, 31 March 2024 - Nil, 31 March 2023 - Nil)	70.00	180.02	-	-
12% Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 3350, 31 March 2023 - Nil)	-	-	335.00	-
10% Unlisted, unrated, senior, secured, redeemable, transferable, interest bearing, non-convertible debentures at face value of ₹ 0.10 Million each (30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 5250, 31 March 2023 - Nil)	-	-	393.75	-
10% Secured unlisted Non-Convertible Debentures (NCDs) (Series I) at par value of ₹ 0.10 Million each (30 June 2025 - 10,300, 31 March 2025 - 10,300, 31 March 2024 - Nil, 31 March 2023 - Nil)	1,030.00	1,030.00	-	-

	As at 30 June 2025	As at 31 March 2024	As at 31 March 2024	As at 31 March 2023
Series A Debentures: 105 senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each **Series B Debentures: 105 junior and subordinate to Series A Debentures fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each**	-	-	2,100.00	-
(30 June 2025 - Nil, 31 March 2025 - Nil, 31 March 2024 - 210, 31 March 2023 - Nil)				
From Financial institutions	759.61	770.16	561.37	743.47
Vehicle loans	90.12	102.29	64.40	47.40
Others	-	-	496.00	420.00
Unsecured				
Loan repayable on demand - from related parties	177.98	40.58	69.48	16.63
Loan from directors	373.90	344.40	316.72	-
From Bank	-	-	3.34	-
From others	1,522.06	1,131.97	542.29	327.61
Total current Borrowings	**5,218.05**	**5,090.45**	**6,185.82**	**3,318.09**

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Restated Consolidated Financial Statement for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
1	HDFC Limited	1,100.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: Mortgage over projects "Casagrand Zenith" situated at Vengaivasal, Sholinganallur Taluk, now Tambaram Taluk, Kancheepuram district and "Casagrand Savoye" situated at Kuppusamy Street, Karapakkam village, Sholinganallur Taluk, Kancheepuram district being financed (including land) together with construction thereon both present and future 2. Stock and receivables: Charge or security interest over all receivables (including without limitation booking amounts, lease rentals, license fees, cash flows, revenues, etc, howsoever arising from, out of, in connection with or relating to the aforesaid project Charge / security interest on the accounts - Escrow, construction accounts and all other bank accounts in relation to the projects (Zenith and Savoye) Charge / Security interest on insurance policies or insurance proceeds pertaining to the said project 3. Personal Guarantee: Mr. Arun MN Repayment Terms & Rate of Interest : 1. Facility type: Term Loan Total Facility Amount: ₹ 1,100.00 Million 2. Tenor: 36 months 3. Interest: Payable monthly at 13.2% p.a. linked to HDFC CF-PLR (HDFC CF-PLR minus 110 bps spread) 4. Interest Reset date: 1st of every calendar month from which interest at the applicable rate of interest is calculated and becomes applicable on the borrower 5. Repayment: Zenith: 65% of all sales / receipts/ realizations/ receivables from sold and unsold units in the said project utilised towards repayment of the principal of the loan from date of first disbursement Savoye: 90% of all sales / receipts/ realizations/ receivables from sold and unsold units in the said project utilised towards repayment of the principal of the loan from date of first disbursement Percentage subject to review on monthly basis.	-	-	-	223.88
2	JM Financial Credit Solutions Limited	586.30	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: first and exclusive charge by way of a registered equitable mortgage over the land measuring 14 acres and 92.5 cents comprised in various survey numbers situated at Gerugambakkam village. Kundrathur Taluk and Kancheepuram District with structures thereon (Project Gerugambakkam) 2. Stock and receivables: Hypothecation and escrow of receivables from the sales of sold/unsold units of the project to be developed on the Project Gerugambakkam Repayment Terms & Rate of Interest : 1. Facility type: 5900 unlisted unrated secured redeemable non-convertible debentures at par value of ₹ 0.10 Million each Total Facility Amount: ₹ 590.00 Million 2. Tenor: 60 months 3. Interim interest coupon: Payable monthly at 10% p.a. (fixed) Interest moratorium of 6 months i.e., interest payments to commence not later than 7th month from the date of subscription of first tranche of NCDs (April 2023) 4. Redemption: Redeemable in 24 monthly instalments starting from the end of 37th month from the date of subscription of first tranche (April 2024) 5. Facility IRR: Repayable with redemption premium that results in overall pre-tax IRR of 17.75%	-	-	386.18	586.30
3	DCB Bank Limited	330.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) Exclusive charge on the entire Project Assets at Survey No 79 & 80 of Nolambur Village, Muduravoyal Taluk, Chanakyan Main Road, Mogappair, Chennai-600 095, Tamil Nadu of the 'Project Millenia' including Land & unsold units and receivables (both on sold and unsold units) thereof. (Project Land Extent: 3.4 acres; Unsold inventories:3 units) 2. Stock, Receivables & Movable properties: (I) Charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Project Millenia" under the documents entered into with the customers by the borrower, all such proceeds both present & future (ii) Charge by way of hypothecation on the escrow account for the projects and on all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be) 3. Corporate Guarantee: Casagrand Millenia Private Limited & Casagrand Vistaaz Private Limited Repayment Terms & Rate of Interest : 1.Facility Type: Term Loan ₹ 330.00 Million 2. Term of Repayment: Door to door tenor of 30 Months 3. Rate of Interest 11.11% p.a 4. Interest type: floating rate (1Y MCLR + 0.50) 5. Repayment Schedule: Repayable in 6 quarterly after an initial moratorium of 12 months	-	46.77	197.66	276.49
4	Credit Solutions India Limited	2,100.00	Borrowing Entity: Casagrand Premier Builder Limited 1. Facility Type: Series A Debentures: 105 (Sanctioned - 130) senior fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each issued under DTD dated June 27, 2022 Series B Debentures: 105 (Sanctioned - 130) junior and subordinate to Series A Debentures fully secured unlisted guaranteed redeemable transferable, cumulative, non convertible debentures at face value of ₹ 10 Million each issued under DTD dated June 27, 2022 Total Facility amount: 2,600.00 Million 2. Tenor: 30 months from the date of allotment 3. Repayment: NCDs are redeemable 100% at the end of the tenor 4. Interest: 19.96% computed and accrued on quarterly compounding basis 5. Security : As detailed in DTD entered amongst Casagrand Premier Builder Limited and Mr. Arun MN and Casagrand Zingo Private Limited and Casagrand Anchor Private Limited and Casagrand Magnum Private Limited and Vistra ITCL (India) Limited dated June 27, 2022	-	-	2,100.00	2,100.00

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
5	ICICI Bank Limited	120.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 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. mtr. including all the structures thereon both present & future along with the development potential arising thereon both present & future. and on the residential project "Casagrand Aria" consisting of three towers each of G +19 having saleable area of approx. 749,109 sq. ft. being developed by Casa Grande Civil Engineering Private Limited. on the above property. (ii) Exclusive Mortgage Charge by the way of equitable mortgage on the other residential project "Casagrand Arena EWS" consisting of one tower having saleable area of approx. 41,640 sq. ft. developed by the Casa Grande Vallam LLP. 2. Stock, Receivables & 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: Casa Grande Civil Engineering Private Limited, Casagrand Luxor Private Limited and Casa Grande Vallam LLP Repayment Terms & Rate of Interest : 1.Facility Type: Rupee Term Loan ₹ 120.00 Million 2. Term of Repayment: 36 months from the date of first disbursement 3. Rate of Interest: 10.90% p.a 4. Interest type: floating rate (ICICI MCLR-1 Y + Spread(1.4%)) 5. Interest Reset: At the end of every 1 year from the date of disbursement 6. Repayment Schedule: repayable in 18 instalment of ₹ 6.70 Million commencing from 19th month from the date of first disbursement	39.18	59.07	120.00	118.74
6	DCB Bank Limited	500.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property & Receivables and other assets: (I) Exclusive charge on the entire Project Assets of the "Project Tudor" including Land & unsold units and receivables (both on sold and unsold units) thereof. (Project Land Extent: 6.31 Acres; Unsold inventories: 110 units) (ii) Registered mortgage of the Project Land measuring 6.31 acres comprised in Survey No. 78/1, 78/2, 126/1, 126/2, 125, 127, 124/2, 124/3A and entire saleable area of 1,27,935 Sq. Ft. 2. Corporate Guarantee: Casagrand Millenia Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 500.00 Million 2. Tenor: 30 months 3. Repayment: Repayable in 6 quarterly instalments of ₹ 83.33 Million 4. Principal Moratorium: 12 months till August 31, 2023 5. Rate of interest: 11.63% p.a (Floating) (DCB Bank's 1Y MCLR +0.79)	-	-	22.25	198.35
7	State Bank of India	230.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: Mortgage of the project land - Residential Plot bearing survey number 1 & 52 at Doddabettahalli Village, Yelankha Hobli, Bangalore, consisting total area of 1,76,418 Sq. ft. Owned by Casa Grande Garden City Builders Private Limited. 2. Stock, Receivables & Movable properties: (I) Hypothecation of the moveable assets / stocks / work in progress of the project (ii) Charge on the cashflows / receivables from the project by the way of hypothecation 3. Corporate Guarantee: Casagrand Luxor Private Limited, Casa Grande Garden City Builders Private Limited, and Casagrand Millenia Private Limited. Repayment Terms & Rate of Interest : 1. Facility Type: Dropline Overdraft Facility Total Facility amount: ₹ 230.00 Million 2. Final Maturity: March -2029 3. Repayment: Repayable in 69 monthly instalments of ₹ 3.33 Million from July 2023 till March 2029. Moratorium of 3 months. 4. Interest Rate: 9.45% p.a. (MCLR-6M(8.40%) plus 1.05% margin)	148.87	158.82	200.00	228.77
8	Sundaram Home Finance Limited	50.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: Charge over the immovable property in respect of which the loan is provided and / or such other security as determined by SHFL Flat no: A-G01, A 107, A 403, B G01, B 403, C 401, D G01, D303, plot no. 76, S No. 76 Old Sno 55 Casagrand Lorenza, Bellahalli Village, Bangalore North Taluk, yelankha Hobli, Bangalore, Karnataka, 5600643 Repayment Terms & Rate of Interest : 1. Facility Type: Home loan ₹ 50.00 Million 2. Tenor: 120 Month EMI 3. Rate of Interest: Interest rate of 11.5% per annum. Interest Rate Type Variable in line with SHFL Home -PLR 17.5% (March 2023) 4. Repayment: 120 EMI of ₹ 0.70 Million	35.54	36.58	40.73	49.60

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
9	Kotak Mahindra Investments Limited	600.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) Extension of charge by way of registered mortgage on land admeasuring 2.58 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Amberley", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 85,934 sq. ft. located at Thazambur - 600130, Chennai. The land parcel is owned by Casa Grande Grace Private Limited and Casa Grande Enterprises LLP (ii) Extension of charge by way of registered mortgage on land 6.28 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Divinity", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 2,49,940 sq. ft located at Navalur - 600130, Chennai. The land parcel is owned by Grace Gated Community LLP & Casa Grande Smart Value Homes Private Limited. (iii) First & exclusive charge by way of registered mortgage on land admeasuring 21.38 acres (excluding area gifted to authorities) along with the structures/buildings constructed/to be constructed, called project "Platinum", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, to be developed thereon in two phases with Phase 1 approved and having saleable area of 464333 sq. ft. and future potential development of Phase 2 located at Mannivakkam - 600048, Chennai. The land parcel is owned by Casa Grande Civil Engineering Private Limited (CGCEPL) (iv) Extension of charge by way of registered mortgage on land area admeasuring 23,892 sq. mtr. excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Casagrand Royale", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 7.04 lacs sft located at Sholinganallur - 400608, Chennai. The land parcel is owned by Casa Grande Homes Private Limited 2. Stock and Receivables & Moveable properties: (I) Hypothecation and escrow of receivables from sale/transfer/lease of land/structure/units in the projects "Platinum", "Amberley", "Divinity", & "Royale" (ii) Extension of charge by way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units in the project "Casa ECR 14" located at East Coast Road - 603112, Chennai. The land parcel is owned by Casa Grande Homes Private Limited 3. Corporate Guarantee: Casa Grande Civil Engineering Private Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprises LLP & Grace Gated Community LLP Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 600.00 Million 2. Tenor: 48 months 3. Repayment: Principal repayable in 24 equal instalments starting from 25th month from the date of disbursement The amounts lying in Escrow Sub-accounts, considered as 'eligible receivables' transferred and appropriated towards repayment of the facility from each security project - Platinum, Amberly, Divinity, ECR 14, Royale once they hit their respective milestones at the percentage as agreed by the lender and the company which is subject to change 4. Principal moratorium: 24 months from the date of first disbursement (August 2022) 5. Rate of interest: monthly due at the rate of 11.65% p.a (fixed).	-	-	-	235.20
10	Motilal Oswal Finvest Limited	610.00	Borrowing Entity: Casa Grande Milestone Private Limited Nature of Security : 1. Property: (I) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land (Thirumudivakkam) land admeasuring 6.48 1/2 Acres situated a Thirumudivakkam village, Kundrathur Taluk, Kancheepunm District. Property: (ii) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land (Siruseri) land admeasuring 8 Acres and 32.5 Cents, situated at Pudupakkam village, Thiruporur Taluk Kancheepuram 2. Stock and receivables & Movable Properties: (I) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Casagrand Premier Builder Limited or Casa Grande Milestone Private Limited. in relation to the Project (Sholinganallur) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 6,100 Unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10 Million 2. Final Maturity: On or prior to June 30, 2025 3. Repayment: NCDs are redeemable in 4 instalments as follows: (I) 25% (Twenty Five Percent) of the Principal on September 30,2024; (ii) 25% (Twenty Five Percent) of the Principal on December 31, 2024; (iii) 25%(Twenty Five Percent) of the Principal on March 31, 2025; and (iv) 25%(Twenty Five Percent) of the Principal on June 30, 2025 4. Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee. 5. Interim interest coupon: monthly compounded at the rate of 10% p.a (fixed) payable quarterly. First coupon compounded on July 31, 2022. First coupon payment due on September 30, 2022 6. Interest Moratorium: Nil 7. Additional Interest: The Additional Interest at IRR of 15% on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid, as follows: (I) 25% (Twenty Five Percent) on September 30,2025; (ii) 25% (Twenty Five Percent) on December 31,2025; (iii) 25% (Twenty Five Percent) on March 31,2026; (iv) 25% (Twenty Five Percent) on June 30, 2026.	220.00	290.00	610.00	610.00

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
11	Motilal Oswal Finvest Limited	525.00	Borrowing Entity: Casa Grande Milestone Private Limited Nature of Security : 1. Property: (I) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land (Perungudi) admeasuring 3 Acres 95.6 cents situated in Neelankarai and Seevaram villages, Sholinganallur Taluk, Chennai District Sy. no. 11/7A, 11/8A1A, 11/8A1A (Part) and 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/10B1B, 11/10B2, 12/1A, 12/1B, 23/22 part (as per Patta Survey No. 23/24) and entire saleable area of 3,52,183 sq. ft. 2. Stock and receivables & Movable Properties: (I) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Casagrand Premier Builder Limited or Casa Grande Milestone Private Limited. in relation to the Project (Perungudi) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 5,250 Unlisted, fully secured, redeemable, cumulative, non-convertible Series II debentures of par value of ₹ 0.10 Million 2. Final Maturity: On or prior to June 30, 2025 3. Repayment: NCDs are redeemable in 4 instalments as follows: (I) 25% of the Principal on September 30,2024; (ii) 25% of the Principal on December 31, 2024; (iii) 25% of the Principal on March 31, 2025; and (iv) 25% of the Principal on June 30, 2025 4. Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee. 5. Interim interest coupon: monthly compounded at the rate of 10% p.a (fixed) payable quarterly. First coupon compounded on July 31, 2022. First coupon payment due on September 30, 2022 6. Interest Moratorium: Nil 7. Additional Interest: The Additional Interest at IRR of 15% on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid, as follows: (I) 25% on September 30,2024; (ii) 25% on December 31,2024; (iii) 25% on March 31,2025; (iv) 25% on June 30, 2025.	-	-	525.00	525.00
12	Aditya Birla Housing Finance Limited	300.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: Exclusive charge by the way MODTD (Memorandum of Deposit of Title Deeds) on the residential Project "Casagrand Orlena" situated at Sy.no.17/10D & New Sy.no.18, (part Old Sy.no 18/1,) Khatha no. 831/17/10D, 18/1 at Thanisandra Village K.R.puram Hobli, Bangalore 2. Stock & Receivables & Movable properties: (I) An Exclusive charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Casa Grand Orlena" under the documents entered into with the customers by the borrower, all such proceeds both present & future; (to be done upfront) (ii) An Exclusive charge by way of hypothecation on the escrow account for the projects and on all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be). Escrow account to be opened/ activated for the project with the Lender's designated Bank within 30 days of the first disbursement prior to subsequent disbursement whichever is earlier. 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 300.00 Million 2. Tenor: 36 months 3. Repayment: Repayable in 18 monthly instalments of ₹ 16.70 Million 4. Principal Moratorium: 18 months from the date of disbursement 5. Rate of interest: 13.60% p.a (Floating) (Aditya Birla Home Finance Limited Reference Rate(ARR)+ applicable margin (-3.25%))	-	-	-	107.46
13	Aditya Birla Housing Finance Limited	500.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: (I) Extension of charge by the way of MODTD on the project lands admeasuring 59,754 Sq. Ft in the residential Project "Casagrand Orlena" situated at Sy.no.17/10D & New Sy.no.18, (Part Old Sy.no 18/1,) Khatha no.:831/17/10D,18/1 AT Thanisandra Village K.R. Puram Hobli, Bangalore. (ii) Negative Lien through undertaking in standard format of ABHFL on project land as well as receivables from the proposed Project on project land admeasuring 1,68,795 Sq. Ft in the residential Project "Casagrand Flamingo" situated at Sy.no 50, Halralukunte Village, Begur Hobli, Bangalore 2. Stock, Receivables & Movable properties: (I) Extension of charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Casagrand Orlena" under the documents entered into with the customers by the borrower, all such proceeds both present & future (ii) Exclusive charge by way of hypothecation on the Scheduled Receivables of both sold & unsold of Project "Casagrand Flamingo" under the documents entered into with the customers by the borrower, all such proceeds both present & future (iii) Extension of charge by way of hypothecation on the escrow account for the projects and on all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be) 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1.Facility Type: Term Loan Facility 1: ₹ 200.00 Million Facility 2: ₹ 300.00 Million 2. Term of Repayment: Facility 1: 36 Months Facility 2: 60 Months 3. Rate of Interest 13% p.a 4. Interest type: floating rate (ARR is 18.65% p. a., the applicable margin is -5.65%) 5. Repayment Schedule: (I) Repayable in 18 monthly instalments of ₹ 11.10 million from the 19th month from the date of first disbursement (ii) Repayable in 30 monthly instalments of ₹ 10.00 Million from the 31st month from the date of first disbursement	-	-	183.92	147.64

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
14	Aditya Birla Real Estate Credit Opportunities Fund	400.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: First and exclusive charge on the mortgaged property - entire piece and parcel of the project land (Aquene) bearing Survey No. 84/4 measuring 3 Acres 77 cents situated at Kengeri village, Kengeri Hobli, Bangalore South Taluk together with the residential buildings comprising of Two buildings (I) Building 1 - 198 tenements (ii) Building 2 - 135 tenements being constructed thereon, in favour of the Debenture Trustee (Vistra ITCL (India) Limited) and recorded in terms of the Memorandum of Entry 2. Stock & receivables & Movable Properties: (I) First and exclusive charge by the way of hypothecation on the Hypothecated Assets - all present and future movable assets of the Company in relation to the project (Aquene) including but not limited to Project receivables received and to be received by the Company, Escrow Accounts and all other bank accounts whereby the Project Receivables are deposited or lying to the credit of the Escrow Accounts. cash flows, book debts, revenues and goodwill relating to the property/Project (Aquene) and all other movable assets relating to its business, both present and future in favour of the Debenture Trustee recorded in terms of the Deed of the Hypothecation. (ii) First and exclusive charge over the Escrow Accounts 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 4,500,000 unlisted, unrated, secured, redeemable. non-convertible debentures of face value ₹ 100 aggregating up to ₹ 450.00 Million 2. Tenor: 36 months from the deemed date of allotment 3. Repayment: Repayable as below: (I) On or before 31st Mar, 2024 - aggregate repayment more than or equal to ₹ 75.00 Million (ii) On or before 30th June, 2024 - aggregate repayment more than or equal to ₹ 150.00 Million (iii) On or before 30th Sept, 2024 - aggregate repayment more than or equal to ₹ 225.00 Million (iv) On or before 31st Dec, 2024 - aggregate repayment more than or equal to ₹ 300.00 Million (v) On or before 31st Mar, 2025 - aggregate repayment more than or equal to ₹ 375.00 Million (vi) On or before 31st Mar, 2024 - aggregate repayment more than or equal to ₹ 450.00 Million 4. Principal Moratorium: 18 months from the date of allotment 5. Interim Coupon Rate: 15.12% p.a (Fixed) payable quarterly 6. Additional coupon: Redeemable with a redemption premium that results in 16% overall IRR Loan closed on 20th March 2024	-	-	-	400.00
15	India Housing Fund - Series 3	900.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: First ranking exclusive charge by way of mortgage by way of deposit of the title deeds over the mortgaged properties - entire Project (HAZEN) / project land shall mean the land admeasuring 8.9 acres situated at Sy. no. 61, Gottigare Village, Uttarahalli Hobli, Bangalore South, by the company in favour of the Debenture Trustee 2. Stock & receivables & Movable Properties: (I) First and exclusive charge by the way of hypothecation on the Hypothecated Assets - all present and future movable assets of the Company in relation to the project (Hazen) including but not limited to Project receivables received and to be received by the Company, Escrow Accounts and all other bank accounts whereby the Project Receivables are deposited or lying to the credit of the Escrow Accounts. cash flows, book debts, revenues and goodwill relating to the property/Project (Aquene) and all other movable assets relating to its business, both present and future in favour of the Debenture Trustee recorded in terms of the Deed of the Hypothecation. (ii) First and exclusive charge over the Escrow Accounts 3. Corporate guarantee: Casagrand Premier Builder Limited 4. Personal Guarantee: Mr. Arun MN Repayment Terms & Rate of Interest : 1. Facility Type: 1,250 unlisted, unrated, secured, redeemable, non-convertible debentures at a face value of ₹ 1.00 Million each Total Facility amount: ₹ 1,250.00 Million 2. Tenor: 36 months from the deemed date of allotment 3. Repayment: Redeemable as below: (I) ₹ 62.50 Million redeemable on 30th June, 2023 (ii) ₹ 62.50 Million redeemable on 30th September, 2023 (iii) ₹ 156.25 Million redeemable on 31st December, 2023 (iv) ₹ 156.25 Million redeemable on 31st March, 2024 (v) ₹ 156.25 Million redeemable on 30th June, 2024 (vi) ₹ 156.25 Million redeemable on 30th September, 2024 (vii) ₹ 156.25 Million redeemable on 31st December, 2024 (viii) ₹ 156.25 Million redeemable on 31st March, 2025 (ix) ₹ 187.50 Million redeemable on 30th June, 2025 4. Interim Coupon Rate: 15.78% p.a payable quarterly 5. Interest Moratorium Period: 9 months from the date of allotment. Accrued but unpaid interest repaid in 2 equal instalments in the subsequent due dates. 6. Additional coupon: Redeemable with a redemption premium that results in 16.5% overall IRR Loan subsequently closed on 20th July 2023	-	-	-	313.90
16	Motilal Oswal Home Finance Limited	420.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: First charge on undivided share of land belongings to Borrower's share, development rights and saleable area of borrower's share of the project "Casagrand Keatsway" 2. Stock, Receivables & Movable properties: (I) First charge on borrower's share of receivables and future cash flows of the project (ii) First charge on the Project accounts as mentioned in the Escrow agreement 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Construction finance Total Facility amount: ₹ 450.00 Million 2. Final Maturity: 36 months (door to door) starting from first disbursement (31-March-2026) 3. Repayment: Repayable in 4 equal instalments starting from the last day of 27th month from the date of first investment 4. Interest Rate: 13% p.a. monthly compounding and payable quarterly	-	-	265.21	350.00

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
17	Standard Chartered Capital Limited	475.34	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: (I) First pari passu charge on the Residential Project 'Casagrand Meridian located at Khata No 177, Survey Number 48, along Old Madras Road, Bhatarahalli Village, Bidarahalli Hobli, Bengaluru.' with a min. saleable area of 371,179 Sq. ft(mortgage of land & building) Security will be shared with SCB on pari passu. (ii) Second ranking pari passu charge over the Casa Grande Smart Value Homes Private Limited - Utopia Project 2. Stock, Receivables & Movable properties: (I) First pari passu charge by the way of hypothecation of the moveable assets / stocks / work in progress of the project (ii) First pari passu charge over all bank accounts in relation to the Project. It is clarified that all accounts for the Project are to be maintained with SCB only. 3. Corporate Guarantee: Casagrand Premier Builder Limited	-	-	-	469.73
			Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 500.00 Million 2. Tenor: Door to door maturity of up to 33 months 3. Repayment: Repayable in 4 quarterly instalments of ₹ 125.00 Million from December 2024 till September 2025. Project collections to be used to reduce outstanding facility starting from the end of the 3rd month of initial disbursement 4. Interest Rate: 12.45% p.a. 5. interest reset: Semi annually Loan subsequently closed 08th June 2023				
18	Standard Chartered Bank	195.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: (I) First pari passu charge on the Residential Project 'Casagrand Meridian located at Khata No 177, Survey Number 48, along Old Madras Road, Bhatarahalli Village, Bidarahalli Hobli, Bengaluru.' with a min. saleable area of 371,179 Sq. ft(mortgage of land & building) Security will be shared with SCCL on pari passu. (ii) Second ranking pari passu charge over the Casa Grande Smart Value Homes Private Limited - Utopia Project 2. Stock, Receivables & Movable properties: (I) First pari passu charge by the way of hypothecation of the moveable assets / stocks / work in progress of the project (ii) First pari passu charge over all bank accounts in relation to the Project. It is clarified that all accounts for the Project are to be maintained with SCB only. 3. Corporate Guarantee: Casagrand Premier Builder Limited	-	-	-	190.28
			Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 400.00 Million 2. Tenor: Door to door maturity of up to 42 months 3. Repayment: Repayable in 3 quarterly instalments of ₹ 133.30 Million from December 2025 till June 2026. Project collections to be used to reduce outstanding facility starting from the end of the 3rd month of initial disbursement 4. Interest Rate: 12.45% p.a. (Interest rate linked to MIBOR for INR Spread) 5. Interest reset: Quarterly Loan subsequently closed on 1st September 2023				
19	Standard Chartered Capital Limited	610.00	Borrowing Entity: Casa Grande Smart Value Homes Private Limited Nature of Security : 1. Property: First pari passu charge over "Casagrand Utopia" located in Manapakkam, Chennai 2. Personal guarantee: Mr. Arun MN 3. Corporate Guarantee: Casagrand Premier Builder Limited.	-	-	-	416.83
			Repayment Terms & Rate of Interest : 1. Facility Type: Commercial Real Estate Facility (Term Loan) Total Facility amount: ₹ 700.00 Million 2. Tenor: 48 months 3. Repayment: Facility repayable in instalments as stated below: (i) ₹ 13.16 Million payable on June 30, 2023 (ii) ₹ 13.16 Million payable on September 30, 2023 (iii) ₹ 13.16 Million payable on December 31, 2023 (iv) ₹ 13.16 Million payable on March 31, 2024 (v) ₹ 19.74 Million payable on June 30, 2024 (vi) ₹ 19.74 Million payable on September 30, 2024 (vii) ₹ 26.32 Million payable on December 31, 2024 (viii) ₹ 26.32 Million payable on March 31, 2025 (ix) ₹ 26.32 Million payable on June 30, 2025 (x) ₹ 26.32 Million payable on September 30, 2025 (xi) ₹ 26.32 Million payable on December 31, 2025 (xii) ₹ 26.28 Million payable on March 31, 2026 4. Prepayment: Repayable at any time from the amounts from the internal accruals arising from the cash flows of the project (Utopia), such repayment shall be a minimum of ₹ 20.00 Million limited to twice a month unless otherwise agreed by the lender 5. Rate of interest: monthly at the rate of 12.82% p.a (floating). 6. Interest Reset: at the discretion of lender at quarterly basis, linked to MIBOR for an INR Spread Loan subsequently closed on 04th October 2023				

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
20	Tata Capital Housing Finance Limited	1,410.00	Borrowing Entity: Casa Grande Smart Value Homes Private Limited Nature of Security : 1. Property: (I) Exclusive charge by way of Registered Simple Mortgage over land and construction thereof (present and future) of proposed residential project "Majestica" being constructed on all that piece and parcel of land measuring 11.30 acres in Manapakkam village, Alandur Taluk, Chennai District, Tamil Nadu (ii) Cross collateralisation over security of residential project "Casagrand Flagship" being constructed on all that piece and parcel of land bearing multiple Survey Nos. located at Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Located at Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring "17.58 acres less area to be gifted for Link Road & OSR) 2. Stock, Receivables and movable property: (I) Exclusive charge by the way of hypothecation on all receivables of 'Majestica' project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow (ii) Cross collateralisation over all receivables of "Casagrand Flagship" project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow 3. Co Borrower: Casagrand Premier Builder Limited & Casagrand Horizons Private Limited	483.12	618.36	1,154.76	971.71
			1. Term of loan: ₹ 1,500.00 million - 60 months (including moratorium of 36 months) from the date of first disbursement (Feb 2023) 2. Repayment of loan principal: 24 monthly instalments starting from 37th month from 1st disbursement. 3. Principal Moratorium: 36 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: payable monthly at the floating rate of 12.75% p.a. (PLR of 19.50 % minus 6.75% per annum) at the time of disbursement. 5. Interest Reset: Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.				
21	State Bank of India	795.00	Borrowing Entity: Casa Grande Grace Private Limited Nature of Security : 1. Property: Mortgage of the project land situated at S.Nos. 240/12 measuring acres and 45 cents and S.Nos. 240/15 measuring 4 acres and 76 cents totally measuring up to 13 acres 21 cents at kalavakkam village, Thiruporur Taluk, Chengalpattu District and present and future built up area in project "Southbrooke" 2. Stock, Receivables & Movable properties: (I) hypothecation of the moveable assets / stocks / work in progress of the project - Southbrooke (ii) Charge on the cashflows / receivables from the project by the way if hypothecation 3. Corporate Guarantee: Casagrand Premier Builder Limited 4. Personal Guarantee: Mr. Arun MN	236.74	340.42	569.72	-
			Repayment Terms & Rate of Interest : 1. Facility Type: Project specific one time Cash credit Total Facility amount: ₹ 800.00 Million 2. Final Maturity: Dec-25 3. Repayment: Repayable in 8 instalments from February-2024 4. Interest Rate: 9.40% p.a. (MCLR-6M(8.40%) plus 1% margin)				
22	India Realty Excellence Fund III	500.00	Borrowing Entity: Casa Grande Grace Private Limited Nature of Security : 1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land admeasuring Acres 14.75 in Survey no. 139, 140, 141 Situated at Thalambur Village, Thiruporur Taluk, Kanchepuram district and entire saleable area of 16,37,000 sq.ft.. 2. Stock and receivables & Movable Properties: (I) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Thalambur) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Casa Grande Grace Private Limited - Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account 3. Corporate guarantee: Casagrand Premier Builder Limited	-	-	335.00	499.79
			Repayment Terms & Rate of Interest : 1. Facility Type: 5000 Unlisted, fully secured, redeemable, cumulative, non-convertible Series A debentures of par value of ₹ 0.10 Million each Facility Amount: ₹ 500.00 Million 2. Final Maturity: August 20, 2024 3. Redemption: NCDs are redeemable in 4 instalments as follows: (I) 33% of the Principal on March 31,2024; (ii) 33% of the Principal on June 30, 2024; (iii) 34% of the Principal on August 20, 2024 Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee. 4. Interim interest coupon: (I) Quarterly compounded at the rate of 12% p.a (fixed) payable quarterly until March 31, 2023. First coupon compounded on September 30, 2019. (ii) Quarterly compounded at the rate of 16% p.a (fixed) payable quarterly from April 01, 2023 5. Interest Moratorium: up to June 30, 2020. The moratorium interest repaid in 2 equal instalments with first instalment payable on June 30,2020 and Second Instalment payable on September 30, 2020 6. Additional Interest: The Additional Interest at IRR on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid, as follows: (a) In the event the Series A NCDs are being redeemed in full, on or before September 30, 2023, an amount that provides the Debenture Holders an IRR of: (I) 21.75% till March 31, 2023; and (ii) IRR of 18% on and from April 01, 2023 up to September 30, 2023 or full redemption of Series A NCDs, whichever is earlier;				
			(b) In the event the Series A NCDs are being redeemed in full, on or after October 01, 2023 to December 31, 2023, an amount that provides the Debenture Holders an IRR of: (I) 21.75% till March 31, 2023; and (ii) IRR of 19% on and from April 01, 2023 up to December 31, 2023 or full redemption of Series A NCDs, whichever is earlier; (c) In the event the Series A NCDs are being redeemed in full, on or after January 01, 2024 to March 31, 2024, an amount that provides the Debenture Holders an IRR of: (I) 21.75% till March 31, 2023; and (ii) IRR of 19.5% on and from April 01, 2023 up to March 31, 2024 or full redemption of Series A NCDs, whichever is earlier; (d) In the event the Series A NCDs are being redeemed in full, on or after April 01, 2024, an amount that provides the Debenture Holders an IRR of: (I) 21.75% till March 31, 2023; and (ii) IRR of 20% on and from April 01, 2023 up to the date of full redemption of Series A NCDs.				

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
23	India Realty Excellence Fund V	380.00	Borrowing Entity: Casa Grande Grace Private Limited Nature of Security : 1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project "Casagrand Grandio" and Project Land admeasuring Acres 7 and 22.5 Cents in Survey no. 90/15A, 90/15B, 90/8, 91/8, 90/7, 90/19, 89/7, 90/10, 90/16, 91/14, 90/11, 110/1A, 91/15, 89/1, 89/2, 90/9, 90/13, 90/17, 90/18, 89/3, 91/7, 91/10, 91/11, 109/6, 109/7, 90/12, 91/12 Situated at Vandalur Taluk, Chengalpattu district and entire saleable area of 2,20,759 square feet. 2. Stock and receivables & Movable Properties: (I) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Grandio) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account (ii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casagrand Horizons Private Limited at Pallikaranai village, Tamil Nadu (iii) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casa Grande Grace Private Limited at Thalambur, Tamil Nadu (iv) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Boulevard' being developed by Gazy Mag Private Limited at Chikkagubbi. Karnataka (v) Second ranking charge by way of hypothecation on cashflows in respect of the real estate project titled 'Millenia' being developed by Casagrand Millenia Private Limited at Thiruvallur, Tamil Nadu (vi) Second ranking charge by way of hypothecation on cashflows in respect of the untitled real estate project to be developed by Casa Grande Garden City Builders Private Limited at Kengeri village, Kengeri Hobli, Bangalore East Taluk 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 380 Unlisted, redeemable, cumulative, non-convertible Series B debentures ('Series I NCDs") at par i.e., ₹ 1.00 Million each Total Facility amount: ₹ 380.00 Million 2. Final Maturity: On or prior to March 31, 2024 3. Repayment: NCDs are redeemable in 4 instalments as follows: (I) 25% (Twenty Five Percent) of the Principal on June 30,2023; (ii) 25% (Twenty Five Percent) of the Principal on September 30, 2023; (iii) 25%(Twenty Five Percent) of the Principal on December 31, 2023; and (iv) 25%(Twenty Five Percent) of the Principal on March 31, 2024 Prepayment: Repayable at any time from the amounts from the internal accruals arising from the cash flows of the project (Manapakkam), such repayment shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee in writing. 4. Interim interest coupon: quarterly compounded at the rate of 15.5% p.a (fixed) and payable quarterly. First coupon compounded on December 31, 2021 5. Interest Moratorium: No moratorium for interest 6. Additional Interest: Entire additional interest that provides the Debenture Holders an IRR of 17% is repayable on March 31, 2024.	-	-	-	122.15
24	LIC Housing Finance Limited	190.00	Borrowing Entity: Casa Grande Grace Private Limited Nature of Security : 1. Property: Extension of security on second charge basis on Mortgage of the project land (Casagrand Supremus) admeasuring 12.65 Acres situated in SIPCOT- Thalambur Road comprised in Survey Nos.63/2, 4A,4B,4C,5A, 5B, 6A, 6C, 6D, 7A, 8A, 8B, 87/1A,1B,2,3,90/1,2 ,3,4, 5,6,74, 94/2,3,13, 14, 15, 95/2, 3, 6, 7, 8, 9, 10,11,A, 11B, 12, 13, 14 A, 14B, 14C, 15, 16, 17 of of Thazhambur Village, Thirupporur panchayat Union, Chengalput Taluk, Kanchipuram District including construct thereon and excluding OSR, Gifted Portion and land and Saleable area of 9,30,611 Sq Ft. 2. Stock and receivables & Movable Properties: a) Extension of the security on second charge basis on assignment or Hypothecation of receivables from the project "Supremus" comprising of development of 728 units with saleable area of 9,30,611 sq. ft. b) First and exclusive charge by way of hypothecation on all assets or properties acquired or financed by the loan 3. Guarantee: 100% Guarantee from NCGTC (National Credit Guarantee Trustee Company) Repayment Terms & Rate of Interest : 1. Facility Type: Term loan (Emergency Credit Line Guarantee Scheme) 2. Sanction amount: ₹ 190.00 Million 3. Date of sanction: March 26, 2021. Date of first disbursement: March 29, 2021 4. Tenor: Term of 60 months 5. Principal Moratorium: 12 months from the first disbursement (till March 2022) 6. Repayment: Repayable monthly after completion of moratorium from the date of first disbursement excluding broken period in 48 equated monthly instalments (EMI) of ₹ 5.14 Million 7. Interest: 13.5% p.a (ROI not to cross 14% during the tenure of the loan), payable monthly for 12 months from the date of 1st disbursement after broken period interest.	43.82	52.97	107.56	148.18
25	HDFC Limited	745.00	Borrowing Entity: Gazy Mag Private Limited Nature of Security : 1. Property: Exclusive Mortgage Charge over projects being financed "Project Boulevard" located at Chikkagubi, Bangalore (including land) together with construction thereon both present and future. 2. Stock, Receivables & Movable properties: (I) Exclusive Charge over all Receivables including without limitation booking amounts, lease rentals, licensee fees, cashflows, revenues etc. howsoever arising from, out of, in connection with or relating to the said Project - Boulevard (ii) Exclusive Mortgage Charge on the Escrow Accounts (iii) Exclusive Charge on insurance policies / insurance proceeds pertaining to the said Project 3. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1.Facility Type: Term Loan ₹ 750.00 Million 2. Term of Repayment: 42 Months 3. Rate of Interest 11.10% p.a 4. Interest type: floating rate (HDFC CF-PLR minus 320bps Spread) 5. Repayment Schedule: (I) Repayable in 15 monthly instalments of ₹ 40 Million from 25th month from the first disbursement and 3 monthly instalments of ₹ 50 Million from 40th month (ii) 45 % of all sales receipts/ realisations / Receivables from sold and unsold units in the said Project towards principal repayment from date of 1st disbursement	-	-	-	714.38

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
26	Tata Capital Housing Finance Limited	350.00	Borrowing Entity: Casa Grande Axiom Private Limited Nature of Security : 1. Property: (I) Extension of charge by way of Registered Simple Mortgage over land and construction thereof (present and future) of residential villa project "Tranquil" being constructed on all that piece and parcel of land bearing Sy No.78/4,79/(1A, 1B, 1C, 1D, 2A,2B,3, 4, 5A, 5B, 6,7,8), 80/ (1, 2, 3A, 3B, 3C), 87/(1, 4,5, 6A1, 6A2, 6B, 8A, 8B, 9A, 9B, 10A,10B), 88/(4, 64, 6C) of Jalladampet Village, Sholinganallur Taluk, Chennai District, Tamil Nadu (totally admeasuring -5.30 acres less-0.867 acres gifted for Link Road & OSR) (ii) Cross collateralisation over security of residential project "Casagrand Flagship" being constructed on all that piece and parcel of land bearing multiple Survey Nos. located at Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Located at Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring "17.58 acres less area to be gifted for Link Road & OSR) 2. Stock, Receivables and movable property: (I) Extension of charge by the way of hypothecation on all receivables of 'Tranquil' project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow (ii) Cross collateralisation over all receivables of "Casagrand Flagship" project including all sold, unsold, insurance receipts as well as development and other charges and any cash flow 3. Co Borrower: Casagrand Premier Builder Limited & Casagrand Horizons Private Limited	-	-	-	284.03
			Repayment Terms and Rate of interest: 1. Term of loan: ₹ 350.00 million - 24 months (including moratorium of 12 months) from the date of first disbursement (March 2023) 2. Repayment of loan principal: 12 monthly instalments starting from 13th month from 1st disbursement. 3. Principal Moratorium: 24 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: Payable monthly at the floating rate of 12.60% p.a. (PLR of 19.50 % minus 6.90% per annum) at the time of disbursement. 5. Interest Reset -Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL. Loan subsequently closed on 09th April 2023				
27	India Realty Excellence Fund V	480.00	Borrowing Entity: Casa Grande Zest Private Limited Nature of Security : 1. Property: First ranking pari passu charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land Acres 9 and 51 cents situated in Vengambakkam(Mabelle) village, Tambaram Taluk, Chengalpet District and entire saleable area of 3,54,224 sq.ft..(shared with the Hyderwise Debenture Trustee with respect to the Hyderwise NCDS (as security for the due repayment of: (I) Outstanding Amounts in respect of the Series A NCDS; and (ii) outstanding amounts in respect of Hyderwise NCDs) 2. Stock and receivables & Movable Properties: First ranking pari passu charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project (Mabelle) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account 3. Corporate guarantee: Casagrand Premier Builder Limited	-	-	108.88	370.40
			Repayment Terms & Rate of Interest : 1. Facility Type: Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs") at par value of ₹ 1 Million each. Facility Amount: ₹ 430.00 Million 2. Final Maturity: On or prior to October 31, 2025 3. Repayment: NCDs are redeemable in 3 instalments as follows: (I) 33% of the Principal on April 30, 2025; (ii) 33% of the Principal July 31, 2025; (iii) 34% of the Principal on October 31,2025; 4. Principal Moratorium: 36 months from the date of subscription of first tranche (Sep 2022) 5. Interim interest coupon: quarterly at the rate of 15% p.a (fixed). First coupon compounded on November 30,2022. First coupon due on December 31, 2022. 6. Interest Moratorium: Nil 7. Additional Interest: the additional interest payable at an amount that provides an IRR of 16.5% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier: (I) 33% (Thirty Three Percent) of the Additional Interest on April 30, 2025; (ii) 33% (Thirty Three Percent) of the Additional Interest on July 31, 2025; (iii) 34% (Thirty Four Percent) of the Additional Interest on October 31, 2025.				
28	Bank of Maharashtra	150.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) Exclusive charge on equitable Mortgage of residential flat located in Casagrand ECR14 at Signature Tower, Flat No.A1201, Twelth Floor, Maya Street Kanathur Reddy Kuppam, ECR, Chennai-6031 12. Apartment is in the Land located in Survey No.36/2 part, 36/3, 37/1, 37/2, 37/5 Part, 37/6 part,35/2A part,35/2B part, 48/2 part, 48/3 Part,48/4 &48/5 Part, UDS - 1635 sq.ft and Super Built up Area - 5093 sq.ft, owned by Mrs. Dorothy Thomas (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 OId RS.N0.4311 part, New RS.No.4311/208, UDS - 556 sq.ft & 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.N0.4311/208, 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 & Super Built up Area - 3345 sq.ft, Owned by Casagrand Premier Builder Limited. 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 Limited	45.14	51.74	82.13	112.20
			Repayment Terms & Rate of Interest : 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%				

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
29	Bank of Maharashtra	100.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) Exclusive charge on equitable Mortgage of residential flat located in Casagrand ECR14 at Signature Tower, Flat No.A1201, Twelth Floor, Maya Street Kanathur Reddy Kuppam, ECR, Chennai-6031 12. Apartment is in the Land located in Survey No.36/2 part, 36/3, 37/1, 37/2, 37/5 Part, 37/6 part,35/2A part,35/2B part, 48/2 part, 48/3 Part,48/4 &48/5 Part, UDS - 1635 sq.ft and Super Built up Area - 5093 sq.ft, owned by Mrs. Dorothy Thomas (ii) Exclusive charge on Equitable Mortgage of residential flat located in Casagrand Olympus situated at Door No.31, FIat No.18B, Eighteenth Floor, South Canal Bank Road, Mylapore, Chennai 600028. Apartment is in the Land located in OId RS.N0.4311 part, New RS.No.4311/208, UDS - 556 sq.ft & 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.N0.4311/208, UDS - 1203 sq.ft and Super Built up Area - 2340 sq.ft; 0wned 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 & Super Built up Area - 3345 sq.ft, Owned by Casagrand Premier Builder Limited. 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 Limited Repayment Terms & Rate of Interest : 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%	37.45	42.34	62.67	82.38

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
30	ICICI Bank Limited	680.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) Exclusive Mortgage Charge by the way of equitable mortgage on the property located at Mannivakkam, Tambaram, Chennai admeasuring approximately 16,349.31 sq. mtrs. including all the structures thereon both present & future along with the development potential arising thereon both present & future. and on the residential project "Casagrand Aria" consisting of three towers each of G +19 having saleable area of approx. 749,109 sq. ft. being developed by Casa Grande Civil Engineering Private Limited. on the above property. (ii) Exclusive Mortgage Charge by the way of equitable mortgage on the other residential project "Casagrand Arena EWS" consisting of one tower having saleable area of approx. 41,640 sq. ft. developed by the Casa Grande Vallam LLP/Private Limited. 2. Stock, Receivables & 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 Limited, Casagrand Luxor Private Limited and Casa Grande Vallam LLP/Private Limited Repayment Terms & Rate of Interest : 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	-	114.84	384.19	316.91
31	JM Financial Credit Solutions Limited	270.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: First and exclusive charge by way of a registered equitable mortgage over the land admeasuring approximately 5.16 acres in Kovilanchery along with the project being developed over the said land with structures thereon ("Project Kovilanchery") 2. Stock, receivables & movable properties: Hypothecation and escrow of receivables from the sales of sold/unsold units of the Project Kovilanchery 3. Corporate Guarantee: Casagrand Premier Builder Limited. Repayment Terms & Rate of Interest : 1. Facility Type: 2,700 unlisted unrated secured redeemable, non-convertible debentures at par value of ₹ 0.1 Million Total Facility amount: ₹ 270.00 Million 2. Tenor: 60 months from the date of allotment 3. Redemption: Redeemable in 24 instalments from the end of 37th month from the date of subscription of first tranche and ending on the 60th month. 4. Principal moratorium: 36 months from the date of subscription of first tranche 5. Interim Coupon rate: 10% p.a (fixed) payable monthly. 6. Interest Moratorium: 9 months. payment commenced not later than the end of 10th month from the date of subscription of first tranche 7. Redemption premium: Redeemable with a redemption premium that results in 17.75% overall IRR Loan subsequently closed on 28th October 2023	-	-	-	270.00
32	Kotak Mahindra Investments Limited	1,000.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) Extension of first and exclusive charge by the way of registered mortgage on land admeasuring 21.38 acres (approx.) along with the structures/buildings constructed / to be constructed, called project "Platinum" on the said land parcel, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon developed thereon in two phases with Phase 1 approved and having saleable area of 4,63,33 sq. ft. Phase 2 approved and having saleable area of 13,85,123 sq. ft. located at Mannivakkam, Chennai - 600048, Tamil Nadu. owned by Casa Grande civil Engineering Private Limited. (ii) Extension of first and exclusive charge by the way of registered mortgage on land admeasuring 2.68 acres (approx.) excluding UDS for area sold along with the structures/buildings constructed / to be constructed, called project "Amberley" on the said land parcel, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon developed thereon having saleable area of 85,934 sq. ft. located at Thazambur, Chennai - 600130, Tamil Nadu. owned by Casa Grande Smart Value Homes Private Limited. (iii) Extension of first and exclusive charge by the way of registered mortgage on land admeasuring 6.29 acres (approx.) excluding UDS for area sold along with the structures/buildings constructed / to be constructed, called project "Divinity" on the said land parcel, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon developed thereon having saleable area of 2,49,940 sft. located at Navalur, Chennai - 600130, Tamil Nadu. owned by Grace Gated Community LLP and Casa Grande Smart Value Homes Private Limited. 2. Stock, Receivables & Movable properties: (I) Extension of First and Exclusive Charge by the way of hypothecation and escrow over all receivables arising from sale/lease/transfer of land/structure/units 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 & Escrow of receivables from sale/lease/transfer of land/structure/units of Project "Platinum", "Amberley", "Divinity", "Royale" & "ECR 14" 3. Corporate Guarantee: Casagrand Premier Builder Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprise LLP and Grace Gated community LLP Repayment Terms & Rate of Interest : 1.Facility Type: Rupee Term Loan ₹ 1,000.00 Million 2. Term of Repayment: 36 months from the date of First Disbursement including 18 months moratorium 3. Rate of Interest: 11.25% p.a 4. Interest type: fixed 5. Repayment Schedule: repayable in 18 monthly instalments commencing from 19th month from the date of first disbursement	-	-	395.89	210.69

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
33	Kotak Mahindra Investments Limited	100.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : No security Repayment Terms & Rate of Interest : 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)	-	-	-	100.00
34	Kotak Mahindra Investments Limited	1,100.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) First & exclusive charge by way of registered mortgage on land admeasuring 21.38 acres (excluding area gifted to authorities) along with the structures/buildings constructed/to be constructed, called project "Platinum", on the said land parcel, including all the existing and future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, to be developed thereon in two phases with Phase 1 approved and having saleable area of 464333 sft and future potential development of Phase 2 located at Mannivakkam -600048, Chennai. The land parcel is owned by Casa Grande Civil Engineering Private Limited (ii) Extension of charge by way of registered mortgage on land admeasuring 2.68 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Amberley", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 85,934 sft located at Thazambur - 600130, Chennai. The land parcel is owned by Casa Grande Grace Private Limited and Casa Grande Enterprises LLP (iii) Extension of charge by way of registered mortgage on land 6.28 acres (excluding area gifted to authorities) excluding UDS for area sold along with the structures/buildings constructed/to be constructed, called project "Divinity", on the said land parcel, including all the existing & future FSI potential loaded/to be loaded onto the structures constructed/to be constructed thereon, having saleable area of 2,49,940 sft located at Navalur - 600130, Chennai. The land parcel is owned by Grace Gated Community LLP and Casa Grande Smart Value Homes Private Limited. (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 & 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 & Moveable properties: Hypothecation & escrow of receivables from sale/lease/transfer of land/structure/units of project "Platinum", "Amberley", "Divinity", & "Royale". 3. Corporate Guarantee: Casagrand Premier Builder Limited, Casa Grande Grace Private Limited, Casa Grande Homes Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprise LLP & Grace Gated Community LLP Repayment Terms & Rate of Interest : 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 December-2026), TL 2 - 48 months 3. Repayment: TL 1 -Principal repayable in 30 equal instalments of ₹ 28.67 Million each starting from July-24 and ending on December-2026 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 December-2022 TL 2 - 24 months Moratorium 5. Rate of interest: monthly at the rate of 11.65% p.a (fixed).	-	-	303.17	906.33
35	LIC Housing Finance Limited	1,450.00	Borrowing Entity: Dawning Developers LLP Nature of Security : 1. Property: 1. Equitable Mortgage of the project land (Casagrand Crescendo) admeasuring 3 Acres 88.40 cents situated in Nolambur comprised in Old 5y. No. 135/1C, 2A&2B, 123/1A1, 1A2, 1B, 1C1 (p), 1C2,2A1,2A2, 2B, 2C1, 2C2,2C3(p) & 2D(p), 122/2A & 2B, Athipattu Village, Ambattur Taluk, Thiruvallur Dist including construction thereon and excluding OSR, Gifted Portion and land & Saleable area of 6,97,798 Sq Ft. Casagrand Premier Builder Limited. to join in mortgage as confirming party 2. Stock and receivables & Movable Properties: Assignment or Hypothecation of receivables from the project "Crescendo", Cross collateral of receivables from "Supremus" project 3. Corporate guarantee: Casagrand Premier Builder Limited 4. Personal Guarantee: Mr. Arun MN and Mr. K. R. Anerudan (Erstwhile Promoter) Repayment Terms & Rate of Interest : 1. Facility Type: Term loan 2. Sanction amount: ₹ 1,450.00 Million 3. Date of sanction: March 28, 2019. Date of first disbursement: April 25, 2019 4. Tenor: Term of 57 months 5. Principal Moratorium: 27 months from the first disbursement (till July 2021) 6. Repayment: Repayable monthly after completion of moratorium from the date of first disbursement excluding broken period. Repayable in 30 monthly instalments. (I) First 9 instalments - ₹ 60.00 Million each instalment - Total of ₹ 540.00 Million (ii) Next 9 instalments - ₹ 70.00 Million each instalment - Total of ₹ 630.00 Million (iii) Next 4 instalments - ₹ 30.00 Million each instalment - Total of ₹ 120.00 Million (iv) Last 8 instalments - ₹ 20.00 Million each instalment - Total of ₹ 160.00 Million (Or) Prepayment - 100% (discretion of LICHFL) of sale proceeds adjustable towards repayment of principal without prepayment charges from all future receivables from the project. (Whichever is earlier or higher of the above repayment method) Receivables from the project is routed through Designated Escrow accounts and repayments are made from such Escrow account. 7. Interest: 12.90% p.a (floating) payable monthly. 8. Interest Reset: Project LHPLR minus 330 bps with Project LHPLR at the time of sanction at 15.80% p.a.	-	-	-	124.19

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
36	LIC Housing Finance Limited	185.00	Borrowing Entity: Dawning Developers LLP Nature of Security : 1. Property: Extension of security on second charge basis on Mortgage of the project land (Casagrand Crescendo) admeasuring 3 Acres 88.40 cents situated in Nolambur comprised in Old 5y. No. 135/1C, 2A&2B, 123/1A1, 1A2, 1B, 1C1 (p), 1C2,2A1,2A2, 2B, 2C1, 2C2,2C3(p) & 2D(p), 122/2A & 2B, Athipattu Village, Ambattur Taluk, Thiruvallur Dist including construction thereon and excluding OSR, Gifted Portion and land & Saleable area of 6,97,798 Sq Ft. 2. Stock and receivables & Movable Properties: a) Assignment or Hypothecation of receivables from the project "Crescendo" comprising of development of 513 units with saleable area of 6,97,798 sq. ft. b) First and exclusive charge by way of hypothecation on all assets or properties acquired or financed by the loan 3. Guarantee: 100% Guarantee from NCGTC (National Credit Guarantee Trustee Company) Repayment Terms & Rate of Interest : 1. Facility Type: Term loan (Emergency Credit Line Guarantee Scheme) 2. Sanction amount: ₹ 185.00 Million 3. Date of sanction: March 26, 2021. Date of first disbursement: March 29, 2021 4. Tenor: Term of 60 months 5. Principal Moratorium: 12 months from the first disbursement (till March 2022) 6. Repayment: Repayable monthly after completion of moratorium from the date of first disbursement excluding broken period in 48 equated monthly instalments (EMI) of ₹ 5.01 Million 7. Interest: 13.5% p.a (ROI not to cross 14% during the tenure of the loan), payable monthly for 12 months from the date of 1st disbursement after broken period interest.	42.20	51.05	103.96	143.21
37	ICICI Bank Limited	491.00	Borrowing Entity: Casagrand Magick Rufy Private Limited Nature of Security : 1. Property: (I) First Exclusive Mortgage Charge by the way of registered mortgage on the property located at Ambattur, Chennai admeasuring approximately 6.336 sq. mtrs. including all the structures thereon both present & future along with the development potential arising thereon both present & future. and on the commercial project "Casagrand Connect" having leasable area of approx. 133,407 sq. ft. being developed by Casagrand Magick Rufy Private Limited. on the above property. 2. Stock, Receivables & 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 - Connect (ii) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project Aria and Arena and the DSR Account all monies credited/ deposited therein, and all investments in respect thereof. 3. Corporate Guarantee: Casagrand Premier Builder Limited, Casagrand Luxor Private Limited and Venerate Homes Search LLP Repayment Terms & Rate of Interest : 1.Facility Type: Rupee Term Loan ₹ 600.00 Million 2. Term of Repayment: 48 months from the date of First Disbursement 3. Rate of Interest: 9.98% p.a 4. Interest type: floating rate (ICICI MCLR-1 Y (8.65%) + Spread(1.33%)) 5. Interest Reset: At the end of every 1 year from the date of disbursement 6. Repayment Schedule: repayable in 1 instalment of ₹ 600.00 Million commencing from 48th month from the date of first disbursement	484.98	443.98	248.98	193.98
38	JM Financial Products Limited	1,350.00	Borrowing Entity: Casagrand Magick Rufy Private Limited Nature of Security : 1. Property: First and Exclusive charge by way of mortgage of unregistered units (and corresponding UDS) of approx. 12,09,031 sq. ft. in Project 'Athens' located at Ambattur, Chennai; mortgage of unregistered units (including the villa component) of approx. 70,390 sft in Project 'Uptown' located at Nayapakkam, Chennai; and mortgage of unregistered units in Project 'Westend' of approx. 106,082 sq. ft. located at Kuthambakkam, Chennai. 2. Stock and Receivables: (I) First and exclusive charge by way of Hypothecation of receivables from the sales of sold/unsold units in the Project Athens, Project Uptown and Project Westend. (ii) Escrow of Project Athens, Uptown and Westend 3. Corporate Guarantee: Casagrand Premier Builder Limited, Venerate Homes Search LLP, Casa Grande Realtors LLP and Casa Grande Civil Engineering Private Limited. Repayment Terms and Rate of Interest: 1. Facility Type: Term loan ₹ 1,350.00 Million 2. Term of loan: 48 month from the date of first disbursement (December 2022) 3. Repayment of loan principal: 30 monthly instalment starting from the end of the 19th month from the date of first disbursement and ending on the 48th month from the date of First disbursement. 4. Principal Moratorium: 18 months from first disbursement 5. Interest: Payable monthly at the floating coupon rate of 12.30% p.a. at the time of disbursement. 6. Interest Reset: The Benchmark HDFC Bank 3 months MCLR plus applicable margin of 3.60% at the end of every three months from the first date of disbursement (December 2022)	-	-	183.93	953.80

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
39	Tata Capital Housing Finance Limited	1,800.00	Borrowing Entity: Casagrand Horizons Private Limited Nature of Security : 1. Property: (I)Exclusive charge by way of Registered MODT/Simple Mortgage over land and construction thereof (present and future) of proposed residential project being constructed on all that piece and parcel of land bearing Survey Nos. 19/3, 19/5A1, 19/5A2, 19/5A3, 20/1, 20/2, 20/3, 20/8, 20/9, 20/10, 21/2, 21/3, 21/4, 21/5A, 21/5B, 21/6, 21/7, 22/1, 22/2, 22/3, 23/1, 23/2, 23/3, 23/4, 24/1, 24/2, 24/3B, 24/6, 130/7B, 130/8, 130/9B, 136/1, 136/2B, 136/2D2, 136/2F, 136/2G, 136/2H, 138/2A, 138/2B, 139/3B, 140/1A, 140/1B, 140/2, 140/3, 140/4, 140/5, 140/6, 141/1, 141/2, 141/4A, 141/4B, 141/5, 141/6, 141/7, 141/8, 141/9, 141/10, 142/1, 142/2A1, 142/2A2, 142/2B, 142/3, 142/4, 142/5, 143/1A2, 143/1B, 143/1C, 143/2, 144/1A1, 144/1A2, 144/1B, 144/2, 145/1A, 145/1B, 145/2A3A, 145/2A3B, 145/4, 145/5, 146/1, 146/2B ,147/1, 147/2A, 147/2B, 147/2C, 147/3, 148/1A & 148/1B of Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Survey Nos. 420/1B2B, 421/2 of Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring -17.58 acres less area to be gifted for Link Road & OSR) (ii) Cross collateralisation with security of residential villa project "Tranquil" being constructed on all that piece and parcel of land bearing Sy No. 78/4, 79/(1A, 1B, 1C,1D,2A,2B,3,4,5A,5B,6,7,8), 80/(1,2,3A,3B,3C), 87/(1,4,5,6A1,6A2,6B,8A,8B, 9A, 9B, 10A, 10B), 88/(4, 5A, 6C) of Jalladampet Village, Sholinganallur Taluk, Chennai District, Tamil Nadu (totally admeasuring *5.30 acres less -0.857 acres gifted for Link Road & OSR. 2. Stock and receivables: (I) Exclusive charge by way of hypothecation on all receivables of proposed residential project (including sold, unsold, insurance receipts as well as development and other charges and any cash flow) being constructed on all that piece and parcel of land bearing Survey Nos. 19/3, 19/5A1, 19/5A2, 19/5A3, 20/1, 20/2, 20/3, 20/8, 20/9, 20/10, 21/2, 21/3, 21/4, 21/5A, 21/5B, 21/6, 21/7, 22/1, 22/2, 22/3, 23/1, 23/2, 23/3, 23/4, 24/1, 24/2, 24/3B, 24/6, 130/7B, 130/8, 130/9B, 136/1, 136/2B, 136/2D2, 136/2F, 136/2G, 136/2H, 138/2A, 138/2B, 139/3B, 140/1A, 140/1B, 140/2, 140/3, 140/4, 140/5, 140/6, 141/1, 141/2, 141/4A, 141/4B, 141/5, 141/6, 141/7, 141/8, 141/9, 141/10, 142/1, 142/2A1, 142/2A2, 142/2B, 142/3, 142/4, 142/5, 143/1A2, 143/1B, 143/1C, 143/2, 144/1A1, 144/1A2, 144/1B, 144/2, 145/1A, 145/1B, 145/2A3A, 145/2A3B, 145/4, 145/5, 146/1, 146/2B ,147/1, 147/2A, 147/2B, 147/2C, 147/3, 148/1A & 148/1B of Jalladianpet Village, Sholinganallur Taluk, Kancheepuram District and Survey Nos. 420/1B2B, 421/2 of Pallikaranai village, Tambaram Taluk, Chengalpet District, Tamil Nadu (totally admeasuring -17.58 acres less area to be gifted for Link Road & OSR) (ii) Cross collateralisation over all receivables of "Tranquil" project (including sold, unsold, insurance receipts as well as development and other charges and any cash flow) being constructed on all that piece and parcel of land bearing Sy No. 78/4, 79/(1A, 1B, 1C, 1D,2A,2B,3,4,5A,5B,6,7,8), 80/(1,2,3A,3B,3C), 87/(1,4,5,6A1,6A2,6B,8A,8B, 9A, 9B, 10A, 10B), 88/(4, 5A, 6C) of Jalladampet Village, Sholinganallur Taluk, Chennai District, Tamil Nadu (totally admeasuring *5.30 acres less -0.857 acres gifted for Link Road & OSR. 3. Co-Borrower: Casagrand Premier Builder Limited and Casa Grande Axiom Private Limited	177.30	222.27	695.81	1,106.59
			Repayment Terms and Rate of interest: 1. Facility Type: Term loan ₹ 1,350.00 Million. Term of loan: 72 Months (including 36 months moratorium) from date of 1st disbursement (September 2022) 2. Repayment of loan principal: 36 monthly instalments starting from 37th month from 1st disbursement 3. Principal Moratorium: 36 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: Payable monthly at the floating rate of 13.00% p.a. (PLR minus 6.00% per annum) at the time of disbursement. 5. Interest Reset: Interest rate changes based on the Changes in Prime Lending Rate. The change in PLR will be at the sole discretion of TCHFL.				
40	LIC Housing Finance Limited	3,800.00	Borrowing Entity: Danub Homes Private Limited Nature of Security : 1. Property: Equitable Mortgage of Casagrand First City project land owned by the Applicant and located in Cheran Nagar, Perumbakkam, Chennai bearing Comprised in survey numbers 470(Part), 471, 472/1(part),472/2 (part) & 476/1B of Perumbakkam Village, Tambaram Taluk, Chennai along with construction thereon excluding OSR, Gifted Portion and land & Saleable area already conveyed. (MODT to be registered). Registered MODT/Charge to include sold unregistered units as well. 2.Stock and Receivables: (I) Assignment / Hypothecation of receivables from this project (First City). (Subject to applicability of RERA) (ii) Charge over Project Receivables arising from the Project and to be deposited in the master RERA account opened by the Borrower with the Escrow Agent. (iii) Receivables from the project "Casagrand CRESCENDO" of the group company of the Company, namely, Dawning Developers LLP comprised in survey numbers 135/1C, 135/2B, 123/2C1, 135/2A, 123/2D [PT], 123/1B, 123/1A2, 123/2A2, 123/1C1 [PT], 123/2C3 [PT], 122/2A, 123/1C2, 123/2C2, 122/2B, 123/1A1 & 123/2A1, situated in [Nolambur] Attipattu Village, Ambattur Taluk, then Thiruvallur district, Now Chennai District, Tamil Nadu. 3. Corporate Guarantee: Casa Grande Milestone Private Limited & Casagrand Premier Builder Limited.	767.92	1,066.88	1,801.02	2,156.03
			Repayment Terms & Rate of Interest: Total Facility Amount: ₹ 3800.00 Million 1. Term of loan: 60 months (including moratorium period of 24 months) from the date of first disbursement Sep 2022. 2. Repayment of loan principal: 36 monthly instalments after completion of moratorium period of 24 months from the date of first disbursement excluding broken period or 20% of daily sale proceeds to be adjusted towards repayment of Principal without repayment charges from all future receivables from the project. LICHFL based on the sale inflow can increase the % to be adjusted towards the loan outstanding at any point of time. (whichever is earlier or higher of the above) 3. Principal Moratorium: 36 Months from the date of 1st disbursement (interest on outstanding amount payable during this period) 4. Interest: payable monthly 12.65% p.a. (Floating rate) 5. Interest Reset: Based on Project LHPLR minus spread of 490 bps.				

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
41	Motilal Oswal Home Finance Limited	540.00	Borrowing Entity: Danub Homes Private Limited Nature of Security : 1. Property: First charge on undivided share of land belongings to Borrower's share, development rights and saleable area of borrower's share of the project "Casagrand Elinor" 2. Stock, Receivables & Movable properties: (I) First charge on borrower's share of receivables and future cash flows of the project (ii) First charge on the Project accounts as mentioned in the Escrow agreement 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Construction finance term loan Total Facility amount: ₹ 600.00 Million 2. Final Maturity: 48 months (door to door) starting from first disbursement (31-March-2027) 3. Repayment: Repayable in 4 equal instalments starting from the last day of 39th month from the date of first investment 4. Interest Rate: 13% p.a. monthly compounding and payable quarterly	5.14	104.70	408.76	450.00
42	Credit Solutions India Limited	1,100.00	Borrowing Entity: Casagrand Anchor Private Limited 1. Facility Type: Secured, unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs") issued under DTD dated 4th December 2021. Total Facility amount: ₹ 1,700.00 Million 2. Tenor: 24 months from the date of allotment 3. Repayment: NCDs are redeemable 100% at the end of the tenor 4. Coupon rate: 18.5% computed and accrued on quarterly compounding basis 5. Securities as detailed in DTD entered amongst Casagrand Anchor Private Limited and Casagrand Zingo Private Limited and Casagrand Premier Builder Limited and Arun MN and Vistra ITCL (India) Limited dated December 4, 2021 and amended and restated deed of hypothecation dated June 29, 2022 6. Corporate Guarantee: Casagrand Premier Builder Limited	-	-	-	1,100.00
43	Kotak Realty Excellence Fund	2,500.00	Borrowing Entity: Casagrand Vivaace Private Limited Nature of Security : 1. Property: (I) First ranking sole and exclusive charge on the project property by the way of registered simple mortgage with possession of original Development / Title Documents. Project property includes the project land situated at Sholinganallur village and Taluk and Chennai district admeasuring 28 Acres 85 Cents along with the entire project and advantages arising out of the project with the development rights (present and future development rights to be acquired by or accruing to the company, including all the existing & future FSI, benefits, rights, entitlements and the receivables arising thereon. 2. Stock, Receivables & Movable properties: (I) First ranking sole and Exclusive Charge and hypothecation on the project receivables (ii) First ranking sole and exclusive charge on the Project accounts as mentioned in the Escrow agreement 3. Corporate Guarantee: Casagrand Premier Builder Limited 4. Personal Guarantee: Mr. Arun MN Repayment Terms & Rate of Interest : 1. Facility Type: 250 unlisted, unrated, senior, secured, redeemable, transferable, interest bearing, non-convertible debentures at face value of ₹ 10.00 Million each Total Facility amount: ₹ 2,500.00 Million 2. Final Maturity: On or prior to 30th June 2027. (54 months) 3. Repayment: Redemption of the principal amount of the debentures shall be in 10 equal quarterly instalments with the first instalment commencing from the end of 9th calendar quarter (31st March,2025). Lock in period of 36 months from the first tranche closing date 4. Interim interest coupon: monthly compounded and due quarterly at the rate 16.2% . First coupon due on 31-January-2024. interest moratorium of 4 quarters.	1,058.26	1,649.11	2,250.00	1,700.00

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
44	India Realty Excellence Fund V	550.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security : 1. Property: (I) First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged property - Project Land Karanai. (ii) First ranking pari passu charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property - Mabelle (shared with the Mabelle Debenture Trustee with respect to the Mabelle NCDS (as security for the due repayment of: (I) Outstanding Amounts in respect of the Series A NCDS; and (ii) outstanding amounts in respect of Mabelle NCDs) 2. Stock and receivables & Movable Properties: (I) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Company in relation to the Project including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account. (ii) First ranking pari passu charge by way of hypothecation over the hypothecated property - Mabelle - all present and future movable properties of CG Zest in relation to the Project Mabelle including without limitation: (a) all entitlement and rights of the CG zest on the receivables, moveable assets and future cash flows in respect of the Project Mabelle; and (b) the escrow accounts, construction account, all other bank accounts of CG Zest and all monies and investments lying credit of the escrow accounts, construction account. (iii) Second charge by way of hypothecation on cashflows in respect of the real estate project titled 'Casagrand Grandio' being developed by Casa Grande Grace Private Limited at Vandalur Taluk, Chengalpattu District. 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 550 Unlisted, redeemable, cumulative, non-convertible Series A debentures ('Series A NCDs") at par value of ₹ 1.00 Million each Total Facility Amount: ₹ 550.00 Million 2. Final Maturity: On or prior to December 31, 2025 3. Repayment: NCDs are redeemable in 3 instalments as follows: (I) 33% of the Principal on June 30, 2025; (ii) 33% of the Principal September 30, 2025; (iii) 34% of the Principal on December 31,2025; 4. Principal Moratorium: 36 months from the date of subscription of first tranche (September 2022) 5. Interim interest coupon: quarterly at the rate of 15% p.a (fixed). First coupon compounded on November 30,2022. First coupon due on December 31, 2022. 6. Interest Moratorium: Nil 7. Additional Interest: the additional interest payable at an amount that provides an IRR of 16.5% p.a. simultaneously with any payment of principal or as per the schedule below whichever is earlier: (I) 33% (Thirty Three Percent) of the Additional Interest on June 30, 2025; (ii) 33% (Thirty Three Percent) of the Additional Interest on September 30, 2025; (iii) 34% (Thirty Four Percent) of the Additional Interest on December 31, 2025.	74.04	180.02	550.00	400.00
45	HDFC Bank Limited	250.00	Borrowing Entity: Casagrand Aesthetic Private Limited Nature of Security : 1.Property: Exclusive Charge on Land & Building of the School Premises located at Sholinganalur, Chennai, EM on Vacant Land located at Sonalur & Residential Building located at Perungudi Chennai 2. Stocks And Receivables: Exclusive Charge of Current Assets (Receivables) of the Company 3. Plant and Machinery: Exclusive Charge on Moveable Fixed Assets including Plant & Machinery 4. Personal Guarantee: Mr. Arun MN 5. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1 1. Facility Type: Term Loan ₹ 250.00 Million 2. Repayable over the period of 7 years including moratorium of 24 months. Principle repayment of which starts from Feb 2024. 3. Interest is payable at monthly rests at the rate of 9.8% p.a. (Variable - Mutually as agreed)	177.09	191.67	241.67	250.00
46	JM Financial Credit Solutions Limited	1,030.00	Borrowing Entity: Casagrand Stage7 Private Limited Nature of Security : 1. Property: First and Exclusive charge by the way of a registered equitable mortgage over the land admeasuring approximately 19.77 acres in Pallavaram along with the project being developed over the said land with structures thereon ("Project pallavaram") 2. Stock and receivables: Hypothecation and escrow of receivables from the sales of sold/unsold units of the Project Pallavaram. A portion of all collections credited into the escrow account will be utilised towards debt servicing. 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Secured unlisted Non-Convertible Debentures (NCDs) (Series I) at par value of ₹ 0.10 Million each. Total Facility Amount: ₹ 1,080.00 Million 2. Final Maturity: 60 Months from the date of subscription of first tranche of NCDs. (September 2022) 3. Repayment: NCDs shall be redeemed in 24 instalments starting from the 37th month from the date of Subscription of First tranche (Sep 2022) of NCDs and ending on the 60th month from the date of subscription of first tranche of NCDs. 4. Principal Moratorium: 36 months from the date of subscription of first tranche (September 2022) 5. Interim interest coupon: monthly at the rate of 10% p.a (fixed) 6. Interest Moratorium: 9 months, i.e., payments of interim interest coupons shall not commence not later than the end of the 10th month from September 2022. 7. Facility IRR: The facility shall be repaid with a redemption premium that results in all overall IRR of 17.75% including the upfront fee, all interim coupon payments and principal repayments.	1,030.00	1,030.00	1,030.00	1,030.00
47	HDFC Bank Limited	250.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: Exclusive charge on Residential land admeasuring 75 cents (out of 1 acre), bearing Plot No. B, comprised in survey nos. 7/14 (part) & 8/10 (part) situated at Palavakkam Village, Sholinganallur Taluk and Chennai district 2. Stock & Receivables: Exclusive charge on current assets of the company Casagrand Premier Builder Limited 3. Personal Guarantee: Mr. Arun MN and Mrs. Dorothy Thomas Repayment Terms & Rate of Interest : 1. Facility type: Cash Credit - Secured Total Facility Amount: ₹ 250.00 Million 2. Tenor: 24 months (renewable at the end of term) 3. Interest: Payable monthly at 8.80% linked to MCLR 3 months	-	247.60	249.79	234.04

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
48	Aditya Birla Housing Finance Limited	213.00	Borrowing Entity: Danub Homes Private Limited Nature of Security : 1. Property: Exclusive charge on project land situated at Karanai Village admeasuring 76,833 Sq ft. and saleable area of 332,290 Sq. ft. in Project "Casagrand Aspires" 2. Stock & Receivables: Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Aspires" 3. Co- Borrower: Casa Grande Milestone Private Limited & Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹350.00 Million 2. Tenor: 60 months including 30 months of principal moratorium 3. Repayment: Payable in 30 monthly instalments from 30th month from the date of first disbursement 4. Interest: 12.50% p.a. 5. Interest reset: 1 year	98.71	39.45	139.06	-
49	Aditya Birla Finance Limited	1,000.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security : 1. Property: Exclusive charge on project land situated at Mamidapally village admeasuring 49126 Sq ft. and saleable area of 196,080 Sq. ft. in Project "Casagrand Hanford" 2. Stock & Receivables: Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Hanford" 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Facility 1: ₹810.00 Million Facility 2: ₹190.00 Million 2. Tenor: 48 months including 24 months of principal moratorium 3. Repayment: Payable in 24 monthly instalments from 25th month from the date of first disbursement 4. Interest: Facility 1: 12.50% p.a; Facility 2: 12% p.a.	-	-	759.75	-
50	Tata Capital Housing Finance Limited	750.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: Exclusive charge on project land situated at Tambaram Taluk admeasuring 5 Acres and 16cents and Construction thereof (present and future) in Project "Casagrand Palm Springs" 2. Stock & Receivables: Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Palm Springs" 3. Co- Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Facility 1: ₹300.00 Million Facility 2: ₹450.00 Million 2. Tenor: 60 months including 36 months of principal moratorium 3. Repayment: Payable in 24 monthly instalments from 37th month from the date of first disbursement 4. Interest: Facility 1: 12.75% p.a; Facility 2: 12.10% p.a.	-	42.29	489.78	-
51	Hero Fincorp Limited	1,600.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) Exclusive charge by equitable mortgage of land and buildings of Project situated at Radial road, Chennai spread across 1.92 Acres (under Casagrand Vivacity Private Limited) (ii) Exclusive charge by equitable mortgage of land and buildings of project "Casagrand Zaiden" spread across 3.73 acres near Thalgatpura, Bangalore with total 286 residential units. (Under Casa Grande Garden City Builders Private Limited) (iii) Equitable mortgage of Land spread across 10 Acres (approx.) at Chikkanagamangala Village, Sarjapura Hobli, AnekalTaluk, Bangalore (under Casa Grande Garden City Builders Private Limited) 2. Stock & Receivables: (I) Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Zaiden", Project situated at Radial Road and Project situated at Chikkanagamangala Village. (ii) Hypothecation of scheduled receivable of ₹540.00 Million from the following completed projects of Casagrand: Smart town, Vistaaz, Clovis, Clovis Ph II, Northern Star, Castle, Sereno, Woodside, Asta and Primera 3. Corporate Guarantee: Casagrand Vivacity Private Limited, Casa Grande Garden City Builder Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹1600.00 Million 2. Tenor: 36 months including 12 months of principal moratorium 3. Repayment: Payable in 24 monthly instalments of ₹66.70 Million from 13th month from the date of first disbursement 4. Interest: 13.35% p.a. 5. Interest reset: Floating interest, linked to SBI 12 months MCLR	-	-	1,093.01	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
52	ICICI Bank Limited	2,780.00	Borrowing Entity: Casagrand Bizpark Private Limited Nature of Security : 1. Property: (i) Exclusive charge by equitable mortgage of project land and structures thereon of commercial space currently named as "Wipro Office" situated at Sholinganallur, Chennai spread across 14 Acres 02 Cents consisting of 8 towers of total leasable area 745,376 Sq. Ft. approx. (ii) Extension of first exclusive charge by registered mortgage of project "Casagrand Connect" having a leasable area of approx. 133,407 sq. ft. (Under Casagrand Magick Rufy Private Limited) 2. Stock & Receivables: (i) Hypothecation of scheduled receivables of project situated in Sholinganallur and all insurance proceeds, both present and future. (ii) Hypothecation of escrow account of the project 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹2,780.00 Million 2. Tenor: 36 months 3. Repayment: Payable in one instalments on 15th day of 36th month from the date of first disbursement 4. Interest: 9.50% p.a. 5. Interest reset: one year, linked to MCLR; I-MCLR-1Y(8.95%) + "spread of 0.55%"	2,763.01	2,763.01	2,763.01	-
53	JM Financial Credit Solutions Limited	700.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) First pari passu charge (pari-passu with existing NCDs subscribed to by JM) on project land of approx 14.98 acres and units thereon located at Gerugambakkam, Chennai "Project Elysium" 2. Stock & Receivables: Hypothecation and escrow of scheduled receivables of project Elysium from sales of sold/ unsold units Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Facility 1: ₹ 400.00 Million Facility 2: ₹ 300.00 Million 2. Tenor: 54 months including principal moratorium of 30 months 3. Repayment: Payable in 24 monthly instalments from end of 31st month from the date of first disbursement 4. Interest: Facility 1: 12.75% p.a. (current rate 13.00%) Facility 2: 13% p.a. (current rate 13.25%) 5. Interest reset: 3 months, Benchmark plus margin (HDFC 3 month MCLR (8.60%) + 4.15%/4.40%)	-	-	516.97	-
54	Kotak Mahindra Investments Limited	1,000.00	Borrowing Entity: Casa Grande Milestone Private Limited Nature of Security : 1. Property: (I) First and Exclusive charge by way of registered mortgage on land measuring approx. 4.87 acres and units thereon located at Sholinganallur, Chennai "Casagrande Cloud9" (ii) Extension of first and exclusive charge by way of registered mortgage along with hypothecation of project platinum II (primrose) located at Mannivakkam, Chennai under Casa Grande Civil Engineering Private Limited after closure of existing facilities to Casa Grande Civil Engineering Private Limited and Casagrand Premier Builder Limited 2. Stock & Receivables: Escrow of eligible receivables arising from project "Casagrande Cloud9". Hypothecation on Project Platinum II (Primrose) after closure of existing facilities 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Facility 1: ₹ 600.00 Million Facility 2: ₹ 400.00 Million 2. Tenor: Facility 1: till 30th June 2026 Facility 2: 36 months including 18 month principal moratorium 3. Repayment: Facility 1: Payable in 4 equal quarterly instalments on 30th September 2025, 31st December 2025, 31st March 2026 and 30th June 2026 Facility 2: Payable in 18 equal monthly instalments from 19th month of first disbursement 4. Interest: 11.15% p.a. (fixed)	-	-	777.81	-
55	Kotak Mahindra Investments Limited	350.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) Extension of charge by way of registered mortgage on land measuring approx. 11.83 acres and units thereon located at Mannivakkam Project "Platinum Phase I" under Casa Grande Civil Engineering Private Limited (ii) Extension of first and exclusive charge by way of registered mortgage on land measuring 9.54 acres and units thereon located at Mannivakkam called project "Platinum II (primrose)" under Casa Grande Civil Engineering Private Limited (iii) Extension of charge by way of registered mortgage on land measuring 2.68 acres and units thereon located at Thazambur called project "Amberley" under Casa Grande Grace Private Limited and Casa Grande Enterprises LLP (iv) Extension of charge by way of registered mortgage on land measuring 6.28 acres and units thereon located at Navalur called project "Divinity" under Grace Gated Community LLP and Casa Grande Smart Value Homes Private Limited 2. Stock & Receivables: Hypothecation and escrow of eligible receivables arising from projects - Platinum, Primrose, Amberley and Divinity 3. Corporate guarantee: Casagrande Premier Builder Limited, Casa Grande Grace Private Limited, Casa Grande Smart Value Homes Private Limited, Casa Grande Enterprises LLP and Grace Gated Community LLP Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 350.00 Million 2. Tenor: 36 months including 24 month principal moratorium 3. Repayment: Payable in 12 equal monthly instalments from 25th month after the first disbursement 4. Interest: 11% p.a. (fixed)	-	-	345.87	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
56	India Realty Excellence Fund IV	1,260.00	Borrowing Entity: Casagrand Fresh Private Limited Nature of Security : 1. Property: (I) First ranking exclusive charge of the land admeasuring 6.9050 Acres situated at Mowlivakkam and Koluthuvancherry, Chennai and the residential apartment project to be developed /constructed on the Project Land, having a minimum Saleable Areaof 5,92,674 sq. ft (ii) First ranking exclusive charge of the land admeasuring 7.89 Acres situated at Kundrathur, Chennai and the residential apartment project to be developed / constructed by the Company on the Project Land, having a minimum Saleable Area of 11,84,017 sq. ft 2. Stock & Receivables: First ranking exclusive charge by way of Hypothecation and escrow of eligible receivables arising from projects situated in Mowlivakkan, Koluthuvanchery and Kundrathur, Chennai. 3. Corporate guarantee: Casagrande Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 12,600 Unlisted, redeemable, cumulative, non-convertible Series I debentures at par value of ₹ 0.10 Million each Total Facility amount: ₹ 1260.00 Million 2. Final Maturity: On or prior to February 28, 2027 3. Repayment: NCDs are redeemable in one bullet instalment at the end of the tenor February 28, 2027 4. Interim interest coupon: quarterly compounded and due quarterly at the rate 10% p.a. First coupon due on March 31, 2024. moratorium period for interest up to March 31, 2024. 5. Additional Interest: the additional interest payable at an amount that provides an IRR of 18.50% p.a. simultaneously with payment of principal.	1,260.00	1,260.00	1,260.00	-
57	India Realty Excellence Fund	1,600.00	Borrowing Entity: Casagrand Fresh Private Limited Nature of Security : 1. Property: (I) First ranking exclusive charge of the land admeasuring 6.37 Acres situated at Pudupakkam Village, Chengalpet and the residential apartment project to be developed / constructed by the Company on the Project Land, having a minimum Saleable Area of 9,54,522 sq. ft. (ii) First ranking exclusive charge of the land admeasuring 5.01 Acres situated at Kundrathur, Chennai and the residential apartment project to be developed / constructed by the Company on the Project Land, having a minimum Saleable Area of 4,80,118 sq. ft (iii) First ranking exclusive charge of the land admeasuring 10.76 Acres situated at Kovilancheri, Chennai and the residential apartment project to be developed / constructed by the Company on the Project Land, having a minimum Saleable Area of 985,901 sq. ft 2. Stock & Receivables: First ranking exclusive charge by way of Hypothecation and escrow of eligible receivables arising from projects situated in Pudupakkam, Kundrathur and Kovilancheri. 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 320 Unlisted, redeemable, cumulative, non-convertible Series II debentures at par value of ₹ 5 Million each Total Facility amount: ₹ 1600 Million 2. Final Maturity: On or prior to April 30, 2027 3. Repayment: NCDs are redeemable in one bullet instalment at the end of the tenor April 30, 2027 4. Interim interest coupon: Quarterly compounded and due quarterly at the rate 10% p.a. First coupon due on March 31, 2024. Moratorium period for interest up to March 31, 2024. 5. Additional Interest: the additional interest payable at an amount that provides an IRR of 14.00% p.a. simultaneously with payment of principal.	1,106.64	1,251.95	1,600.00	-
58	Motilal Oswal Home Finance Limited	320.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) First and exclusive charge of the project land and the residential apartment project "Casagrand Dior" to be developed / constructed by the Company on the Project Land, 2. Stock & Receivables: First and exclusive charge by way of Hypothecation and escrow of eligible receivables arising from project "Casagrand Dior" 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 340.00 Million 2. Tenor: 24 months 3. Repayment: Payable in 4 equal quarterly instalments from 7th January 2025 4. Interest: 14% p.a. monthly compounded and payable quarterly	95.55	130.38	307.89	-
59	Standard Chartered Capital Limited	900.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: First and exclusive charge on the Residential Project "Casagrand Hazen" located at Gottigare Village, Uttarahalli Hobli, Bengaluru.' comprising three towers 2. Stock, Receivables & Movable properties: First and exclusive charge by the way of hypothecation of the moveable assets / stocks / work in progress of the project 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 1150 Million 2. Tenor: Door to door maturity of up to 48 months including 24 months of principal moratorium 3. Repayment: Repayable in 8 quarterly instalments from September 2025 till June 2027. 4. Interest Rate: 11.85% p.a.	-	-	242.92	-

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Restated Consolidated Financial Statement for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
60	Standard Chartered Capital Limited	2,300.00	Borrowing Entity: Casgrand Anchor Private Limited Nature of Security : 1. Property: (I) First and exclusive charge on the project land measuring 10.76 acres located at Melakottaiyur Village, Vandalur, Chengalpet and the project being developed thereon as "Casagrand Sun City Phase I (ii) First and Exclusive charge on the project land measuring 27.42 acres at melakottaiyur Village , Vandalur, Chengalpet and the future project to be developed thereon by the land owner Casagrand Magnum Private Limited 2. Stock, Receivables & Movable properties: First and exclusive charge by the way of hypothecation of the moveable assets / stocks / work in progress of the projects 3. Corporate Guarantee: Casagrand Premier Builder Limited, Casagrand Magnum Private limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 2500.00 Million 2. Tenor: Door to door maturity of up to 48 months including 12 months of principal moratorium 3. Repayment: Repayable in 4 instalments of ₹ 624 Million (June 2026, December 2026, June 2027, September 2027) 4. Interest Rate: 13.25% p.a.	768.30	898.92	1,788.50	-
61	Tata Capital Housing Finance Limited	500.00	Borrowing Entity: Casagrand Horizons Private Limited Nature of Security : 1. Property: (I) Entension charge on project "Casagrand Flagship" situated at Jalladianpet Village, Pallikaranai, Chengalpet (ii) Exclusive charge on land admeasuring 17.04 acres situated in Pudupakkam Village, Vandalur, Chengalpet 2. Stock & Receivables: Extension charge by way of Hypothecation of all receivables of both sold and unsold units of Project "Casagrand Flagship" and exclusive charge by way of hypothecation on all receivables both present and future of project situated at Pudupakkam 3. Co- Borrower: Casagrand Premier Builder Limited, Casa Grande Zest Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 500.00 Million 2. Tenor: 30 months including 30 months of principal moratorium 3. Repayment: Payable in one bullet instalment at the end of 30th month from the date of first disbursement 4. Interest: 13.00% p.a. (PLR of 19.75% minus 6.75% pa on floating basis)	-	179.81	500.00	-
62	DCB Bank Limited	400.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) Registered mortgage of the Project land situated at Bhattarahalli Village, Bidarahalli Hobli, Bengaluru, Ward No 52, Bengaluru East, Bengaluru Urban - 560049 created by the land owner M/s. Casa Grande Garden City Builders Private Limited. 2. Stock & Receivables: Exclusive charge on the entire Project Assets of the "Project Meridian" including Land & unsold units and receivables (both on sold and unsold units) thereof. 3. Corporate Guarantee: Casa Grande Garden City Builders Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 500.00 Million 2. Tenor: 27 months including 9 months of principal moratorium 3. Repayment: Payable in six quarterly instalments from end of the 9th month from the date of first disbursement (Oct' 24) 4. Interest: 10.50% (Linked to 91days T Bill rates with quarterly reset)	-	-	381.15	-
63	Kotak Mahindra Investments Limited	640.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: (I) First & Exclusive Charge by way of registered mortgage on land admeasuring 10.25 acres and buildings/units/structures constructed/to be constructed located at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru 560099, Karnataka owned by Casa Grande Garden City Builders Private Limited (ii) Extension of first and exclusive charge by way of registered mortgage on land measuring 9.54 acres and units thereon located at Mannivakkam called project "Platinum II (primrose)" under Casa Grande Civil Engineering Private Limited 2. Stock & Receivables: Hypothecation and escrow of eligible receivables arising from projects - Platinum II - Primrose, and project to be developed on land located at Chikkanagamangala Village, Bengaluru 3. Corporate guarantee: Casagrand Premier Builder Limited, Casa Grande Civil Engineering Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 640.00 Million 2. Tenor: 48 months including 24 month principal moratorium 3. Repayment: Payable in 24 equal monthly instalments from 25th month after the first disbursement 4. Interest: 12.5% p.a. (fixed)	-	-	493.86	-
64	Kotak Mahindra Investments Limited	100.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security : 1. Property: (I) First & Exclusive Charge by way of registered mortgage on land admeasuring 10.25 acres and buildings/units/structures constructed/to be constructed located at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru 560099, Karnataka owned by Casa Grande Garden City Builders Private Limited (ii) Extension of first and exclusive charge by way of registered mortgage on land measuring 9.54 acres and units thereon located at Mannivakkam called project "Platinum II (primrose)" under Casa Grande Civil Engineering Private Limited 2. Stock & Receivables: Hypothecation and escrow of eligible receivables arising from projects - Platinum II - Primrose, and project to be developed on land located at Chikkanagamangala Village, Bengaluru 3. Corporate guarantee: Casagrande Premier Builder Limited, Casa Grande Civil Engineering Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 640 Million 2. Tenor: 48 months including 24 month principal moratorium 3. Repayment: Payable in 24 equal monthly instalments from 25th month after the first disbursement 4. Interest: 12.5% p.a. (fixed)	-	-	100.00	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
65	ICICI Bank Limited	450.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: (I) Exclusive Charge by the way of equitable mortgage on the property located at Kengeri Village, Kengeri Hobli, Bangalore admeasuring approximately 3.77 Acres including all the structures thereon both present & future along with the development potential arising thereon both present & future and on the residential project "Casagrand Aquene" consisting of two blocks having saleable area of approx. 412,273 sq. ft. being developed by Casa Grande Garden City Builders Private Limited. on the above property. 2. Stock, Receivables & 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 - Aquene (iii) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project Aquene and the DSR Account all monies credited/ deposited therein, and all investments in respect thereof. 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1.Facility Type: Rupee Term Loan 1: ₹ 200.00 Million; Rupee Term Loan 2: ₹ 300.00 Million 2. Term of Repayment: RTL 1&2: 24 months from the date of First Disbursement 3. Rate of Interest: 11% p.a 4. Interest type: floating rate (ICICI MCLR-1 Y + Spread(1.9%)) 5. Interest Reset: At the end of every 1 year from the date of disbursement 6. Repayment Schedule: RTL 1- repayable in 12 instalment commencing from 13th month from the date of first disbursement; RTL 2- repayable in 18 instalment commencing from 7th month from the date of first disbursement	160.43	202.31	450.00	-
66	Hero Fincorp Limited	1,500.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) Exclusive charge by equitable mortgage of land and buildings of Project Medora situated at Korattur, Chennai spread across 2.56 Acres (under Casagrand Premier Builder Limited) (ii) Exclusive charge by equitable mortgage of land spread across 5 acres in Sholinganallur, Chennai. (Under Casagrand Bizpark Private Limited) 2. Stock & Receivables: (I) Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Medora", Project situated at Sholinganallur, Chennai (ii)Extension of exclusive charge by the way of Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Zaiden" (iii) Extension of exclusive charge by the way of Hypothecation of scheduled receivable of ₹440 Million from the following completed projects of Casagrand: Smart town, Vistaaz, Clovis, Clovis Ph II, Northern Star, Castle, Sereno, Woodside, Asta and Primera 3. Corporate Guarantee: Casagrand Bizpark Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹1500.00Million 2. Tenor: 36 months including 12 months of principal moratorium 3. Repayment: Payable in 24 monthly instalments of ₹62.5 Million from 13th month from the date of first disbursement 4. Interest: 13.50% p.a. 5. Interest reset: Floating interest, linked to SBI 12 months MCLR	217.24	572.21	959.46	-
67	Hero Fincorp Limited	500.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (I) Exclusive charge by equitable mortgage of land and buildings of Project Amor situated at Begur, Bangalore spread across 7.8 Acres (under Casa Grande Garden City Builders Private Limited) 2. Stock & Receivables: (I) Hypothecation of scheduled receivables of both sold and unsold units of Project "Casagrand Amor" 3. Corporate Guarantee: Casa Grande Garden City Builders Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹500 Million 2. Tenor: 36 months including 12 months of principal moratorium 3. Repayment: Payable in 24 monthly instalments of ₹20.80 Million from 13th month from the date of first disbursement 4. Interest: 13.50% p.a. 5. Interest reset: Floating interest, linked to SBI 12 months MCLR	-	-	482.84	-
68	HDFC Bank Limited	550.00	Borrowing Entity: Casagrand Everta Private Limited Nature of Security : 1.Property: Exclusive Charge on Land & Building of the School Premises located at Sholinganalur, Chennai, EM on Vacant Land located at Sonalur & Residential Building located at Perungudi Chennai 2. Stocks And Receivables: Exclusive Charge of Current Assets (Receivables) of the Company 3. Plant and Machinery: Exclusive Charge on Moveable Fixed Assets including Plant & Machinery 4. Corporate Guarantee: Mr. Arun MN Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan ₹ 250.00 Million 2. Tenor: 48 months including moratorium of 24 months. Principle repayment of which starts from Feb 2024. 3. Interest is payable at monthly rests at the rate of 9.8% p.a. (Variable - Mutually as agreed)	545.13	545.13	445.13	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
69	Aditya Birla Finance Limited	420.00	Borrowing Entity: CGD Industrial Parks Private Limited Nature of Security 1.Property : Plot No.40, Uthukkadu Village, Walajabad Taluk, Kanchipuram Dist, Survey No.523/10, New 523/10A, 524/9A, 9B Old S.No 525/13 New no 525/1A,1B,1C,3A,3B,3C,3D,3E,3F,3G,524/5,531/9,531/10,532/1A,532/1A,532/1A,532/1B,532/3,532/5,532/2. 2.Hypothecation : Hypothecation on rental receivable from property both present and future 3.Personal guarantee : Mr. Kotpati Motiram Prasad. 4.Corporate guarantee : Casagrand Spaceintell Private Limited & Casagrand Premier Builder Limited Repayment Terms & Rate of Interest for Land funding: 1. Facility Type: Term Loan (Secured) 2. Term of Repayment: Repayment will be from the Rental Receipts of the Property 3. Rate of Interest (IRR) : 10.25% per annum 4. Interest Reset: Long term reference Rate of ABFL (-) 10.2% In the event of increase in the short term money market rates, ABFL has right to revise the reference rate 5. Repayment Schedule: 144 months from the date of First Disbursement	398.70	403.60	420.00	-
70	Indusind Bank	900.00	Borrowing Entity: Headway Ace Induspark Private Limited Nature of Security 1.Property : Exclusive Charge on Project Land of Factory B (3,26,177 Sq ft) out of total leasable area (6,02,177 Sq ft) comprised in 15.5 acres located at Door No.18/2A, Poonamallee Bypass Road, S.No.18/2A1,3,19,22/3A,3B,23,24/1A,1B,2A,2B,25/1,2,3,26/1,2,27 in Poonamallee village ,S.No.19/1,2,3A,3B,3C1,3C2A Seneerkuppam Village, Chennai - 600 056. and Exclusive Charge on building and Structures there on defined as Factory B with a Total Leasable Area of 3,26,177 Sq ft. 2.Hypothecation : Exclusive charge by way of hypothecation of entire Current Assets, Movable fixed assets and project receivables (Including lease rentals, Lease deposit, common area charges,parking charges,any other receipts,refinancing proceeds,etc received by the borrower) both present and future located at Factory Building B, 1t 18/2A, Sennerkuppam Bye Pass Road, Poonamallee, Chennai - 600 054, Tamilnadu 3.Personal guarantee : Mr. Kotpati Motiram Prasad. 4.Corporate guarantee : Casagrand Spaceintell Private Limited Repayment Terms & Rate of Interest for Land funding: 1. Facility Type: Lease Rental Discounting Term Loan (Secured) 2. Term of Repayment: Repayment will be from the Rental Receipts of the Property 3. Rate of Interest (IRR) : 8.75% per annum 4. Interest Reset: Fixed Rate 5. Repayment Schedule: 144 months from the date of First Disbursement	884.70	892.50	-	-
71	Kotak Real Estate Fund - X	1,849.00	Borrowing Entity: Headway Ace Induspark Private Limited Nature of Security 1.Property : Sole and Exclusive First charge through Registered Mortgage of project land project development rights, 2.Hypothecation : Sole and Exclusive First charge through hypothecation on the cash flows of project along with escrow of the same. 3.Pledge of Shares : Pledge of of 100 % shares of Headway Ace Induspark Private Limited 4.Personal guarantee : Mr. Arun MN and Mr. Kotpati Motiram Prasad. 5.Corporate guarantee : Casagrand Spaceintell Private Limited Repayment Terms & Rate of Interest for Land funding: 1. Facility Type: Non Convertible Debentures (Secured) 2. Term of Repayment: The NCD's shall have a tenor of 54 months from the first disbursement date (i.e, 25/01/2024) 3. Rate of Interest (IRR) : 17.28% per annum 4. Interest Reset: There is No Interest Reset 5. Repayment Schedule: The Principal shall be paid in 10 equal quarterly instalments, with first instalment starting at the end of 9th quarter from the first disbursement date.	1,299.00	1,299.00	1,200.00	-
72	LICHFL Trusteeship Company Limited	433.62	Borrowing Entity: Casagrand Blue Horizon Private Limited Nature of Security 1.Property : Registered mortgage & creation of charge over project lands being purchased/Procured & structures. 2.Escrow and pledge of shares of Casagrand Blue Horizon Private Limited with escrow agent on dematerialised form, 3.Hypothecation of cash flow of projects 4. Corporate Guarantee : Casagrand Spaceintell Private Limited & Casagrand Premier Builder Limited 5. Personal Guarantee: Mr. Arun MN and Mr. Kotpati Motiram Prasad. Repayment Terms & Rate of Interest for Land funding: 1.Facility Type: Non Convertible Debentures (Secured) 2. Term of Repayment: Project to be constructed,Leased with investor exit within 3 years from the LHIF first disbursement 3. Rate of Interest (IRR) : IRR of 17.5% on LHIF investment amount including debenture coupon received. 4. Interest Reset: Till LHIF achieves an IRR of 17.5% on LHIF investment amount including debenture coupon received previously if any; 5. Repayment Schedule: Repayment will be from internal accruals (Includes rent,LRD or proceeds from sale of warehouse).	433.62	433.62	386.00	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
73	Ascendas It Park (Chennai) Limited	567.00	Borrowing Entity: Headway Premier Induspark Private Limited Nature of Security 1. Property: (I) Exclusive Mortgage Charge by the way of equitable mortgage on the All that piece and parcel of land in Plot Nos. 6,7 and 8 measuring about 9.525 acres situated at Panchanthurthi Village, Thiruporur Taluk, Chengalpattu District and situated within the Registration District of Chengalpattu and the Sub Registration District of Thirukazhukundaram. Together with all buildings, erections, structures and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security be erected, standing or attached to the aforesaid lands and premises or any part thereof and all plant and machinery attached to the earth, or permanently fastened to anything attached to earth / together with all undivided proportionate share of interest in the common areas and amenities, parking space, all furniture and fixtures and electrical installations and all other fixtures constructed or installed thereon.. 2. Corporate Guarantee: Casagrand Spaceintell Private Limited 3. Personal Guarantee: Mr. Arun MN and Mr. Kotpati Motiram Prasad. Repayment Terms & Rate of Interest for Land funding: 1.Facility Type: Non Convertible Debentures (Secured)\ 2. Term of Repayment: 30 years from the Disbursement date, which date may be extended by the Board of the Borrower with the prior written consent of the Investors. 3. Rate of Interest (IRR) : 13.15% per annum for Land funding & 11.50% per annum compounded quarterly, on the outstanding portion of Subscription Amount, including any accrued interest thereon for Construction funding. 4. Interest type: floating rate (SBI - 1 Y rate (10.25%) + Spread (2.90%)) for Land funding & 11.50% for Construction Funding. 5. Interest Reset: The SBI Base Rate shall reset on first day of every calendar year based on the prevailing SBI Base Rate on the last day of the previous calendar year. 6. Repayment Schedule: The Borrower should compulsorily redeem the outstanding Debentures on the Redemption Date (30 years from the respective Disbursement Date), which date may be extended by the Board of the Borrower with the prior written consent of the Investors,)	567.00	467.00	317.00	-
74	Aditya Birla Finance Limited	2,000.00	Borrowing Entity: Casagrand Lotus Private Limited Nature of Security 1. Property: First and exclusive charge by way of Registered Memorandum of Entry (RMOE) on all that piece and parcel of land admeasuring 17 Acres 12 Guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Rural District long with all present and future structure on the said land parcel along with the future development potential of salable area of 13,84,255 sqft (comprising of 805 residential units) in the residential project "Casagrand Casablanca" 2. Stock, Receivables and Movable Properties: Exclusive first charge by way of hypothecation & escrow on receivables from sold and unsold units of Project "Casagrand Casablanca" (Total receivables to be hypothecated is Rs 1029 Cr). 3. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 2,000.00 Million 2. Tenor: 60 months 3. Repayment: Repayable in 24 monthly instalments of ₹ 83.33 Million 4. Principal Moratorium: 18 months from the date of disbursement 5. Rate of interest: payable monthly 12.00% p.a (Floating) (Aditya Birla Home Finance Limited Long Term Reference Rate(LTRR) + applicable margin (-8.45%))	1,466.74	1,578.43	-	-
75	Aditya Birla Finance Limited	550.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security 1. Property: (i) Extension of First and exclusive charge by way of Registered Memorandum of Entry (RMOE) on 33 unsold villas admeasuring 92460 sq. ft. of saleable area in the residential project "Casagrand Hanford" along with the proportionate undivided share of land admeasuring 55908 sq ft out of the total land admeasuring 43,971 sq yard situated at Mamidipally village, Balapur Mandal, Rangareddy District, in the state of Telangana. (ii) Extension of Second charge by way of Registered Memorandum of Entry (RMOE) on 7 unsold villas admeasuring 19,628 sq. ft. of saleable area in the residential project "Hanford" along with the proportionate undivided share of land admeasuring 11,795 sq ft out of the total land admeasuring 43,971 sq yard. (iii) First and exclusive charge by way of Registered Memorandum of Entry (RMOE) over land admeasuring Acres 9-14 Guntas equivalent to 37,832 Sq Mts situated at Gowdavalli Village, Medchal Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District), Telangana State 2. Stock, Receivables and Movable Properties: (i) Extension of first charge by way of hypothecation & escrow on receivables from sold and unsold units of Project "Casagrand Hanford" situated in Mamidipally village, Balapur Mandal, Rangareddy Distrlct, in the state of Telangana. (ii) Extension of second charge by way of hypothecation & escrow of receivables from 7 unsold units mortgaged to HMDA of Project "Casagrand Hanford" located at Mamidipally Village, Balapur Mandal, Rangareddy District, Telangana (iii) Exclusive first charge by way of hypothecation & escrow on receivables arising out of land admeasuring Acres 9-14 Guntas equivalent to 37,832 Sq Mts situated at Gowdavalli Village, Medchal Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District), Telangana State 3. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 550.00 Million 2. Tenor: 38 months 3. Repayment: Repayable in 24 monthly instalments of ₹ 22.92 Million 4. Principal Moratorium: 14 months from the date of disbursement 5. Rate of interest: payable monthly 13.00% p.a (Floating) (Aditya Birla Home Finance Limited Long Term Reference Rate(LTRR) + applicable margin (-7.45%))	292.72	491.12	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
76	Aditya Birla Real Estate Credit Opportunities Fund	190.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security 1. Property: A first and exclusive ranking charge by way of mortgage by way deposit of title deeds over: (i) the Project Land and all structures (whether present or future including the Project) thereon, together with all benefits and./or entitlements arising out of or in connection with the Project Land and structures constructed or to be constructed thereon (including the Project) (ii) any machinery, plant, equipment, fixtures, articles, owned/acquired on lease for the Project "Casagrand Estilo" 2. Stock, Receivables and Movable Properties: (i) a first ranking exclusive charge by way of hypothecation over the Charged Account(s), moveable fixed Assets (owned and/or acquired on lease) in relation to the Project "Casagrand Estilo", curent Assets in relation to the Project, the Project Receivables Repayment Terms & Rate of Interest : 1. Facility Type: 2,500,000 unlisted, unrated, secured, redeemable, non-convertible debentures of a face value of Rs. 100/- Total Facility amount: ₹ 250.00 Million 2. Final Maturity: 36 (Thirty Six) months fiom the First Deemed Date of Allotment 3. Repayment: NCDs are redeemable in quarterly instalment from the 7th Quarter from the First Deemed date of Allotment 4. Interim interest coupon: Compounded and due quarterly at the rate 15.12% p.a. 5. Additional Interest: the additional interest payable at an amount that provides an IRR of 16% p.a. at the Final Settlement	113.30	190.00	-	-
77	Bajaj Housing Finance Limited	850.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security 1. Property: Exclusive first charge by way of registered mortgage on developer share of unsold units and UDS there upon in the project "Casagrand Flamingo" 2. Stock, Receivables and Movable Properties: (i) Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of the Project "Casagrand Flamingo" (ii) Exclusive Charge oh the escrow accounts of the Project and all monies credited/deposited therein (in all forms) 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 850.00 Million 2. Tenor: 72 months 3. Repayment: Repayable in 48 equal monthly instalments from 25th month from the date of disbursement 4. Principal Moratorium: 24 months from the date of disbursement 5. Rate of interest: payable monthly 11.50% p.a (Floating) (BHFL-CF-FRR) + applicable margin (-6.5%))	85.46	206.72	-	-
78	Bank of Maharashtra	54.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security 1. Property: Equitable Mortgage of the residential villas located at Perungudi, Sholinganallur Taluk, Chennai, Villa No. 1 to 11 & 26 located in Casagrand Auburn Project, Thiruvengadam Street, Off. Thiruvallur Street, Perungudi, Chennai owned by Casagrand Premier Builder Limited 2. Stock and Receivables: Exclusive specific charge on current assets of Casa Grande Civil Engineering Private Limited mainly inventories & receivables both present and future of the company apart from project specific loans 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Working Capital Term Loan Total Facility amount: ₹ 54.00 Million 2. Tenor: 60 months 3. Repayment: Repayable in 60 monthly instalments 4. Rate of interest: payable monthly 10.75% p.a (Floating) 5. Interest Reset: 1 year MCLR + 1.75%	44.12	47.83	-	-
79	Bank of Maharashtra	180.00	Borrowing Entity: Casa Grande Enterprises LLP Nature of Security 1. Property: Equitable Mortgage of the residential villas located at Perungudi, Sholinganallur Taluk, Chennai, Villa No. 1 to 11 & 26 located in Casagrand Auburn Project, Thiruvengadam Street, Off. Thiruvallur Street, Perungudi, Chennai owned by Casagrand Premier Builder Limited 2. Stock and Receivables: Exclusive specific charge on current assets of Casa Grande Enterprises LLP mainly inventories & receivables both present and future of the company apart from project specific loans 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Working Capital Term Loan Total Facility amount: ₹ 180.00 Million 2. Tenor: 60 months 3. Repayment: Repayable in 60 monthly instalments 4. Rate of interest: payable monthly 10.55% p.a (Floating) (RLLR + 1.25%)	150.96	161.95	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
80	Certus Investment Management Private Limited	404.10	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security 1. Property: A first ranking exclusive charge by the way of mortgage of project land comprising of all that piece and parcel of land admeasuring about an extent of 62,385Sq.Ft. (25.99 Grounds or thereabouts) togetherwith theatre (known as UDHAYAM THEATRE) and Kalyana Mandapam (known as UDHAYAM KALYANA MANDAPAM) situated at 15th Avenue Road, Kodambakkam Village, Mambalam Taluk, Chennai and any structures constructed or to be constructed on the said project land 2. Stock and Receivables: A first ranking exclusive charge by the way of hypothecation of any and all amounts receivable in relation to the project/project land which shall include all Project Receivables, and all rights, title, interest, benefits, claims and demands as well as the rights, title and interest in respect of all bank accounts in relation to the project. 3. Corporate Guarantee: Casa Grande Garden City Builders Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: 8,000 (eight thousand) secured, unlisted, senior, redeemable, non-convertible debentures to be issued at a face value of ₹ 1 Lakh Total Facility amount: ₹ 800.00 Million 2. Final Maturity: 30th September 2028 3. Repayment: NCDs are redeemable in quarterly instalment from 30th June 2026 4. Interim interest coupon: 14.20% (fourteen point twenty percent) per annum, compounded and due quarterly. 5. Facility Management Fee: (i) 1.95% p.a on quarterly outstanding balance for 1st 12 months plus applicable taxes (ii) 2.8% p.a on quarterly outstanding balance from 13th month to 24th month plus applicable taxes (iii) 3.22% p.a on quarterly outstanding balance from 25th month to 42th month plus applicable taxes (iv) 4.07% p.a on quarterly outstanding balance for balance period plus applicable taxes	400.06	400.06	-	-
81	Hero Fincorp Limited	1,500.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security 1. Property: (i) Exclusive mortgage by way of equitable mortgage of land and buildings of Project "Casagrand Linore" across 4.83 acres near Kattupakkam, Chennai with a total of 223 residential units or 73% of casagrand's share developed by Casa Grande Civil Engineering Private Limited (ii) Exclusive mortgage by way of equitable mortgage of land and buildings of Project land spread across 34.12 acres in Thirumudivakkam, chennai owned by Casa Grande Homes Private Limited 2. Stock and Receivables: (i) Exclusive charge by way of hypothecation of future cashflows of Project Casagrand Linore and Project land situated at Thirumudivakkam (ii) Extension of exclusive charge by way of hypothecation of future cashflows (including Projects Casagrand Zaiden, Casagrand Medora, Casagrand Amor and can cashflow/prepayments from Radial Road and Vestas Land) secured with Existing Term Loans 3. Co-Borrower: Casagrand Bizpark Private Limited, Casa Grande Garden City Builders Private Limited, Casa Grande Civil Engineering Private Limited, Casa Grande Homes Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 1,500.00 Million 2. Tenor: 36 months from the date of disbursement 3. Repayment: Repayable in 24 equal monthly instalments 4. Principal Moratorium: 12 months from the date of first disbursement 4. Rate of interest: payable monthly 13.5% p.a (Floating) 5. Interest Reset: Annual reset SBI 12M MCLR + 4.55%	1,001.45	1,191.97	-	-
82	LIC Housing Finance Limited	2,000.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security 1. Property: Exclusive mortgage of Casagrand Elysium project owned by Casagrand Premier Builder Limited and proposed structure thereon 2. Stock and Receivables: (i) Hypothecation of receivables of Project Casagrand Elysium (ii) Cross collateral of project receivables in Project Casagrand First City owned by Danub Homes Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 3,000.00 Million 2. Tenor: 48 months from the date of disbursement 3. Repayment: Repayable in 30 monthly instalments 4. Principal Moratorium: 18 months from the date of first disbursement 4. Rate of interest: payable monthly 12.5% p.a (Floating) LHPLR - 5.3%	1,360.16	1,387.53	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
83	Standard Chartered Capital Limited & Standard Chartered Bank	3,450.00	Borrowing entity: Casagrand Zingo Private Limited Nature of Security 1. Property: (i) first ranking exclusive Security Interest on Mortgaged Properties I - Casagrand Mercury Ph 1 - Plot No. 1 comprised in Survey No. 156/1, situated at Perambur Village, Perambur Taluk, Chennai by way of Mortgage Documents; (ii) a first ranking exclusive Security Interest on Mortgaged Properties II - Casagrand Mercury Ph 2 Plot No. 1 comprised in Survey No. 156/1, situated at Perambur Village, Perambur Taluk, Chennai by the Security Provider, by way of Mortgage Documents; (iii) a second ranking pari passu Security Interest by way of mortgage over the Casagrand Suncity Mortgaged Properties, provided any surplus ftom Casagrand Suncity Project post repayment of the Casagrand Suncity Facility shall be used towards repayment of the Facility 2. Stock and Receivables: (i) a first ranking exclusive Security interest on the Hypothecated Assets - the movable fixed assets, Current assets, Escrow accounts and receivables of the borrower Casagrand Zingo Private Limited in the project Casagrand Mercury of by way of Common Deed of Hypothecation (ii) a first ranking exclusive Security Interest on Hypothecated Assets II - the movable fixed assets, Current assets, Escrow accounts and receivables of the Casagrand Premier Builder Limited(the Security Provider) in the project Casagrand Mercury, by way of Common Deed of Hypothecation II (iii) a second ranking pari passu Security Interest in favour of the Common Security Trustee for the benefit of the Secured Parties by way of hypothecation over the Casagrand Suncity Hypothecated Assets, provided any surplus from Casagrand Suncity Project post repayment ofthe Casagrand Suncity Facility shall be used towards repayment of the Facility 3. Corporate Guarantee: Casagrand Premier Builder Limited, Casa Grande Civil Engineering Private Limited and Casa Grande Homes Private Limited.	2,532.15	2,742.25	-	-
			Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 5,250.00 Million Tranche A - ₹ 2,850.00 Million Tranche B - ₹ 900.00 Million Tranche C - ₹ 1,500.00 Million 2. Tenor: Door to door maturity of upto 60 months For tranche A and C of ₹ 4,350.00 million and Door to door period of upto 18 months for tranche B from the date of disbursement of each tranche 3. Repayment: Repayable after 24 months of principal moratorium in 7 half yearly instalments for tranche A and tranche C Repayable after 12 months of principal moratorium in 2 half yearly instalments for tranche B 4. Rate of interest: payable monthly Tranche A - 12.5% p.a. (fixed) Tranche B - 18.75% p.a. (fixed) Tranche C - 12.5% p.a. (fixed)				
84	Tata Capital Housing Finance Limited	640.00	Borrowing Entity: Casa Grande Zest Private Limited Nature of Security : 1. Property: (I) Extension of charge by way of registered mortgage of the Project 1 Casagrand Selenia and/or development rights of the Project 1 being developed on the Property 1 - All that piece and parcel of land admeasuring approx. Acres 17 and 04 cents in the residential project "Casagrand Selenia" situated in Pudhupakkam/Santhakuppam Village, Vandalur Taluk, Chengalpattu district (including rights, title, interest, claims, benefits, demand under the project documents both Present and future). 2. Stock, Receivables and movable property: (I) Extension of Exclusive charge by way of hypothecation of the scheduled Receivables of the project 1 Casagrand Selenia being developed on the Property 1 and all insurance proceeds, current assets and movable fixed assets, both present and future (II) Extension of Exclusive charge by way of hypothecation on the Escrow Account of the project l 3. Co Borrower: Casagrand Premier Builder Limited	169.96	175.72	-	-
			Repayment Terms & Rate of Interest: 1. Facilty Type: Term of loan Total Facility Amount: ₹ 800.00 million - TL I - ₹ 400.00 million; TL II - ₹ 400.00 million 2. Tenor: 60 months (including moratorium of 36 months) from the date of disbursement of respective term loans 3. Repayment: 30 monthly instalments starting from 31st months of 1st disbursement of respective term loans 4. Principal Moratorium: 30 Months from the date of first disbursement for respective term loans 5. Interest: TL I: NCPLR of 9.90% plus 3.20% = 13.10% per annum payable monthly on floating rate basis. TL II : NCPLR of 9.9% plus 2.35% = 12.25% per annum payable monthly on floating rate basis 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.				

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
85	Tata Capital Housing Finance Limited	600.00	Borrowing Entity: Casagrand Horizons Private Limited Nature of Security : 1. Property: (I) Extension of charge by way of registered mortgage of the Project 1 Casagrand Flagship and/or development rights of the Project 1 being developed on the Property 1 - All that piece and parcel of land admeasuring approx. -17.58 acres of land together with the structures thereon (both present and future) in the residential space project "Casagrand Flagship", situated at Jalladianpet village, Pallikaranai village, sholinganallur Taluk, chennai District (including rights, title, interest, claims, benefits, demand under the project documents both Present and future) owned by Casagrand Horizons Private Limited (II) Extension of charge by way of registered mortgage of the Project 2 Casagrand Selenia and/or development rights of the Project 1 being developed on the Property 1 - All that piece and parcel of land admeasuring approx. Acres 17 and 04 cents in the residential project "Casagrand Selenia" (all phases) situated in Pudhupakkam/Santhakuppam Village, Vandalur Taluk, Chengalpattu district (including rights, title, interest, claims, benefits, demand under the project documents both Present and future) owned by Casa Grande Zest Private Limited 2. Stock, Receivables and movable property: (I) Extension of Exclusive charge by way of hypothecation of the scheduled Receivables of the project 1 Casagrand Flagship being developed on the Property 1 and all insurance proceeds, current assets and movable fixed assets, both present and future (II) Extension of Exclusive charge by way of hypothecation of the Scheduled Receivables of the Project 2 Casagrand Selenia (all phases) being developed on the Property 2 and all insurance proceeds, current assets and movable fixed assets, both present and future (III) Extension of Exclusive charge by way of hypothecation on the Escrow Account of the project l Casagrand Flagship and project 2 Casagrand Selenia 3. Co Borrower: Casagrand Premier Builder Limited and Casa Grande Zest Private Limited Repayment Terms & Rate of Interest: 1. Facilty Type: Term of loan Total Facility Amount: ₹ 600.00 million 2. Tenor: 60 months (including moratorium of 24 months) from the date of disbursement of term loan 3. Repayment: 36 monthly instalments starting from 25th month of 1st disbursement of term loan 4. Principal Moratorium: 24 Months from the date of first disbursement for term loan 5. Interest: NCPLR of 9.90% plus 3.10% = 13.00% per annum payable monthly on floating rate basis. 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.	592.57	592.57	-	-
86	Sundaram Home Finance Limited	107.50	Borrowing Entity: Casagrand Astute Private Limited Nature of Security : Property: Plot No. : A,B,C,Survey No. : 66/1,2,3,4,5,Village : Pallipattu , Door Nos 7,21 and 7A, Old No-17, 7B and 7A, Plot Nos: A, B and C Canal Bank Road, Kasthuribai Nagar, Velachery taluk, Chennai - 600020 Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term loan ₹ 107.50 Million 2. Tenor: 120 Month EMI 3. Rate of Interest: Interest rate of 12% per annum. Interest Rate Type Variable in line with SH-PLR % 4. Repayment: 120 EMI of ₹ 1.54 Million	83.12	99.52	-	-
87	Credit Solutions India Limited	2,000.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : Property: First ranking registered mortgage over the mortgaged properties in favour of the debenture trustee, for the benefit of debenture holders in accordance with the mortgage documents Repayment Terms & Rate of Interest : 1. Facility Type: 200 senior, secured, unlisted, guaranteed, redeemable, rupee denominated, transferable, and interest bearing non-convertible cumulative debentures each having a face value of ₹ 10 Million Total Facility Amount: ₹ 2,000.00 Million 2. Tenor: 30 months from the deemed date of allotment 3. Rate of Interest: Interest rate of 21.75% per annum accrued on monthly compounding basis and payable monthly 4. Repayment: Bullet repayment at the end of tenor	2,000.00	2,000.00	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
88	Ascendas It Park (Chennai) Limited	57.00	Borrowing Entity: Beacon Premier Induspark Private Limited Nature of Security 1. Property: (I) Exclusive Mortgage Charge by the way of equitable mortgage on the All that piece and parcel of land in Plot No. 5 measuring about 4.625 acres in Survey Nos. 19, 21 (part), 20/1 (part), 20/10, 20/2, 20/3, 20/4, 20/5, 20/6, 20/7, 20/8, 20/9, 22/1 (part), 22/2 (part), 22/3 (part), 22/4 (Part), 22/5 (part), 22/6, 22/7, 22/8, 23/4 (part), 23/5 (Part) and 23/6 (part) situated at Panchanthurthi Village, Thiruporur Taluk, Chengalpattu District and situated within the Registration District of Chengalpattu and the Sub Registration District of Thirukazhukundaram. Together with all buildings, erections, structures and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security be erected, standing or attached to the aforesaid lands and premises or any part thereof and all plant and machinery attached to the earth, or permanently fastened to anything attached to earth / together with all undivided proportionate share of interest in the common areas and amenities, parking space, all furniture and fixtures and electrical installations and all other fixtures constructed or installed thereon.. 2. Corporate Guarantee: Casagrand Spaceintell Private Limited 3. Personal Guarantee: Mr. Arun MN and Mr. Kotpati Motiram Prasad.	57.00	57.00	-	-
			Repayment Terms & Rate of Interest for Land funding: 1.Facility Type: Non Convertible Debentures (Secured)\ 2. Term of Repayment: 30 years from the Disbursement date, which date may be extended by the Board of the Borrower with the prior written consent of the Investors. 3. Rate of Interest (IRR) : 13.15% per annum for Land funding & 11.50% per annum compounded quarterly, on the outstanding portion of Subscription Amount, including any accrued interest thereon for Construction funding. 4. Interest type: floating rate (SBI - 1 Y rate (10.25%) + Spread (2.90%)) for Land funding & 11.50% for Construction Funding. 5. Interest Reset: The SBI Base Rate shall reset on first day of every calendar year based on the prevailing SBI Base Rate on the last day of the previous calendar year. 6. Repayment Schedule: The Borrower should compulsorily redeem the outstanding Debentures on the Redemption Date (30 years from the respective Disbursement Date), which date may be extended by the Board of the Borrower with the prior written consent of the Investors,)				
89	Ascendas It Park (Chennai) Limited	67.00	Borrowing Entity: Vision Premier Induspark Private Limited Nature of Security 1. Property: (I) Exclusive Mortgage Charge by the way of equitable mortgage on the All that piece and parcel of land in Plot Nos.3 and 4 measuring about 5.500 acres in Survey Nos. 17/1A (Part), 17/1B (part), 17/1C, 17/1D, 17/1E (part), 17/1F (part), 17/2A2A (part), 9/1 (part), 9/2 I (part), 9/2A (part), 9/2B (part), 9/2C (part), 9/2D (part), 9/2E (part), 9/2F (part), 9/2G, 9/2J, 9/2K (part), 9/2L, 9/2M (part), 9/2N, 9/2'O', 9/2P, 9/2Q, 9/2R, 9/2S, 9/2T, 9/3 (part), 9/4A (part), 9/4B (part), 9/4C (part), 9/4D (part), 9/5A, 9/5B, 9/5C, 9/5D, 9/5E, 9/5F, 9/5G, 9/5H, 9/5I and 9/5J situated at Panchanthurthi Village, Thiruporur Taluk, Chengalpattu District and situated within the Registration District of Chengalpattu and the Sub Registration District of Thirukazhukundaram Together with all buildings, erections, structures and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security be erected, standing or attached to the aforesaid lands and premises or any part thereof and all plant and machinery attached to the earth, or permanently fastened to anything attached to earth / together with all undivided proportionate share of interest in the common areas and amenities, parking space, all furniture and fixtures and electrical installations and all other fixtures constructed or installed thereon.. 2. Corporate Guarantee: Casagrand Spaceintell Private Limited 3. Personal Guarantee: Mr. Arun MN and Mr. Kotpati Motiram Prasad.	67.00	67.00	-	-
			Repayment Terms & Rate of Interest for Land funding: 1.Facility Type: Non Convertible Debentures (Secured)\ 2. Term of Repayment: 30 years from the Disbursement date, which date may be extended by the Board of the Borrower with the prior written consent of the Investors. 3. Rate of Interest (IRR) : 13.15% per annum for Land funding & 11.50% per annum compounded quarterly, on the outstanding portion of Subscription Amount, including any accrued interest thereon for Construction funding. 4. Interest type: floating rate (SBI - 1 Y rate (10.25%) + Spread (2.90%)) for Land funding & 11.50% for Construction Funding. 5. Interest Reset: The SBI Base Rate shall reset on first day of every calendar year based on the prevailing SBI Base Rate on the last day of the previous calendar year. 6. Repayment Schedule: The Borrower should compulsorily redeem the outstanding Debentures on the Redemption Date (30 years from the respective Disbursement Date), which date may be extended by the Board of the Borrower with the prior written consent of the Investors,)				
90	Aditya Birla Finance Limited	296.02	Nature of Security 1.Plot no:- NO.40, Uthukkadu Village, Walajabad Taluk, Kanchipurana District, House No:- SNo52310 New S.No.523 10A 524/9A 9B Old S.No525 1 3 New SNo525/1A IB IC 3A 3B 3C 3D 3E 3F 3G 524 5 531 9 531 10 532 1A 532 IB 532 3,532 5 5322,Floor no:- ,Building Number:- , Society Name:- ,Block no:- ,Street Name:- , Locality:- ,State:- TAMIL NADU,District: KANCHEEPURAM, Zip code:- 631601 Owner Name : CGD INDUSTRIAL PARKS PRIVATE LMTED 4.PlotNo.S.No.523/9B,10B,S.No.524/2A1,2A2,2B1,2B2,3,4,6,7,9A,9B,S.No.525/4A,4B,4C,4D,4E,4F,4G,5,S.No.531/12A,S.No.403/8A, House No-9,Uthukadu B Village, Walajabad Taluk, Kancheepuram 631601 (CGD Industrial Parks Pvt Ltd) 2.Hypothecation : Hypothecation on rental receivable from property A 02 of Rs.7.22 Cr P.a including Maintenance chg 3.Corporate guarantee : Casagrand Spaceintell Private Limited & Casagrand Premier Builder Limited	290.44	290.16	-	-
			Repayment Terms & Rate of Interest for Land funding: 1. Facility Type: Term Loan (Secured) 2. Term of Repayment: Repayment will be from the Rental Receipts of the Property 3. Rate of Interest (IRR) : 11.5% per annum 4. Interest Reset: Long term reference Rate of ABFL (-) 8.95% In the event of increase in the short term money market rates, ABFL has right to revise the reference rate 5. Repayment Schedule: 120 months from the date of first disbursement				

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
91	Aditya Birla Finance Limited	1,000.00	Borrowing Entity: Casa Grande Civil Engineering Private Limited Nature of Security 1. Property: (i) First & Exclusive Charge by way of registered mortgage on 6 unsold units admeasuring 9,942 sqft of saleable area in Residential Villa Project "Casagrand Platinum" being constructed on all that piece and parcel of land admeasuring 11.83 Acres comprised in the Survey Numbers (mentioned in annexure) and situated at Padappai Village, Kundrathur Taluk, Kanchipuram District Tamilnadu along with proportionate share of undivided share of land (UDS) in the Project 1 and underlying land. (ii) First & Exclusive Charge by way of registered mortgage on 408 unsold units admeasuring 5,28,461 sqft of saleable area in Residential Apartment Project "Casagrand Primrose" being constructed on all that piece and parcel of land admeasuring 9.54 Acres comprised in the Survey Numbers {mentioned in annexure) and situated at Padappai Village, Kundrathur Taluk, Kanchipuram District Tamilnadu along with propionate share of undivided share of land (UDS) in the project and underlying land (iii) First & Exclusive Charge by way of registered mortgage on 20 unsold units admeasuring 47,533 sqft of saleable area in - Residential Villa Project "Casagrand Primrose" being constructed on all that piece and parcel of land admeasuring 9.54 Acres comprised in the Survey Numbers (mentioned in annexure) and situated at Padappai Village, Kundrathur Taluk, Kanchipuram district Tamilnadu along with proportionate share of undivided share of land (UDS) in the project and underlying land. 2. Stock, Receivables and Movable Properties: (I) Exclusive Charge by way of Deed of Hypothecation on the scheduled receivables and escrow in the Project Casagrand Platinum and Casagrand Primrose both sold and unsold 3. Co-Borrower: Casagrand Premier Builder Limited and Casa Grande Homes Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 1000.00 Million RTL 1: ₹ 350.00 Million RTL 2: ₹ 650.00 Million 2. Tenor: 48 months 3. Repayment: Repayable in 24 monthly instalments 4. Principal Moratorium: 24 months from the date of disbursement 5. Rate of interest: payable monthly RTL 1: 11% p.a (Floating) (Aditya Birla Home Finance Limited Long Term Reference Rate(LTRR) + applicable margin (-9.45%)) RTL 2: 12% p.a (Floating) (Aditya Birla Home Finance Limited Long Term Reference Rate(LTRR) + applicable margin (-8.45%))	752.02	834.07	-	-
92	AXIS RERA OPPORTUNITIES FUND II	260.00	Borrowing Entity: Casa Grande Shelter Private Limited Nature of Security 1. Property: (i) First ranking exclusive by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property -all right, title and interest of the Company over: (a) Project and the entire Project Lands; (b) entire Saleable Area in the Project; (c) all developments thereon; and (d) entire development rights over the Project Lands - land admeasuring a total extent of 4.97 acres situated at Kundrathur Taluk and Kancheepuram District 2. Stock, Receivables and Movable Properties: (i) First ranking exclusive charge by way of hypothecation over the Hypothecated Property. 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 4000 fully secured, unlisted, redeemable, cumulative, non-convertible debentures of a face value of ₹ 0.10 Million Total Facility amount: ₹ 400.00 Million 2. Final Maturity: 15 quarters fiom the First Deemed Date of Allotment 3. Repayment: Fully and mandatorily redeemed by the Company on the Maturity Date 4. Interim interest coupon: Compounded and due quarterly at the rate 12% p.a. till receipt of approvals or 12 months from allotment whichever is earlier and 15.90% thereafter 5. Additional Interest: Nil	260.00	260.00	-	-
93	Bajaj Housing Finance Limited	890.00	Borrowing Entity: Casagrand Fresh Private Limited Nature of Security 1. Property: (i) Exclusive first charge by way of registered mortgage on developer share of unsold units and UDS there upon in the project "Casagrand Massimo" (ii) Exclusive first charge oy way of registered mortgage of project land of Casagrand Massimo situated at Kundrathur 2. Stock, Receivables and Movable Properties: (i) Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of the Project "Casagrand Massimo" (ii) Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms) 3. Co-borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Total Facility amount: ₹ 1,850.00 Million 2. Tenor: 84 months 3. Repayment: Repayable in 42 equal monthly instalments from 43th month from the date of disbursement 4. Principal Moratorium: 42 months from the date of disbursement 5. Rate of interest: payable monthly 11.50% p.a (Floating) (BHFL-CF-FRR) + applicable margin (-6.5%))	1,171.73	1,250.63	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
94	Kotak Mahindra Investments Limited	605.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : 1. Property: (I) Extension of first & Exclusive Charge by way of registered mortgage on land admeasuring -10.25 acres and buildings/units/structures constructed/to be constructed, along with existing and future FSI of the project "Casagrand Vivacity" and the Receivables arising therefrom comprised ln Survey No:93 and 99, located at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru 560099, Karnataka owned by Casa Grande Garden City Builders Pvt Ltd. (ii) Extension of first & Exclusive Charge by way of registered mortgage on land admeasuring 4.87 Acres and the Project "CASAGRAND CLOUD 9" in Survey No. 3O712lPartl [4 Acres 19.2 Cents out of 5.04 Acres] and Survey No. 310/2 (part) [67.8 Cents out of 1.60 Acresl (excludingt972.\7 Square Meters or 2L,220 Sq.Ft in S. No. 3O7 l2B (part) gifted towards Open Space Reservation out of 4.87 Acres) situated at Sholinganallur I Village, TNHB Main Road, Sholinganallur Taluk, Chennai District, Tamilnadu - 600 119, owned by Casa Grande Milestone Pvt Ltd 2. Stock & Receivables: Escrow of all Eligible Receivables (Sold + Unsold) from above securities - Vivacity and Cloud9 including but not limited to deposits/rentals/sales proceeds/any other receipts of any nature from the Projects 3. Co-Borrower: Casagrand Premier Builder Limited and Casa Grande Milestone Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Rs. 1,200 Million 2. Tenor: 36 months 3. Repayment: Principal shall be repaid in 21 equal monthly instalments starting from 16th month after the first date of disbursement 4. Interest: 11.00% p.a. (fixed)	518.03	307.02	-	-
95	India Realty Excellence Fund VI	670.00	Borrowing Entity: Gazy Mag Private Limited Nature of Security : 1. Property: First ranking exclusive charge by way of memorandum of deposit of title deeds (and registration thereof) in respect of the Mortgaged Property - All that piece and parcel of lands totally admeasuring 34grounds 1766 sq.ft, situated at Parameshwari Nagar, Lattice Bridge Road, Adyar, Urur Village, Velachery Taluk, Chennai District - 600 020 2. Stock & Receivables & moveable Properties: First ranking exclusive charge by way of hypothecation in respect of the Hypothecated project Property Adyar 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Company issue up to 700 unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 1.00Million each aggregating to ₹ 700.00 Million 2. Maturity Date: August 30, 2028 3. Coupon: 0.001% p.a. compounded annually and payable when cashflows are available in the escrow account 4. Redemption: Redeemable at 22% IRR	670.00	670.00	-	-
96	India Realty Excellence Fund	530.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security : 1. Property: First ranking exclusive charge by way of a memorandum of deposit of title deeds (and registration thereon in respect of the Mortgaged Property - All that land measuring Acres 12-11 Guntas, comprising, (a) Acres 11-15 Guntas in Survey No. 623 and (b) Acres 0-36 Guntas in Survey No. 626/Part, situated at **Poodur Village**, Medchal Mandal, Medchal-Malkajgiri District, Telangana State 2. Stock and receivables & Movable Properties: (I) First ranking exclusive charge by way of hypothecation over the Hypothecated Property - all present and future movable properties of the Casagrand Hyderwise Private Limited in relation to the Project (Poodur) including without limitation: (a) all entitlement and rights of the Company on the Receivables, moveable assets and future cash flows in respect of the Project; and (b) the Escrow Accounts, Construction Account, all other bank accounts of the Company and all monies and investments lying to the credit of the Escrow Accounts, Construction Account 3. Corporate guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: 5,300 Unlisted, secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 1.00 Million 2. Final Maturity: On or prior to December 31, 2029 3. Repayment: NCDs are redeemable in 1 instalment on 31st December, 2029 4. Prepayment - Debenture repayment amount is repayable at any time from the internal accruals arising from the cashflows of the project, which shall be a minimum of ₹ 20.00 Million unless otherwise agreed by the debenture trustee. 5. Interim interest coupon: monthly compounded at the rate of 10% p.a (fixed) payable quarterly. 6. Interest Moratorium: Upto March 31, 2026 7. Additional Interest: The Additional Interest at IRR of 14% on subscription amount shall be payable simultaneously with any payment of Principal made to the Debenture Holders in the same proportion as the Principal repaid	530.00	530.00	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
97	STCI Finance Limited	700.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security : 1. Property: (i) First Exclusive charge on the Pro,ect "Casagrand Avenue Park" together with proiect land (Total land area of 3.92 Acres i.e. 1,70,943 sq ft, parking spaces, common area, amenities and building/ WIP/ present (built up area of 3,96,788 sq ft. consist of 209 units and future development rights/WIP/Construction thereon, located at Neelankarai Village and S.No.Z3/24 of Seevaram Village within the limit of Greater Chennai Corporation, Sholinganallur Taluk, Chennai District (ii) First exclusive charge on all unsold units in the Project "Casagrand Avenue Park" 2. Stock & Receivables: First exclusive charge on all existing and future receivables from sold and unsold units project "Casagrand Avenue Park'. 3. Co-Borrower: Casa Grande Milestone Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Rs. 850 Million 2. Tenor: 48 months 3. Repayment: Principal shall be repaid in 24 equal monthly instalments starting from 24th month after the first date of disbursement 4. Interest: 13.00% p.a. (Reset at time of annual review)	463.58	562.56	-	-
98	Tata Capital Housing Finance Limited	1,580.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security : 1. Property: (i) Exclusive charge by way of registered mortgage/MoDT of the Project 1 and/or development rights of the Project 1 "Casagrand Evon" being developed on the Property 1 - All that piece and parcel of land (along with Development Rights, TDR, and any other rights) admeasuring acres 6-34 Guntas (out of larger land admeasuring Acres 10-10 Guntas), in survey number 105/4, situated at Kompally Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana State. (ii) Extension of Charge on Additional Security i.e. Project 2 (Casagrand Majestica) by way of registered simple mortgage (including rights, title, interest, claims, benefits, demand under the project documents both Present and future) 2. Stock & Receivables: (i) Exclusive charge by way of hypothecation of the Scheduled Receivables of the Project 1 "Casagrand Evon" being developed on the Property 1 "kompally" and all insurance proceeds, current assets and movable fixed assets, both present and future. (ii) Exclusive charge by way of hypothecation on the Escrow Account of the Project 1 and the DSRA (iii) Extension of Charge on way of hypothecation of the Scheduled Receivables of Project 2 being developed on the Property 2 and all insurance proceeds, current assets and movable fixed assets, both present and future. 3. Co-Borrower: Casagrand Premier Builder Limited and Casa Grande Smart Value Homes Pvt Ltd Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Rs. 850 Million 2. Tenor: 48 months 3. Repayment: Principal shall be repaid in 24 equal monthly instalments starting from 24th month after the first date of disbursement 4. Interest: 13.00% p.a. (Reset at time of annual review)	1,523.56	1,476.04	-	-
99	Aditya birla Finance Limited	1,000.00	Borrowing Entity: Casagrand Fresh Private Limited Nature of Security : 1. Property: (i) First and exclusive charge by the way of registered mortgage on 291 unsold units admeasuring 4,70,487 Sq Ft. of saleable area in Residential project "Casagrand French Town" located at Kovilancheri, Chengalpattu - 600041 2. Stock & Receivables: (i) First and exclusive charge by the way of Deed of Hypothecation on the scheduled receivables in the project "Casagrand French Town" 3. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan Rs. 1000 Million 2. Tenor: 48 months 3. Repayment: Principal shall be repaid in 24 equal monthly instalments starting from 24th month after the first date of disbursement 4. Interest: 11.50% p.a. (8.95% below ABFL's LTRR - 20.45%p.a.)	879.35	840.00	-	-
100	Arnya Real Estate Fund	2,010.00	Borrowing Entity: Casagrand Lotus Private Limited Nature of Security : 1. Property: (i) First ranking pari paasu charge by way of memorandum of deposit of title deeds in respect of the mortgaged property - Project Land 1 - All that piece and parcel of coverted lands admeasuring 8 acres 17.5 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru Urban district, Karnataka 560062. (ii) First ranking pari paasu charge by way of memorandum of deposit of title deeds in respect of the mortgaged property - Project Land 2 - All that piece and parcel of coverted lands admeasuring 1 acre 23 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru Urban district, Karnataka 560062. 2. Stock & Receivables & moveable Properties: (i) First ranking pari paasu charge by way of hypothecation in respect of the Hypothecated project Property - Project Land 1 mentioned above (ii) First ranking pari paasu charge by way of hypothecation in respect of the Hypothecated project Property - Project Land 2 mentioned above 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Company issue up to 7300 unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par of ₹ 0.10Million each aggregating to ₹ 730.00 Million 2. Maturity Date: March 31, 2031 3. Coupon: 12% p.a. compounded quarterly and payable quarterly. interest moratorium till March 31,2026. 4. Redemption: Redeemable at 19.44% IRR	1,282.90	201.00	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
101	Kotak Mahindra Investments Limited	100.00	Borrowing Entity: Casa Grande Garden City Builders Private Limited Nature of Security : No security Repayment Terms & Rate of Interest : 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)	-	100.00	-	-
102	Kotak Mahindra Investments Limited	1,000.00	Borrowing Entity: Ambojini Property Developers Private Limited Nature of Security : 1. Property: (i) First and Exclusive charge by way of registered mortgage on land admeasuring 3.91 acres (approx.) situated at K.P.K Nagar, Kottivakkam Village, Sholinganallur Taluk, Chennai, Tamilnadu - 600096 owned by Ambojini Property Developers Pvt Ltd. (ii) Extension of first & Exclusive Charge by way of registered mortgage on land admeasuring 4.87 Acres (approx.) and the project "CASAGRAND CLOUD 9 situated at Sholinganallur I village, TNHB Main Road, Sholinganallur Taluk, Chennai District, Tamilnadu - 600 119, owned by Casa Grande Milestone Private Limited 2. Stock & Receivables & moveable Properties: Escrow of Eligible Receivables arising from security Casagrand Cloud 9. Eligible Receivables means all the Receivables and inflows from security properties which are available to the mortgagor in accordance with the RERA Act. Lender has right to stipulate escrow of eligible receivables from security l at the time of launch 3. Co-Borrower: Casagrand Premier Builder Limited, Casagrand Regale Private Limited, Casa Grande Milestone Private Limited Repayment Terms & Rate of Interest : 1. Term of loan: TL1: ₹ 850.00 million TL2: ₹ 150.00 million 2. Tenor: 30 months including 6 months of prinicpal moratorium 3. Repayment of loan principal: 24 equal monthly instalments from 7th month from the date of disbursement 4. Interest Rate: 11% p.a (fixed)	735.00	990.00	-	-
103	Motilal Oswal Finvest Limited	80.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security : 1. Property: (i) First ranking charge by way of memorandum of deposit of title deeds (and registration thereon respect of the Mortgaged Property - all that piece and parcel of land measuring 7 Acres 39 Guntas situated at Ameenapur Village, Ameenpur Mandal, Sangareddy District, Telangana. 2. Stock & Receivables & moveable Properties: First ranking charge by way of hypothecation over Hypothecated Property - all present and future movable properties in relation to the Project Land Project including without limitation: (a) all receivables and future cash flows from the Project Land, Project (induding the Receivables); (b) the Escrow Accounts, Constructon Account, invesments in relation to the project (c) such other current and moveable assets of the company in respect of the project 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Company issue up to 800 unlisted, fully secured, redeemable, cumulative, non-convertible Series II debentures of par va,lue of ₹ 0.10Million each aggregating to ₹ 80.00 Million 2. Maturity Date: February 28, 2027 3. Coupon: 10% p.a. compounded monthly and payable quarterly 4. Redemption: Redeemable at 18.5% IRR	80.00	80.00	-	-
104	India Realty Excellence Fund VI	560.00	Borrowing Entity: Danub Homes Private Limited Nature of Security : 1. Property: (i) First ranking charge by way of memorandum of deposit of title deeds (and registration thereon respect of the Mortgaged Property - all right, title and interest over the entire Project, entire project land totalling an extent of 8.85 acres situated at Koladi Village, Tiruvallur District, Tamil Nadu including all developments thereon. 2. Stock & Receivables & moveable Properties: First ranking charge by way of hypothecation over Hypothecated Property - all present and future movable properties in relation to the Project Land and Project including without limitation: (a) all receivables and future cash flows flom the Project Land and Project (including the Receivables); (b) the Escrow Accounts, Construction Account (c) such other current and movable assets of the Company 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Company issue up to 5600 unlisted, fully secured, redeemable, cumulative, non-convertible Series I debentures of par value of ₹ 0.10Million each aggregating to ₹ 560.00 Million 2. Maturity Date: January 31, 2031 3. Coupon: 10% p.a. compounded monthly and payable quarterly 4. Redemption: Redeemable at 19% IRR	560.00	560.00	-	-
105	Motilal Oswal Home Finance Limited	420.00	Borrowing Entity: Casagrand Fresh Private Limited Nature of Security : 1. Property: (i) First ranking charge by way of memorandum of deposit of title deeds (and registration thereon respect of the Mortgaged Property - all right, title and interest over the entire Project "Casagrand Madelyn" and Project land situated at Thirumudivakkam Village, Kancheepuram District, Chennai, Tamil Nadu - 600044 including all developments thereon. 2. Stock & Receivables & moveable Properties: First ranking charge by way of hypothecation over Hypothecated Property - all present and future movable properties in relation to the Project Land and Project including without limitation: (a) all receivables and future cash flows flom the Project Land and Project (including the Receivables); (b) the Escrow Accounts, Construction Account (c) such other current and movable assets of the Company 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Term of loan: TL1: ₹ 360.00 million TL2: ₹ 60.00 million TL2: ₹ 180.00 million 2. Tenor: 36 months including 14 months of prinicpal moratorium (March 31,2028) 3. Repayment of loan principal: 8 equal quarterly instalments post completion 14 months of principal moratorium 4. Interest Rate: 13.75% p.a (floating - RPLR (20.3% p.a. minus 6.55%) monthly compounded and payable quarterly	364.20	420.00	-	-

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
106	Motilal Oswal Finvest Limited	280.00	Borrowing Entity: Casagrand Fresh Private Limited Nature of Security : 1. Property: (i) First ranking charge by way of memorandum of deposit of title deeds (and registration thereon respect of the Mortgaged Property - all right, title and interest over the entire Project "Casagrand Madelyn" and Project land situated at Thirumudivakkam Village, Kancheepuram District, Chennai, Tamil Nadu - 600044 including all developments thereon. 2. Stock & Receivables & moveable Properties: First ranking charge by way of hypothecation over Hypothecated Property - all present and future movable properties in relation to the Project Land and Project including without limitation: (a) all receivables and future cash flows flom the Project Land and Project (including the Receivables); (b) the Escrow Accounts, Construction Account (c) such other current and movable assets of the Company 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Term of loan: TL1: ₹ 240.00 million TL2: ₹ 40.00 million TL2: ₹ 120.00 million 2. Tenor: 36 months including 14 months of prinicpal moratorium (March 31, 2028) 3. Repayment of loan principal: 8 equal quarterly instalments post completion 14 months of principal moratorium 4. Interest Rate: 13.75% p.a (floating - RPLR (20.3% p.a. minus 6.55%) monthly compounded and payable quarterly	242.86	280.00	-	-
107	State Bank of India	400.00	Borrowing Entity: Casa Grande Grace Private Limited Nature of Security : 1. Property: Mortgage of the project land situated at S.Nos. 240/13 measuring acres 8 and 45 cents and S.Nos. 240/15 measuring 4 acres and 76 cents totally measuring up to 13 acres 21 cents at kalavakkam village, Thiruporur Taluk, Chengalpattu District and present and future built up area in project "Southbrooke Phase II" 2. Stock, Receivables & Movable properties: (I) hypothecation of the moveable assets / stocks / work in progress of the project - Southbrooke Phase II (ii) Charge on the cashflows / receivables from the project by the way if hypothecation 3. Corporate Guarantee: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Project specific one time Cash credit Total Facility amount: ₹ 800.00 Million 2. Final Maturity: Sep-27 3. Repayment: Repayable in 12 instalments from Apr-2025 4. Interest Rate: 9.50% p.a. (MCLR-6M(8.9%) plus 0.6% margin)	521.17	389.49	-	-
108	Sundaram Home Finance Limited	100.00	Borrowing Entity: Casagrand Magick Rufy Private Limited Nature of Security : 1. Property: Charge over the immovable property in respect of which the loan is provided and / or such other security as determined by SHFL Door No. : OS No..183,184,189, Plot No. : 2,Survey No. : 23,Village : Arumbakkam, Plot No 2 D No 7/6, Panchali Amman Koil Street, Arumbakkam, Taluk : Aminjikarai, District : Chennai,State : Tamil Nadu,Pin Code : 600106 2. Co-Borrower: Casagrand Premier Builder Limited, Casagrand Astute Private Limited Repayment Terms & Rate of Interest : 1. Facility Type: Home loan ₹ 100.00 Million 2. Tenor: 120 Month EMI 3. Rate of Interest: Interest rate of 12.5% per annum. Interest Rate Type Variable in line with SHFL Home -PLR 4. Repayment: 120 EMI of ₹ 1.46 Million	96.97	98.27	-	-
109	Brios Finvest India Limited	500.00	Borrowing Entity: Casagrand Exotia Pvt Limited Nature of Security 1. Property: Exclusive Registered Mortgage Equitable Mortgage over Immovable Property situated at padappai village, kancheepuram district. Repayment Terms & Rate of Interest : 1. Facility Type: Working Capital Term Loan Total Facility amount: ₹ 500.00 Million 2. Tenor: 10 months 3. Repayment: Repayable in 10 monthly instalments 4. Rate of interest: payable monthly 12.67% p.a	275.00	425.00	-	-
110	From Banks/ Financial Institutions		Vehicle loans is taken from various Banks and Financial Institutions	331.30	355.37	207.53	186.49
111	Aditya Birla Capital Ltd	400.00	Borrowing Entity: Casagrand Hyderwise Private Limited Nature of Security : 1. Property: Residential Villa project "Casagrand Belair" situated at all the piece and parcel of the land admeasuring 9 acre 14 guntas located at survey Nos. 525/A and 525/B , Gowdavalli Village, Medchal Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District). Telangana - 501401. 2 Co-borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan 2. Tenor-48 months including 24 months of moratorium. 3. Rate of Interest: Interest rate of 12% &11% per annum. Interest Rate Type- Floating 4. Repayment: 24 installments	393.00	-	-	-

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Restated Consolidated Financial Statement for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

S.no	Lender	Disbursement Amt in Mn	Particulars	Jun 2025	Mar 2025	Mar 2024	Mar 2023
				Amt in Mn	Amt in Mn	Amt in Mn	Amt in Mn
112	HDFC Bank Limited	250.00	Borrowing Entity: Casagrand Vivacity Private Limited Nature of Security : 1. Property: Project Name "Paragon" located along Pallavaram-Thoraipakkam Road, Pallavaram, Chennai. 2. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan 2. Tenor-RTL-Door to Door tenor of 60 months from the date of first disbursement. 3. Rate of Interest: Interest rate of 9.5% per annum. Interest Rate Type fully floating. 4. Repayment: Bullet repayment at the end of the 60th month from the date of disbursement, payment to be made from either the proceeds of Lease Rental Discounting (LRD) or borrower's own sources.	250.00		-	-
113	India Realty Excellence Fund VI	850.00	Borrowing Entity: Casagrand Gardencity Builders Private Limited Nature of Security : 1. Property: Residential Apartment project.All that piece and parcel of residentially converted immovable property being portion of land bearing Survey No. 15 measuring 7 Acres 20 Guntas situated at Srinivasapura Village, yelahanka Hobli, Bangalore Nofth (Additional) Taluk, Bangalore District. 2. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: NCD 2. Tenor-RTL-The Company shall mandatorily redeem the Series I NCDS in full, by paying all Outstanding Amounts to the Debenture Holders on or prior to December 31, 2030. 3. Rate of Interest: Interest rate of 10% per annum. Interest Rate Type-Fixed. 4. Repayment: December 2030 (23 quarterly instalments).	850.00		-	-
114	Tata Capital Housing Finance Limited	900.00	Borrowing Entity: Casagrand Millenia Private Limited Nature of Security : 1. Property: Residential project "Casagrand Caladium" being developed by the Borrower. All that piece and parcel of the immovable property being land together with the structures thereon (both present and future) comprised in land (i) admeasuring 37 Ares in Plot No.74 totalty admeasuring 83 Ares bearing Gat No.1185/A/plan7lA and (ii) admeasuring 81Ares in Plot No. 7B bearing Gat No.1185lA/PlanT lB ,totally admeasuring 01 Hectare 18 Ares, situate, lying and being at Village Wagholi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation. 2. Co-Borrower: Casagrand Premier Builder Limited Repayment Terms & Rate of Interest : 1. Facility Type: Term Loan 2. Tenor-RTL-Door to Door tenor of 60 months from the date of first disbursement. 3. Rate of Interest: Interest rate of 12.95%/12.50% per annum. Interest Rate Type -Floating. 4. Repayment: The Borrower agrees and undertakes to repay the Lender the principa I amounts of the Facility in 24 monthly instalments.	881.95		-	-
115	Varde Partners	2,000.00	Borrowing Entity: Casagrand Premier Builder Limited Nature of Security :Unsecured Repayment Terms & Rate of Interest : 1. Facility Type: NCD. 2. Tenor-21 months. 3. Rate of Interest: Interest rate of 21.75% per annum. Interest Rate Type- Fixed. 4. Repayment: 28th February 2027 (21 monthly instalments).	2,000.00		-	-
116	Oxyzo Financial Services Limited	300.00	Borrowing Entity: Casagrand Premier Builder Limited. Nature of Security : 1. Property: 1. Property: Residential project named "Casagrand Windsor Court" with RERA ID: P024 in Survey No.: 24 PART in Malikdanguda Village and Sy.No. 558 PART, 560 in Mankhal Village, at Maheshwaram, Ranga Reddy, Telangana, 5013 saleable area of 85,779 sq fts. with 21 villa units and 2 clubhouses as per the Lender at the time of disbursement. Repayment Terms & Rate of Interest : 1. Facility Type: Unsubordinated Senior Secured term loan. 2. Tenor- 30 months. 3. Rate of Interest: Interest rate of 13% per annum. Interest Rate Type-Fixed. 4. Repayment: To be repaid in 25 equal monthly principal instalments starting from the end Moratorium Period (5 months).	298.23	-	-	-

22. Other financial liabilities

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Interest accrued but not due	314.42	236.25	684.67	753.72
Interest accrued and due	53.74	13.08	-	30.50
Liability towards Corporate Social Responsibility	37.08	37.34	48.69	13.29
Accrued expenses	3,846.09	3,710.97	2,191.01	988.13
Premium payable on debentures	183.72	366.24	674.07	450.14
Employee related payables	0.14	1.01	10.02	201.05
Total other financial liabilities	**4,435.19**	**4,364.89**	**3,608.46**	**2,436.83**
Current	4,251.47	3,998.64	2,934.39	1,986.69
Non current	183.72	366.24	674.07	450.14

23. Provisions

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Provision for employee benefits				
Gratuity (refer note 39)	119.69	109.83	72.08	57.92
Compensated absences	32.37	28.80	14.84	6.56
Total provisions	**152.06**	**138.63**	**86.92**	**64.48**
Current	11.17	10.31	6.05	12.53
Non current	140.89	128.32	80.87	51.95

24. Other liabilities

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Advance from customers (including cancelled customer)	6,840.48	6,639.83	3,900.00	1,415.27
Statutory dues and related liabilities	389.83	806.98	441.19	282.36
Unearned Revenue	78,964.62	66,000.81	41,003.89	34,515.86
Others	549.95	723.00	116.71	21.93
Liability under joint development arrangement	1,081.74	1,388.32	929.64	612.57
Corpus Fund	186.23	176.21	198.62	234.80
Total other liabilities	**88,012.85**	**75,735.15**	**46,590.05**	**37,082.79**
Current	20,039.88	11,538.88	34,808.87	30,842.51
Non current	67,972.97	64,196.27	11,781.18	6,240.28

25. Trade payables

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Trade payables				
- total outstanding dues of micro small and medium enterprises	2,375.28	1,648.71	1,252.84	959.92
- total outstanding dues of creditors other than micro enterprises and small enterprises	4,346.43	4,223.12	3,189.74	3,482.36
Total trade payables	**6,721.71**	**5,871.83**	**4,442.58**	**4,442.28**
Trade payables	6,672.95	5,836.66	4,380.06	4,396.56
Trade payables to related parties	48.76	35.17	62.52	45.72
Total trade payables	**6,721.71**	**5,871.83**	**4,442.58**	**4,442.28**

Trade payables ageing schedule

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Total outstanding dues of micro, small and medium enterprises				
Less than 1 year	1,993.50	1,346.27	896.65	897.80
1 -2 years	149.78	106.43	182.95	39.12
2-3 years	149.80	127.91	101.29	8.54
More than 3 years	82.20	68.09	71.95	14.46
Total	**2,375.28**	**1,648.71**	**1,252.84**	**959.92**
Total outstanding dues of creditors other than micro, small and medium enterprises				
Less than 1 year	3,553.00	2,990.24	2,015.22	2,505.04
1 -2 years	399.76	314.14	741.24	692.90
2-3 years	140.22	675.10	154.59	58.08
More than 3 years	253.45	243.64	278.70	226.34
Total	**4,346.43**	**4,223.12**	**3,189.74**	**3,482.36**

Note - 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. There has been reclass of vendors in the above schedule due to registration under MSME act during the period.

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
i. The principal amount remaining unpaid	2,375.28	1,648.71	1,252.84	959.92
ii. Interest due thereon remaining unpaid	278.34	261.23	73.92	28.31
iii. The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-	-	-
iv. The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act 2006.	-	-	-	-
v. The amount of interest accrued during the period / year and remaining unpaid.	17.11	187.31	45.61	28.31
vi. The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006.	-	-	-	-

26. Revenue from operations

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Revenue from Construction Segment				
Revenue from real estate development	1,373.88	25,019.23	24,704.57	24,348.96
Revenue from joint development agreement (JDA)	140.62	874.70	918.43	197.51
Revenue from construction / interior services	94.05	736.61	182.64	137.46
Total revenue from contracts with customers	**1,608.55**	**26,630.54**	**25,805.64**	**24,683.93**
India	1,608.55	26,630.54	25,805.64	24,683.93
Outside India	-	-	-	-
Total revenue from contracts with customers	**1,608.55**	**26,630.54**	**25,805.64**	**24,683.93**
Timing of revenue recognition				
Revenue recognition at a point of time	1,373.88	25,019.23	24,704.57	24,348.96
Revenue recognition over period of time	234.67	1,611.31	1,101.07	334.97
Total revenue from contracts with customers	**1,608.55**	**26,630.54**	**25,805.64**	**24,683.93**
Other operating revenues				
Modification income	17.99	99.33	105.00	148.85
Marketing commission	13.38	33.28	119.20	17.14
Cancelled customer income	8.09	45.49	36.45	21.11
Sale of Land	35.14	12.33	25.64	-
Scrap sales	19.18	77.57	27.89	26.46
Sale of services	12.75	34.60	-	-
Consultancy income	6.36	25.73	20.08	22.04
Total other operating revenues	**112.89**	**328.33**	**334.26**	**235.60**
Total revenue from operations	**1,721.44**	**26,958.87**	**26,139.90**	**24,919.53**

Contract balances	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Contract assets				
Trade receivables	13,224.46	9,829.99	4,542.61	3,172.85
Unbilled revenue	402.01	505.90	436.16	117.95
Contract liabilities				
Unearned Revenue	78,964.62	66,000.81	41,003.89	34,515.86
Customer advances	6,840.48	6,639.83	3,900.00	1,415.27

27. Other income

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Gain on Mutual Funds	5.86	5.53	16.62	4.23
Profit on sale of assets	-	-	0.29	-
Advertising revenue	28.36	39.51	7.43	-
Interest income	95.61	399.85	275.34	148.06
Fair value gain on financial instruments at fair value through profit and loss	1.19	8.09	8.29	23.58
Net gain on foreign exchange transactions and translations	-	19.52	-	-
Rent income	68.87	203.80	171.60	25.91
Miscellaneous income	8.08	120.86	78.03	15.55
	207.97	**797.16**	**557.60**	**217.33**

28. Cost of raw materials, components and stores consumed

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Raw material and components consumed				
Inventory at the beginning of the year	1,527.80	1,013.14	927.12	237.56
Add: Purchases	2,153.80	9,727.33	5,665.49	6,639.32
Less: inventory at the end of the year	(1,830.27)	(1,527.80)	(1,013.14)	(927.12)
	1,851.33	**9,212.67**	**5,579.47**	**5,949.76**

29. Construction activity expenses

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Land cost	5,996.93	9,659.93	8,430.00	15,248.71
Approval, legal and liaison	521.09	2,021.90	1,719.98	839.00
Construction cost	4,937.85	19,490.50	14,499.95	10,147.80
Interest and financial charges	902.09	4,042.26	4,167.35	2,916.12
	12,357.96	**35,214.59**	**28,817.28**	**29,151.63**

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

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
a) Opening balance				
Work-in-progress	75,956.01	52,140.48	39,352.65	35,881.23
Completed flats	859.08	978.40	35.00	35.00
Land stock	14,051.84	13,854.86	15,108.10	1,706.06
	90,866.93	66,973.74	54,495.75	37,622.29
Addition of WIP on acquisition of subsidiary (refer note (i) below)	-	1,331.94	-	3,007.00
Other adjustments to opening WIP (refer note (ii) below)	2.73	185.45	88.31	(577.21)
Removal of WIP on disposal of subsidiary (refer note (iii) below)	-	-	(230.85)	-
Total opening balance	**90,869.66**	**68,491.13**	**54,353.21**	**40,052.08**
b) Closing balance				
Work-in-progress	85,872.30	75,956.01	52,140.48	39,352.65
Completed flats	1,519.44	859.08	978.40	35.00
Land stock	16,233.88	14,051.84	13,854.86	15,108.10
Total closing balance	**1,03,625.62**	**90,866.93**	**66,973.74**	**54,495.75**
c) Total difference in inventory (a) - (b)	**(12,755.96)**	**(22,375.80)**	**(12,620.53)**	**(14,443.67)**

Notes -
i. This relates to acquisition of Subsidiary Ambojini Property Developers Private Limited during the financial year 2024-25, Casagrand Millenia Private Limited during financial year 2022-23.
ii. This relates to movement between Capital work-in progress to Work in Progress/Work in Progress to Raw Materials /other adjustments/ Investment in various entities.
iii. This pertains to loss of control of subsidiary Casa Grande Coimbatore LLP during financial year 2023-24.

31. Direct expenses for Income from services

	31 March 2025	31 March 2025	31 March 2024	31 March 2023
Direct expenses for Income from services	10.88	17.36	-	
	10.88	**17.36**	**-**	**-**

32. Employee benefits expense

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Salaries, wages and bonus	160.57	477.22	509.70	473.97
Contribution to provident and other funds	32.51	37.52	14.69	12.78
Gratuity expenses (refer note 39)	10.26	30.86	22.83	14.23
Employee stock option scheme	53.37	246.52	-	-
Staff welfare expenses	30.46	45.84	26.96	26.45
	287.17	**837.96**	**574.18**	**527.43**

33. Finance costs

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Interest on borrowings	1,039.71	4,297.54	4,303.51	2,937.57
Interest on lease liabilities (refer note 38)	15.97	56.14	46.60	34.80
Other borrowings costs	24.08	318.65	127.63	151.39
	1,079.76	4,672.33	4,477.74	3,123.76
Less: Borrowing Cost transferred to Construction activity expenses	(902.09)	(4,042.26)	(4,167.35)	(2,916.10)
	177.67	**630.07**	**310.39**	**207.66**

34. Depreciation and amortization expense

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Depreciation of property, plant and equipment (refer note 3)	68.37	261.90	188.85	122.73
Amortization of intangible assets (refer note 8)	3.55	11.40	8.29	5.50
Depreciation on investment properties (refer note 5)	19.37	19.40	8.61	8.61
Depreciation of Right-of-use assets (refer note 7)	18.31	61.49	35.25	25.15
	109.60	**354.19**	**241.00**	**161.99**

35. Other expenses

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Power and fuel	6.59	6.65	3.06	2.21
Rates, taxes and other related fees	3.50	22.29	13.69	18.11
Insurance	0.80	0.90	0.96	7.81
Repairs and maintenance				
Buildings	12.32	17.56	16.94	11.59
Vehicles	0.10	0.80	0.51	0.64
Others	9.10	46.40	83.44	34.17
CSR expenditure (refer details below)	52.85	30.46	37.53	1.85
Advertising and sales promotion	139.75	255.18	67.39	245.92
Travelling and conveyance	18.58	49.92	23.51	37.17
Communication costs	20.69	6.95	3.16	6.49
Commission and brokerage fees	1.50	8.53	10.89	9.23
Printing and stationery	0.63	1.54	1.79	1.57
Legal and professional fees	13.89	106.27	62.60	30.84
Payment to auditor (refer note below)	3.26	24.95	11.10	9.80
Net loss on foreign exchange transactions and translations	20.16	-	3.27	-
Security charges	0.06	-	0.01	0.45
Donations (refer note 55 (xv))	3.75	46.50	5.46	6.00
Software expenses	6.14	11.60	4.32	6.00
Loss on sale of assets	-	1.15	3.48	-
Rent	4.51	38.42	8.21	7.80
Bank charges	7.00	28.26	14.10	9.48
Books and periodicals	-	0.05	0.02	0.11
Miscellaneous expenses	14.92	3.89	1.87	2.54
	340.10	**708.27**	**377.31**	**449.78**

Payment to Auditors

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
As auditor:				
Audit fee	2.90	24.05	10.57	6.17
Tax audit fee	-	-	-	0.48
In other capacity:				
Other services (certification fees)	0.36	0.90	0.53	3.15
	3.26	**24.95**	**11.10**	**9.80**

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.

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
(i) Amount required to be spent by the company during the year	52.85	30.46	37.53	1.85
(ii) Amount of expenditure incurred	-	30.46	0.60	-
(iii) Balance to be spent during the year	52.85	-	-	-
(iv) Transferred to unspent CSR account	-	-	36.93	1.85
(v) Amount to be spent on other than ongoing project	-	-	-	-
(vi) Shortfall at the end of the year	-	-	-	-
(vii) Total of previous years shortfall	-	-	-	-
(viii) Reason for shortfall	-	-	-	-
(ix) Details of related party transactions, e.g., contribution to a entity controlled by the company in relation to CSR expenditure as per relevant Accounting Standard	-	30.46	-	-
(x) 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	-	-	-	-

Note: The amount ₹ 52.85 Mn pertaining to the period 30 June 2025 is unspent as on the reporting date and the timeline to spend is till 31 March 2026.

36. Tax expense

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Current income tax:				
Current income tax charge including adjustments in respect of current income tax of previous year	257.27	425.05	391.35	645.16
Deferred tax:				-
Relating to origination and reversal of temporary differences	(381.49)	386.52	457.58	225.88
Income tax expense reported in the statement of profit or loss	**(124.22)**	**811.57**	**848.93**	**871.04**
OCI Section				
Net loss/(gain) on remeasurements of defined benefit plans	0.10	1.05	(0.40)	2.84
Deferred tax charged to OCI	**0.10**	**1.05**	**(0.40)**	**2.84**

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Accounting profit before income tax	(449.34)	3,156.72	3,418.40	3,132.28
Tax on Accounting profit at the rate of 25.17%	(113.10)	794.54	861.12	788.39
Total tax effect	(113.10)	794.54	861.12	788.39
Tax impact of permanent differences	17.61	65.08	84.67	19.13
Adjustments for Difference in tax rates of LLP	(1.28)	(3.01)	(12.05)	26.72
Adjustments for Difference in tax rates of Foreign entity	(16.62)	(28.67)	(3.42)	-
Others	(10.83)	(16.37)	(81.39)	36.80
Income tax expense reported in the statement of profit or loss	**(124.22)**	**811.57**	**848.93**	**871.04**

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

37. Earnings Per share

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Total profit/(loss) for the year **(A1)**	(325.12)	2,345.15	2,569.47	2,261.24
Equity Shares				
Number of shares at the beginning of the year (refer note below)	17,46,50,000	17,46,50,000	17,46,50,000	17,46,50,000
Add :- Shares issued during the year	-	-	-	-
Total Number of shares outstanding at the end of the year	**17,46,50,000**	**17,46,50,000**	**17,46,50,000**	**17,46,50,000**
Weighted average number of shares outstanding during the year - Basic (B)	17,46,50,000	17,46,50,000	17,46,50,000	17,46,50,000
Add :- Weighted average number of shares that have dilutive effect on EPS	-	-	-	-
Weighted average number of shares outstanding during the year – Diluted (C)	**17,46,50,000**	**17,46,50,000**	**17,46,50,000**	**17,46,50,000**
Earning per share of par value ₹2 – Basic (D = A1 / B) (In ₹)	**(1.86)**	**13.43**	**14.71**	**12.95**
Earning per share of par value ₹2 – Diluted (E = A1 / C) (In ₹)	**(1.86)**	**13.43**	**14.71**	**12.95**

Note : Number of equity shares have been adjusted for sub-division and bonus issue (refer note 19)

38. Leases

The Company has lease contracts for various items of land and buildings. Land Leases generally have lease terms upto 99 years and building leases generally have lease terms upto 10 years. Generally, the Company is restricted from assigning and subleasing the leased assets. There are several lease contracts that include extension and termination options and variable lease payments, which are further discussed below.

A. Company as a lessee

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

	Buildings	Total
As at 1 April 2022	**223.52**	**223.52**
Additions/(Deletions) during the year	52.90	52.90
Disposal during the year	-	-
Depreciation during the year	(25.15)	(25.15)
Depreciation during the year (Discontinued operations)	-	-
As at 31 March 2023	**251.27**	**251.27**
As at 1 April 2023	**251.27**	**251.27**
Additions/(Deletions) during the year	249.06	249.06
Depreciation during the year	(35.25)	(35.25)
Disposal of subsidiary	0.91	0.91
As at 31 March 2024	**465.98**	**465.98**
As at 1 April 2024	**465.98**	**465.98**
Additions/(Deletions) during the year	530.85	530.85
Depreciation during the year	(61.49)	(61.49)
Other adjustments (lease modification)	6.37	6.37
As at 31 March 2025	**941.72**	**941.72**
As at 1 April 2025	**941.72**	**941.72**
Additions/(Deletions) during the year	(0.00)	(0.00)
Depreciation during the year	(18.31)	(18.31)
Other adjustments (lease modification)	1.07	1.07
As at 30 June 2025	**924.48**	**924.48**

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

	Buildings	Total
As at 1 April 2022	**230.33**	**230.33**
Additions/(Deletions) during the year	49.32	49.32
Accretion of interest	34.80	34.80
Payments during the year	(40.24)	(40.24)
As at 31 March 2023	**274.21**	**274.21**
As at 1 April 2023	**274.21**	**274.21**
Additions/(Deletions) during the year	50.90	50.90
Accretion of interest	46.60	46.60
Payments during the year	(58.84)	(58.84)
Disposal of subsidiary	(3.32)	(3.32)
As at 31 March 2024	**309.55**	**309.55**
As at 1 April 2024	**309.55**	**309.55**
Additions/(Deletions) during the year	317.37	317.37
Other adjustments (lease modification)	6.70	6.70
Accretion of interest	56.14	56.14
Payments during the year	(79.36)	(79.36)
Disposal of subsidiary	-	-
As at 31 March 2025	**610.40**	**610.40**
As at 1 April 2025	**610.40**	**610.40**
Additions/(Deletions) during the year	-	-
Other adjustments	-	
Accretion of interest	15.97	15.97
Payments during the year	(25.26)	(25.26)
Disposal of subsidiary	-	-
As at 30 June 2025	**601.11**	**601.11**

	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Current	52.47	50.32	16.91	11.57
Non-current	548.64	560.08	292.64	262.64

Statement of profit or loss

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Depreciation expense of right-of-use assets	18.31	61.49	35.25	25.15
Interest expense on lease liabilities	15.97	56.14	46.60	34.80
Total amount recognised in Statement of profit or loss	**34.28**	**117.63**	**81.85**	**59.95**

Statement of cashflows

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Total cash outflow for leases	25.26	79.36	58.84	40.23
Total amount recognised in Statement of Cash Flows	**25.26**	**79.36**	**58.84**	**40.23**

39 Gratuity and other post-employment benefit plans

a. Defined Contribution plan:

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

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

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

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

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

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Present value of the obligation as at the end of the year	119.69	109.83	72.08	57.92
Fair value of plan assets as at the end of the year	-	-	-	-
Net liability recognized in the Balance Sheet	**119.69**	**109.83**	**72.08**	**57.92**
Non-current	112.65	105.77	68.01	45.39
Current	7.04	4.07	4.07	12.53

2. Changes in the present value of defined benefit obligation

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Defined benefit obligation as at beginning of the year	**109.83**	**72.08**	**57.92**	**35.29**
Current Service cost	8.21	25.54	19.08	11.50
Transfer in/(out) obligation	-	-	-	-
Interest cost	1.82	5.32	3.83	2.73
Actuarial losses/(gains) arising from				
- change in financial assumptions	4.51	4.98	0.47	(1.44)
- change in demographic assumptions	-	-	(6.65)	10.16
- experience variance (i.e. Actual experiences assumptions)	(4.12)	0.90	3.31	4.38
Past service cost	0.23	-	-	-
Benefits paid	(0.79)	(2.33)	(2.54)	(4.70)
Disposal of subsidiary / transfer	-	3.34	(3.34)	-
Defined benefit obligation as at the end of the year	**119.69**	**109.83**	**72.08**	**57.92**

3. Expenses recognized in Statement of profit and loss Account

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Current Service Cost	8.21	25.54	19.08	11.50
Past Service Cost	0.23	-	-	-
Interest Cost	1.82	5.32	3.83	2.73
Expected return on plan assets	-	-	-	-
Net Actuarial (gain)/loss recognised in the year	-	-	-	-
Expenses recognised in statement of Profit and Loss	**10.26**	**30.86**	**22.91**	**14.23**

4. Other Comprehensive income

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
- change in financial assumptions	4.51	4.98	0.47	(1.44)
- change in demographic assumptions	-	-	(6.65)	10.16
- experience variance (i.e. Actual experiences assumptions)	(4.12)	0.90	3.32	4.38
Amounts recognized in Other Comprehensive (Income) / Expense	**0.39**	**5.88**	**(2.86)**	**13.10**

5. Assumption

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Discount Rate	6.45%	6.80%	7.25%	7.30%
Salary Escalation Rate	5.00%	5.00%	5.00%	5.00%
Attrition rate	5.00%	5.00%	5.00%	20.00%

6. Sensitivity to key assumptions

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
a. Discount rate Sensitivity				
Increase by 0.5%	113.14	103.92	68.38	56.76
(% change)	-5.13%	-5.06%	-5.13%	-1.92%
Decrease by 0.5%	126.24	115.74	76.11	59.11
(% change)	5.60%	5.51%	5.59%	2.00%
b. Salary growth rate Sensitivity				
Increase by 0.5%	125.68	115.16	75.73	59.08
(% change)	4.93%	4.67%	5.07%	1.90%
Decrease by 0.5%	113.50	84.13	68.63	56.80
(% change)	-4.69%	-4.46%	-4.79%	-1.88%
c. Withdrawal rate (W.R.) Sensitivity				
Increase by 0.5%	120.02	110.36	72.77	57.86
(% change)	0.71%	0.91%	0.96%	0.15%
Decrease by 0.5%	118.69	108.70	71.31	57.89
(% change)	-0.79%	-1.00%	-1.07%	-0.28%

7. Expected Future Cashflows (Undiscounted)

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Year 1 Cashflow	7.04	6.54	4.07	11.07
Year 2 Cashflow	7.42	7.03	3.89	10.60
Year 3 Cashflow	6.93	6.51	5.29	8.89
Year 4 Cashflow	8.40	7.18	4.98	7.87
Year 5 Cashflow	8.05	8.70	5.44	7.32
Year 6 to Year 10 Cashflow	43.35	41.40	29.58	22.15

c. Compensated absences

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

1. Assumption

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Discount Rate	6.45%	6.80%	7.25%	7.30%
Salary Growth Rate	5.00%	5.00%	5.00%	5.00%
Withdrawal Rate	5.00%	5.00%	5.00%	20.00%

40. Commitments and contingencies

(a) Commitments

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

(i) Capital expenditure commitments: (30 June 2025 - Nil ; 31 March 2025 - Nil ; 31 March 2024 - Nil ; 31 March 2023 - Nil).

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

(b) Contingent liability

(i) Claims against the Group not acknowledged as debts

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Income tax	2,200.18	2,200.82	1,226.89	945.94
GST and Service Tax	177.14	177.14	173.46	28.90
Other matters	1,120.34	1,336.51	2,297.03	1,952.89
	3,497.66	**3,714.47**	**3,697.38**	**2,944.02**

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

During the financial year 2023-24, the Income Tax Department conducted searches, inter alia, of the Company and certain of its Subsidiaries' premises. Subsequently, in the financial year 2024-25, certain show cause notices and assessment orders were received from the Income Tax Department, reassessing the Company's and certain of its Subsidiaries' taxable income for certain assessment years based on several grounds, including alleged unaccounted and under-reporting of income received in cash by the Company and its Subsidiaries. In response, the Company and certain of its Subsidiaries have filed appeals before the Joint Commissioner (Appeals)/the Commissioner of Income Tax (Appeals), and the same have been included in the above table.

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

c) Corporate guarantee

The company has equitable mortgage of specific properties to lender for loans granted to the subsidiary entities. The Company has also given corporate guarantee for loans granted to subsidiary entities. The outstanding balance of loans for which corporate guarantee has been provided is ₹ 19,775.62 Mn as on 30 June 2025, ₹ 20,326.73 Mn as on 31st March 2025, ₹ 19,589.25 Mn as on 31st March 2024 and ₹ 14,923.52 Mn as on 31st March 2023

41. Fair value measurements

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

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

	Level	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Investments in quoted investments -mutual funds	1	70.10	59.97	13.34	541.49

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the restated consolidated financial information.
Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. The Mutual fund are valued using the closing NAV.
Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

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

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

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

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

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

	As at 30 June 2025		As at 31 March 2025	
	Carrying Value	Fair value	Carrying Value	Fair value
Financial Assets				
Other financial assets	1,071.00	1,071.00	1,142.05	1,142.05
Trade receivables	13,224.46	13,224.46	9,829.99	9,829.99
Cash and cash equivalents	2,033.45	2,033.45	4,837.23	4,837.23
Bank balances other than cash and cash equivalents	1,254.01	1,254.01	754.46	754.46
Investments	70.10	70.10	59.97	59.97
Loans	1,012.00	1,012.00	1,059.25	1,059.25
Financial Liabilities				
Borrowings				
-Current	5,218.05	5,218.05	5,090.45	5,090.45
-Non Current	39,503.62	39,503.62	37,206.85	37,206.85
Trade payables	6,721.71	6,721.71	5,871.83	5,871.83
Other financial liabilities	4,435.19	4,435.19	4,364.88	4,364.88
Lease liabilities	601.11	601.11	610.40	610.40

	As at 31 March 2024		As at 31 March 2023	
	Carrying Value	Fair value	Carrying Value	Fair value
Financial Assets				
Other financial assets	760.79	760.79	893.50	893.50
Trade receivables	4,542.61	4,542.61	3,172.86	3,172.86
Cash and cash equivalents	2,819.58	2,819.58	2,945.54	2,945.54
Bank balances other than cash and cash equivalents	766.05	766.05	522.47	522.47
Investments	13.34	13.34	541.49	541.49
Loans	611.95	611.95	833.77	833.77
Financial Liabilities				
Borrowings				
-Current	6,185.82	6,185.82	3,318.09	3,318.09
-Non Current	30,150.72	30,150.72	21,183.96	21,183.96
Trade payables	4,442.58	4,442.58	4,442.28	4,442.28
Other financial liabilities	3,608.46	3,608.46	2,436.83	2,436.83
Lease liabilities	309.55	309.55	274.21	274.21

42. Capital Management

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

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

•Total debt includes borrowings (non-current and current) and Lease liabilities

Particulars	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023
Financial liabilities (non-current and current)	44,721.67	42,297.30	36,336.54	24,502.05
Lease liabilities	601.11	610.40	309.55	274.21
Total Debt (A)	**45,322.78**	**42,907.70**	**36,646.09**	**24,776.26**
Equity share capital	349.30	349.30	349.30	49.90
Other equity	9,325.56	9,596.66	6,652.32	4,372.55
Equity (B)	**9,674.86**	**9,945.96**	**7,001.62**	**4,422.45**
Equity plus total debt (C= A+B)	54,997.64	52,853.66	43,647.71	29,198.71
Gearing ratio (D = A/C)	82.41%	81.18%	83.96%	84.85%

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

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

43. Financial risk management objectives and policies

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

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

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

i. Market risk

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

The sensitivity analysis in the following sections relate to the position as at June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023. 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 June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023.

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

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

Interest rate sensitivity

Exposure to interest rate risk	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Variable rate borrowings	24,290.12	23067.46	18,218.99	11,019.41

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

	Change in rate	Increase/ (decrease) in profit before tax
30 June 2025	+1%	(237.34)
	-1%	237.34
31 March 2025	+1%	(209.41)
	-1%	209.41
31 March 2024	+1%	(144.61)
	-1%	144.61
31 March 2023	+1%	(69.93)
	-1%	69.93

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

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

	Change in rate	Increase/ (decrease) in profit
30 June 2025	+5%	0.35
	-5%	(0.35)
31 March 2025	+5%	0.68
	-5%	(0.68)
31 March 2024	+5%	1.25
	-5%	(1.25)
31 March 2023	+5%	0.21
	-5%	(0.21)

ii. Credit risk

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

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

With respect to trade receivables/ unbilled revenue, the Group has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required.

iii. Liquidity risk

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

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

	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Cash and cash equivalents	2,033.45	4,837.23	2,819.58	2,945.54
Bank balances other than cash and cash equivalents	1,254.01	754.46	766.05	522.47
Investments	70.10	59.97	13.34	541.31

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

	Maturity period	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Financial liabilities - current					
Financial liabilities	Within a year	16,191.23	14,960.92	13,562.79	9,747.06
Lease liabilities	Within a year	52.47	50.32	16.91	11.57
Financial liabilities - non current					
Financial liabilities		39,687.34	37,573.09	30,824.79	21,634.10
Lease liabilities		548.64	560.08	292.64	262.64

Financial liabilities - non current maturity profile -30 June 2025

	Total	1- 2 years	2- 5 years	More than 5 years
Financial liabilities	39,687.34	12,670.02	23,617.01	3,400.31
Lease liabilities	548.64	32.30	250.22	266.12

Financial liabilities - non current maturity profile -31 March 2025

	Total	1- 2 years	2- 5 years	More than 5 years
Financial liabilities	37,573.09	10,315.27	23,069.69	4,188.13
Lease liabilities	560.08	29.56	238.44	292.08

Financial liabilities - non current maturity profile -31 March 2024

	Total	1- 2 years	2- 5 years	More than 5 years
Financial liabilities	30,824.79	7,083.83	23,486.25	254.71
Lease liabilities	292.64	22.31	113.57	156.76

44. Related party disclosure

a) Names of related parties and nature of relationship

Relationship	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Key Management personnel	Mr. Arun MN	Mr. Arun MN	Mr. Arun MN	Mr. Arun MN
	NA	Mrs. Dorothy Thomas (Till 19/08/2024)	Mrs. Dorothy Thomas	Mrs. Dorothy Thomas
	Mrs. Nisha Abhishek Jha (CS and Compliance Officer)	Mrs. Nisha Abhishek Jha (CS and Compliance Officer)	Mrs. Nisha Abhishek Jha (CS)	Mrs. Nisha Abhishek Jha (CS)
	NA	Mr. Rajneesh Jain (CFO) (Till 14/04/2024)	Mr. Rajneesh Jain (CFO) (From 03/07/2023 till 14/04/2024)	NA
	Mr. Raghunathan Sumanth Krishna	Mr. Raghunathan Sumanth Krishna	Mr. Raghunathan Sumanth Krishna (From 06/06/2023)	NA
	Hanuman Joshi (CFO) (From 08/12/2025)	NA	NA	NA
	Mr. Siva Sankar Reddy Nagella (CFO) (Till 08/12/2025)	Mr. Siva Sankar Reddy Nagella (CFO)	Mr. Siva Sankar Reddy Nagella (CFO) (From 28/06/2024)	NA
Key management personnel in subsidiaries	NA	NA	NA	Mr.Ashok Kumar R (Till June 2022)
	NA	NA	NA	Mr. Raghunathan Sumanth Krishna
	NA	Mr. Rajneesh Jain*	Mr. Rajneesh Jain*	Mr. Rajneesh Jain
	Mr. Chakravarthy Gopalan Sathish	Mr. Chakravarthy Gopalan Sathish	Mr. Chakravarthy Gopalan Sathish	Mr. Chakravarthy Gopalan Sathish
	Mr. Sai Pratap Reddy (Till 01.04.2025)	Mr. Sai Pratap Reddy	Mr. Sai Pratap Reddy	NA
	Mr.Shankar Sukumar	Mr.Shankar Sukumar	Mr.Shankar Sukumar	NA
	NA	NA	Ms.Nirmatha (CS) (From19/04/2023)	NA
Relatives of key management personnel	Ms. Lalitha Mr. T J Manivannan	Ms. Lalitha Mr. T J Manivannan	Ms. Lalitha Mr. T J Manivannan	Ms. Lalitha Mr. T J Manivannan
Entities in which key management personnel exercise significant influence	Blitzkrieg Technology Private Limited	Blitzkrieg Technology Private Limited	Blitzkrieg Technology Private Limited	Blitzkrieg Technology Private Limited
	Propel Holdings LLP	Propel Holdings LLP	Propel Holdings LLP	Propel Holdings LLP
	Iris Development LLP	Iris Development LLP	Iris Development LLP	Iris Development LLP
	Blue Sea Homes Search LLP	Blue Sea Homes Search LLP	Blue Sea Homes Search LLP	Blue Sea Homes Search LLP
	Gallante Promoter LLP	Gallante Promoter LLP	Gallante Promoter LLP	Gallante Promoter LLP
	Sky Magna LLP	Sky Magna LLP	Sky Magna LLP	Sky Magna LLP
	Nobilitas Home Search LLP	Nobilitas Home Search LLP	Nobilitas Home Search LLP	Nobilitas Home Search LLP
	Sea View Home Search LLP	Sea View Home Search LLP	Sea View Home Search LLP	Sea View Home Search LLP

Relationship	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Entities in which key management personnel exercise significant influence	Solace Gated Community LLP	Solace Gated Community LLP	Solace Gated Community LLP	Solace Gated Community LLP
	Venerate Homes Search LLP	Venerate Homes Search LLP	Venerate Homes Search LLP	Venerate Homes Search LLP
	Zest Home Search LLP	Zest Home Search LLP	Zest Home Search LLP	Zest Home Search LLP
	Casagrand Supreme Home LLP	Casagrand Supreme Home LLP	Casagrand Supreme Home LLP	Casagrand Supreme Home LLP
	AAK Realty Services LLP	AAK Realty Services LLP	AAK Realty Services LLP	AAK Realty Services LLP
	Arun Hope Foundation	Arun Hope Foundation	Arun Hope Foundation	Arun Hope Foundation
	NA	NA	NA	Casagrand Millenia Private Limited (till 20/03/2023)
	Casagrand Bright Kids Private Limited	Casagrand Bright Kids Private Limited	Casagrand Bright Kids Private Limited	Casagrand Bright Kids Private Limited
	NA	NA	Chengalpattu Warehousing Parks Private Limited (Till 18/12/2023)	Chengalpattu Warehousing Parks Private Limited
	Arun Family Trusteeship LLP	Arun Family Trusteeship LLP	Arun Family Trusteeship LLP	Arun Family Trusteeship LLP
	Millenia WB Trust	Millenia WB Trust	NA	NA
	Casagrand Arun MN Academy Foundation	Casagrand Arun MN Academy Foundation	Casagrand Arun MN Academy Foundation	Casagrand Arun MN Academy Foundation
	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)
	Casa Grande Propcare Private Limited	Casa Grande Propcare Private Limited	Casa Grande Propcare Private Limited	Casa Grande Propcare Private Limited
	NA	NA	Casagrand Starpark Private Limited (Till 08/09/2023)	Casagrand Starpark Private Limited
	Casagrand Luxor Private Limited	Casagrand Luxor Private Limited	Casagrand Luxor Private Limited	Casagrand Luxor Private Limited (from 10/10/2022)
	NA	NA	NA	Chengalpattu Logistics Parks Private Limited
	Arun MN Estate and Family Welfare Trust	Arun MN Estate and Family Welfare Trust	Arun MN Estate and Family Welfare Trust	NA
	Casa Grande Coimbatore LLP	Casa Grande Coimbatore LLP	Casa Grande Coimbatore LLP(From 31/03/2024)	NA
	NA	NA	Spacio Premier Global Park Private Limited (Till Oct 2023)	Spacio Premier Global Park Private Limited

Relationship	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Senior Management Personnel	NA	NA	Mr.Siva Sankar Reddy Nagella	Mr.Siva Sankar Reddy Nagella
	Mr. Gautam Agarwaal	Mr. Gautam Agarwaal	Mr. Gautam Agarwaal	Mr. Gautam Agarwaal
	Mr. Bharaneeshwaran N	Mr. Bharaneeshwaran N	Mr. Bharaneeshwaran N	Mr. Bharaneeshwaran N
	Mr. Sai Pratap Reddy	Mr. Sai Pratap Reddy	Mr. Sai Pratap Reddy	Mr. Sai Pratap Reddy
	Mr. Karthik R G	Mr. Karthik R G	Mr. Karthik R G	Mr. Karthik R G
	Mr. Jagmohan T	Mr. Jagmohan T	Mr. Jagmohan T	Mr. Jagmohan T
Independent Directors	Mr. K V Ganesh	Mr. K V Ganesh (From 19/08/2024)	NA	NA
	Mr. Raju Venkatraman	Mr. Raju Venkatraman (From 19/08/2024)	NA	NA
	Ms. Rohini Manian	Ms. Rohini Manian (From 19/08/2024)	NA	NA
Director in Subsidiary	Ms.Keerthana R	Ms.Keerthana R	Ms.Keerthana R	Ms.Keerthana R
	Mr.Sundaravel M	Mr.Sundaravel M	Mr.Sundaravel M	Mr.Sundaravel M
	Mr. Prasad Motiram Kotpati	Mr. Prasad Motiram Kotpati	Mr. Prasad Motiram Kotpati	Mr. Prasad Motiram Kotpati

*Rajneesh Jain on 12/04/2024 resigned as director from Casagrand Anchor Private Limited, Casa Grande Garden City Builders Private Limited, Casagrand Astute Private Limited and Casagrand Aesthetic Private Limited and on 13/04/2024 resigned from Casagrand Magick Rufy Private Limited, Casagrand Exotia Private Limited, Casagrand Bizpark Private Limited, Casagrand Fittedhomes Private Limited and Exotia Builder Private Limited.

b) Transactions with related parties

Name of related party	Nature of Transaction	30 June 2025	31 March 2025	31 March 2024	31 March 2023
AAK Realty Services LLP	Advertisement Income	-	-	0.48	0.96
AAK Realty Services LLP	Event management and other income	0.12	1.64	-	-
AAK Realty Services LLP	Interest Expenses	1.34	9.11	2.84	0.92
AAK Realty Services LLP	Interest income	0.66	6.65	31.99	37.95
AAK Realty Services LLP	Interest Paid	-	-	-	0.83
AAK Realty Services LLP	Interest received	-	-	-	33.06
AAK Realty Services LLP	Loan given	9.32	10.06	-	204.55
AAK Realty Services LLP	Loan recovered	-	-	175.19	-
AAK Realty Services LLP	Loan taken	5.10	108.87	0.57	3.93
AAK Realty Services LLP	Reimbursement Expenses Recovery	-	-	44.89	118.94
AAK Realty Services LLP	Rental Income	-	-	0.14	-
AAK Realty Services LLP	Stock Transfer Expense	-	0.10	-	-
AAK Realty Services LLP	Stock transfer income	-	0.18	-	-
AAK Realty Services LLP	Trade Receivable - Received	-	0.03	6.90	158.83
Arun Hope Foundation	Interest Income	0.28	0.75	0.80	-
Arun Hope Foundation	Loan given	-	-	-	1.17
Arun MN Estate and Family Welfare Trust	Interest income	19.97	0.62	-	-
Arun MN Estate and Family Welfare Trust	Loan Given	-	1.64	1.70	-
Arun MN Estate and Family Welfare Trust	Revenue on Construction	-	560.13	-	-
Blitzkrieg Technology Private Limited	Interest income	-	0.02	-	-
Blitzkrieg Technology Private Limited	Loan taken	-	0.11	-	-
Blue Sea Homes Search LLP	Interest income	-	0.02	-	-
Blue Sea Homes Search LLP	Loan taken	-	0.24	-	-
Casa Grande Coimbatore LLP	Advertisement Income	28.36	55.37	4.11	NA
Casa Grande Coimbatore LLP	Event management and other income	-	1.24	-	NA
Casa Grande Coimbatore LLP	Interest Expenses	0.94	11.29	7.15	NA
Casa Grande Coimbatore LLP	Interest Income	2.57	21.18	0.01	NA
Casa Grande Coimbatore LLP	Loan Given	1.90	271.29	23.59	NA
Casa Grande Coimbatore LLP	Loan taken	363.92	1.76	882.84	NA
Casa Grande Coimbatore LLP	Reimbursement Expenses Recovery	-	82.27	111.47	NA
Casa Grande Coimbatore LLP	Rental Expenses	-	-	0.09	NA
Casa Grande Coimbatore LLP	Trade Receivable - Received	-	-	24.16	NA
Casa Grande Propcare Private Limited	Facility Management services	76.87	362.37	184.68	152.52
Casa Grande Propcare Private Limited	Loan given	-	-	7.38	5.40
Casa Grande Propcare Private Limited	Loan Repaid	-	-	-	-0.56
Casa Grande Propcare Private Limited	Rental expenses	-	0.16	-	-
Casa Grande Propcare Private Limited	Trade payable - Paid	66.37	383.37	172.42	141.86
Casagrand Arun MN Academy Foundation	Advertisement expenses	-	-	-	70.00
Casagrand Arun MN Academy Foundation	Advertisement Income	-	-	2.84	4.66
Casagrand Arun MN Academy Foundation	CSR Spend	-	30.46	-	-
Casagrand Arun MN Academy Foundation	Event management and other income	-	3.68	-	-
Casagrand Arun MN Academy Foundation	Interest Income	5.25	15.87	5.81	-
Casagrand Arun MN Academy Foundation	Loan given	47.20	103.36	131.67	-
Casagrand Arun MN Academy Foundation	Reimbursement Expenses Recovery	-	-	1.15	-
Casagrand Arun MN Academy Foundation	Rental Income	0.27	1.97	1.26	0.17
Casagrand Arun MN Academy Foundation	Trade payable - Paid	-	-	-	70.00
Casagrand Arun MN Academy Foundation	Trade Receivable - Received	-	3.27	2.58	-
Casagrand Luxor Private Limited	Interest income	0.37	1.28	0.48	0.01
Casagrand Luxor Private Limited	Loan given	-	1.38	7.09	0.21
Casagrand Luxor Private Limited	Rental Income	-	-	0.14	-
Casagrand Luxor Private Limited	Trade Receivable - Received	-	-	0.14	-
Casagrand Starpark Private Limited	Loan taken	NA	NA	NA	3.15
Chengalpattu Logistics Parks Private Limited	Loan taken	NA	NA	NA	6.45
Chengalpattu Logistics Parks Private Limited	Project Management & Consultancy Income	NA	NA	NA	25.04
Chengalpattu Logistics Parks Private Limited	Trade Receivable - Received	NA	NA	NA	21.98
Chengalpattu Warehousing Parks Private Limited	Revenue on Construction	NA	NA	89.23	82.27
Chengalpattu Warehousing Parks Private Limited	Trade Receivable - Received	NA	NA	88.66	79.61
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest Expenses	-	0.02	-	-
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest income	1.35	5.56	5.40	5.40
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	1.12	6.15	12.12
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan given	-	4.40	13.16	2.63
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan repaid	-	-	0.16	-
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan taken	-	0.01	-	-
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	2.76	11.20
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Receivable - Received	-	0.27	-	-

Name of related party	Nature of Transaction	30 June 2025	31 March 2025	31 March 2024	31 March 2023
Gallante Promoter LLP	Interest Expenses	0.02	0.02	0.01	0.08
Gallante Promoter LLP	Interest income	3.94	15.54	15.36	3.43
Gallante Promoter LLP	Loan given	-	-	0.34	9.36
Gallante Promoter LLP	Loan recovered	-	-	0.10	-
Gallante Promoter LLP	Loan repaid	-	-	0.10	0.86
Gallante Promoter LLP	Loan taken	-	-	0.10	-
IRIS Development LLP	Interest Expenses	0.01	0.50	0.17	-
IRIS Development LLP	Interest Income	4.94	10.09	4.87	-
IRIS Development LLP	Loan given	5.00	80.92	-	19.06
IRIS Development LLP	Loan repaid	-	-	21.97	-
IRIS Development LLP	Loan taken	-	-	0.08	0.78
IRIS Development LLP	Rental income	-	-	0.12	59.24
IRIS Development LLP	Trade payable - Paid	-	-	-	0.92
IRIS Development LLP	Trade Receivable - Received	-	-	54.76	-
Millenia WB Trust	Interest Income	0.06	-	NA	NA
Mr. Arun MN	Directors remuneration	2.61	9.90	9.62	8.16
Mr. Arun MN	Land Sales	35.14	-	-	-
Mr. Arun MN	Loan from Director	-	25.32	48.62	-
Mr. Arun MN	Revenue from Property development	-	76.37	-	-
Mr. Bharaneeshwaran N	SMP Salary	4.10	7.64	8.48	6.45
Mr. Chakravarthy Gopalan Sathish	SMP Salary	2.77	11.78	19.67	9.98
Mr. Gautam Agarwaal	SMP Salary	6.49	14.96	15.37	12.38
Mr. Jagmohan T	SMP Salary	1.61	14.86	7.32	8.59
Mr. K V Ganesh	Sitting Fees	0.10	0.46	NA	NA
Mr. Karthik R G	SMP Salary	1.11	5.42	4.10	4.56
Mr. Prasad Motiram Kotpati	Directors remuneration	-	8.24	6.44	-
Mr. Prasad Motiram Kotpati	Loan from Director	32.44	29.88	268.10	-
Mr. Prasad Motiram Kotpati	Loan Repaid to Director	2.94	27.35	NA	-
Mr. Raghunathan Sumanth Krishna	Directors remuneration	1.42	4.22	4.52	NA
Mr. Raghunathan Sumanth Krishna	KMP Salary	NA	NA	NA	5.40
Mr. Rajneesh Jain	KMP Salary	NA	1.17	15.43	12.91
Mr. Raju Venkatraman	Sitting Fees	0.10	0.46	NA	NA
Mr. Sai Pratap Reddy	SMP Salary	1.70	15.07	9.32	19.62
Mr. Siva Sankar Reddy Nagella	SMP Salary	7.49	18.59	19.45	11.77
Mr. Ashok Kumar R	KMP Salary	NA	NA	NA	3.26
Mr. Sundaravel M	Directors remuneration	-	0.66	0.42	-
Mrs. Nisha Abhishek Jha	KMP Salary	0.85	3.19	2.68	1.94
Ms. Rohini Manian	Sitting Fees	0.10	0.40	NA	NA
Ms. Keerthana R	Directors remuneration	-	0.25	0.42	-
Nobilitas Home Search LLP	Interest Income	-	0.03	-	-
Nobilitas Home Search LLP	Loan taken	-	0.24	-	-
Propel Holdings LLP	Interest Expenses	0.11	0.19	-	-
Propel Holdings LLP	Interest income	0.96	-	-	-
Sea View Home Search LLP	Interest income	-	0.02	-	-
Sea View Home Search LLP	Loan taken	-	0.18	-	-
Solace Gated Community LLP	Interest Income	-	0.01	-	-
Solace Gated Community LLP	Loan taken	-	0.18	-	-
Venerate Homes Search LLP	Interest Income	-	0.02	-	-
Venerate Homes Search LLP	Loan taken	-	0.30	-	-
Zest Home Search LLP	Interest income	0.03	0.10	-	-
Zest Home Search LLP	Loan taken	-	0.03	-	-

c) Balances with related parties

Name of related party	Nature of Balance	30 June 2025	31 March 2025	31 March 2024	31 March 2023
AAK Realty Services LLP	Interest Payable	3.12	1.78	2.93	0.09
AAK Realty Services LLP	Interest receivable	33.55	32.90	36.88	4.89
AAK Realty Services LLP	Short term borrowings	30.29	34.58	0.67	0.10
AAK Realty Services LLP	Short term loans and advances	17.98	17.90	80.94	211.24
AAK Realty Services LLP	Trade Receivable	-	-	-	6.28
Arun Hope Foundation	Interest Receivable	1.82	1.55	0.80	-
Arun Hope Foundation	Short term loans and advances	6.40	6.40	6.40	6.40
Arun Mn Estate And Family Welfare Trust	Interest receivable	20.58	0.62	-	-
Arun Mn Estate And Family Welfare Trust	Short term loans and advances	3.34	3.34	1.70	-
Arun Mn Estate And Family Welfare Trust	Trade Receivable	660.96	660.96	-	-
Blitzkrieg Technology Private Limited	Short term loans and advances	-	-	0.11	0.11
Blue Sea Homes Search LLP	Interest Payable	0.01	0.01	-	-
Blue Sea Homes Search LLP	Short term loans and advances	-	-	0.24	0.24
Casa Grande Coimbatore LLP	Interest Payable	11.64	10.70	7.25	NA
Casa Grande Coimbatore LLP	Interest Receivable	15.80	13.23	0.05	NA
Casa Grande Coimbatore LLP	Short term borrowings	144.84	3.16	65.32	NA
Casa Grande Coimbatore LLP	Short term loans and advances	40.97	208.74	0.30	NA
Casa Grande Coimbatore LLP	Trade Payable	-	-	0.09	NA
Casa Grande Coimbatore LLP	Trade Receivable	12.02	32.00	10.02	NA
Casa Grande Propcare Private Limited	Advance to suppliers	111.87	119.00	4.74	-
Casa Grande Propcare Private Limited	Short term loans and advances	-	-	126.34	118.96
Casa Grande Propcare Private Limited	Trade Payable	48.89	43.19	61.51	44.51
Casagrand Arun MN Academy Foundation	Interest Receivable	26.34	21.09	5.81	-
Casagrand Arun MN Academy Foundation	Short term loans and advances	282.55	237.42	131.77	0.10
Casagrand Arun MN Academy Foundation	Trade Receivable	10.55	8.20	7.50	4.83
Casagrand Luxor Private Limited	Interest receivable	2.15	1.77	0.49	0.01
Casagrand Luxor Private Limited	Short term loans and advances	8.68	8.68	7.31	0.21
Casagrand Starpark Private Limited	Interest receivable	NA	NA	NA	165.59
Casagrand Starpark Private Limited	Short term borrowings	NA	NA	NA	12.95
Casagrand Starpark Private Limited	Short term loans and advances	NA	NA	NA	230.79
Chengalpattu Logistics Parks Private Limited	Short term loans and advances	NA	NA	NA	0.30
Chengalpattu Logistics Parks Private Limited	Trade Receivable	NA	NA	NA	3.06
Chengalpattu Warehousing Parks Private Limited	Trade Receivable	NA	NA	NA	2.66
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Advance from customers	0.04	0.04	-	-
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Advance to suppliers	6.12	-	3.69	0.75
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest receivable	39.17	37.82	34.97	30.11
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short Term Borrowings	0.02	-	-	0.16
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term loans and advances	67.50	73.62	67.50	54.34
Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Payable	0.16	0.17	0.78	1.08
Gallante Promoter LLP	Interest Payable	0.06	0.04	0.09	0.08
Gallante Promoter LLP	Interest receivable	59.01	55.07	39.60	24.24
Gallante Promoter LLP	Short term borrowings	0.15	0.15	0.15	0.15
Gallante Promoter LLP	Short term loans and advances	127.43	127.43	127.43	127.19
IRIS Development LLP	Interest Payable	0.07	0.06	0.17	-
IRIS Development LLP	Interest Receivable	19.28	14.34	4.87	-
IRIS Development LLP	Short term borrowings	0.20	0.20	0.85	0.78
IRIS Development LLP	Short term loans and advances	106.46	101.46	16.73	38.70
IRIS Development LLP	Trade Payable	-	-	0.13	0.13
IRIS Development LLP	Trade Receivable	-	-	4.60	59.24
Millenia WB Trust	Interest Receivable	0.06	-	NA	NA
Millenia WB Trust	Short Term Loans and Advances	1.30	-	NA	NA
Mr. Arun MN	Loan from Director	73.94	73.94	48.62	-
Mr. Prasad Motiram Kotpati	Loan from Director	299.96	270.46	268.10	-
Nobilitas Home Search LLP	Interest receivable	0.01	0.01	-	-
Nobilitas Home Search LLP	Short term loans and advances	-	-	0.24	0.24
Propel Holdings LLP	Advance to suppliers	-	21.00	-	-
Propel Holdings LLP	Interest Payable	0.20	0.09	-	-
Propel Holdings LLP	Interest receivable	0.96	1.68	1.68	1.68
Propel Holdings LLP	Short term borrowings	2.49	2.49	2.49	2.49
Propel Holdings LLP	Short term loans and advances	44.93	22.26	43.26	43.26
Sea View Home Search LLP	Interest receivable	0.01	0.01	-	-
Sea View Home Search LLP	Short term loans and advances	-	-	0.18	0.18
Solace Gated Community LLP	Short term loans and advances	-	-	0.18	0.18
Venerate Homes Search LLP	Interest receivable	0.02	0.02	-	-
Venerate Homes Search LLP	Short term loans and advances	-	-	0.30	0.30
Zest Home Search LLP	Interest receivable	-	0.03	-	-
Zest Home Search LLP	Short term loans and advances	1.00	1.00	1.03	1.03

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Related Party Transaction and balances eliminated due to consolidation (As per Part A Schedule VI (Para 11(I)(A)(i)(g)) of ICDR Regulations)						

d) Transactions with related parties

The following are the details of the transactions eliminated for the period ended 30 June 2025 and for year ended 31 March 2025, 31 March 2024 and March 31 2023.

Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.11	-	NA	NA
Ambojini Property Developers Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	0.02	-	NA	NA
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Interest expenses	19.35	106.95	NA	NA
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	6.99	6.30	NA	NA
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.09	NA	NA
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Interest expenses	0.00	0.00	NA	NA
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	1.69	0.00	NA	NA
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.05	NA	NA
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.01	-	NA
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	2.54	9.01	0.05	NA
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.04	NA
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	32.44
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.04	3.11	3.10	24.21
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	0.11	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	2.87	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	1.78	-	-
Casa Grande Axiom Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	0.06	4.49
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.00	0.08	0.04	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	-	0.43
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.03	0.03	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	1.44
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.02	-	-
Casa Grande Axiom Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	-	0.25
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	0.34	1.04
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.22	0.02	-
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Stock Transfer Expense	-	0.01	-	-
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	-	-	-	0.05
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.00	-	-	-
Casa Grande Axiom Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	-	-	0.40
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.01	0.09	8.69

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.01	-	-
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	-	-	-	0.08
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.02	0.01	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.00	0.18	0.34	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Interest Income	-	-	-	0.01
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.08	-	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	0.03	-	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Interest expenses	-	0.02	0.05	-
Casa Grande Axiom Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Interest expenses	-	0.03	0.01	0.02
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	-	-	0.38
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.06	0.04	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Scrap Sales Income	-	0.05	-	-
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	-	-	0.01
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest Income	-	0.00	-	0.05
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	12.37	54.76	47.56	34.89
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Axiom Private Limited	Casagrand Vistaaz Private Limited	Interest Income	0.00	0.00	-	0.32
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.00	-	-	0.77
Casa Grande Axiom Private Limited	Casagrand Zingo Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest expenses	0.01	0.09	0.07	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest Income	-	-	-	1.78
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest expenses	0.00	-	-	-
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest Income	-	0.00	-	1.10
Casa Grande Axiom Private Limited	Gazy Mag Private Limited	Interest expenses	0.00	0.00	-	0.04
Casa Grande Axiom Private Limited	Grace Gated Community LLP	Interest Income	-	0.00	-	0.31
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Construction Income	-	-	-	32.44
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.11	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.04	3.11	3.10	24.21
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Expense	-	0.84	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Income	-	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Enterprises LLP	Advertisement expense	13.26	68.89	100.47	52.75
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	9.89	14.33	14.14
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.03	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Construction Income	-	-	-	0.95
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest expenses	7.97	95.54	69.93	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest Income	-	-	-	46.80
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.13	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Construction Income	-	-	0.36	8.44
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	0.38	4.00	3.19
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	-	9.90	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.89	1.24	0.04	2.41
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	2.34	8.55	3.97	3.71
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	0.16
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.04	0.13	0.07	NA
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	6.98	22.65	6.90
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.84	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.20	0.80	0.43	2.39
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Interest Income	0.37	1.61	1.70	2.08
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.03	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Stock Transfer Income	-	0.03	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Interest expenses	0.51	2.06	2.15	4.83
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Stock Transfer Income	-	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Interest Income	7.49	44.23	61.94	92.19
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Stock Transfer Income	1.98	1.80	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Interest Income	0.04	0.10	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Everta Private Limited	Interest expenses	19.35	69.83	1.17	-
Casa Grande Civil Engineering Private Limited	Casagrand Exotia Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	-	0.01	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.15	0.31	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	-	0.24	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest Income	1.89	50.48	14.37	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	4.92	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Interest Income	1.85	9.30	1.71	0.02
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	1.21	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest Income	-	0.15	0.05	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest expenses	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest Income	-	8.51	11.56	-
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	4.07	13.94	9.29	6.96
Casa Grande Civil Engineering Private Limited	Casagrand Magnum Private Limited	Interest Income	-	-	0.04	-
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Interest Income	0.45	1.80	3.24	9.38
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.59	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	35.46	206.38	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Construction Income	-	-	-	12.73
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	0.64	3.50	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	35.01	45.45
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	79.14	340.47	249.02	23.03
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.11	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.01	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Stock Transfer Expense	0.10	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Interest expenses	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vistaaz Private Limited	Interest Income	0.00	0.00	-	27.96
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	2.53	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.06	-	0.06	1.00
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Expense	-	0.11	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Interest expenses	0.09	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest expenses	11.77	18.89	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	0.02	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Construction Income	-	69.58	44.86	112.32
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	6.70
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest Income	6.11	16.78	16.50	18.31
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	5.16	-	-
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Construction Income	-	-	-	204.65

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Event Management and other Expense	-	9.04	-	-
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Interest Income	4.21	17.23	16.78	11.59
Casa Grande Civil Engineering Private Limited	Exotia Builder Private Limited	Interest Income	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest Income	-	0.64	0.20	0.26
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest expenses	-	13.62	13.63	16.60
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest Income	1.63	3.25	-	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Stock Transfer Expense	-	0.01	-	-
Casa Grande Coimbatore LLP	Casa Grande Enterprises LLP	Advertisement expense	NA	NA	4.11	3.02
Casa Grande Coimbatore LLP	Casagrand Covaan Private Limited	Rental Income	NA	NA	0.08	NA
Casa Grande Coimbatore LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	NA	NA	0.01	-
Casa Grande Coimbatore LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	NA	NA	7.15	-
Casa Grande Enterprises LLP	Casa Grande Axiom Private Limited	Advertisement Income	-	-	0.06	4.49
Casa Grande Enterprises LLP	Casa Grande Civil Engineering Private Limited	Advertisement Income	11.32	58.47	100.47	52.75
Casa Grande Enterprises LLP	Casa Grande Coimbatore LLP	Advertisement Income	-	-	4.11	3.02
Casa Grande Enterprises LLP	Casa Grande Garden City Builders Private Limited	Advertisement Income	23.55	148.40	174.27	125.92
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Advertisement Income	2.57	16.13	12.71	16.29
Casa Grande Enterprises LLP	Casa Grande Homes Private Limited	Advertisement Income	-	-	-	1.02
Casa Grande Enterprises LLP	Casa Grande Milestone Private Limited	Advertisement Income	2.77	19.82	45.35	-
Casa Grande Enterprises LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Event Management and Other Income	0.03	0.13	-	-
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Advertisement Income	8.55	20.84	48.82	16.23
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Event Management and Other Income	0.05	0.16	-	-
Casa Grande Enterprises LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Advertisement Income	-	0.02	-	-
Casa Grande Enterprises LLP	Casa Grande Zest Private Limited	Advertisement Income	2.71	21.38	3.69	17.12
Casa Grande Enterprises LLP	Casagrand Anchor Private Limited	Advertisement Income	21.65	36.53	50.34	-
Casa Grande Enterprises LLP	Casagrand Astute Private Limited	Advertisement Income	0.90	-	-	1.41
Casa Grande Enterprises LLP	Casagrand Bizpark Private Limited	Advertisement Income	1.66	-	-	-
Casa Grande Enterprises LLP	Casagrand Covaan Private Limited	Advertisement Income	7.46	2.59	-	NA
Casa Grande Enterprises LLP	Casagrand Everta Private Limited	Advertisement Income	-	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Advertisement Income	33.74	100.70	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Event Management and Other Income	0.00	0.03	-	-
Casa Grande Enterprises LLP	Casagrand Horizons Private Limited	Advertisement Income	5.03	27.90	56.80	23.88
Casa Grande Enterprises LLP	Casagrand Hyderwise Private Limited	Advertisement Income	34.07	22.47	15.35	0.22
Casa Grande Enterprises LLP	Casagrand Lotus Private Limited	Advertisement Income	6.83	67.08	-	-
Casa Grande Enterprises LLP	Casagrand Magick Rufy Private Limited	Advertisement Income	-	-	0.62	14.41
Casa Grande Enterprises LLP	Casagrand Magnum Private Limited	Advertisement Income	-	-	5.82	-
Casa Grande Enterprises LLP	Casagrand Millenia Private Limited	Advertisement Income	0.34	0.93	0.01	18.75
Casa Grande Enterprises LLP	Casagrand Perch Builder Private Limited	Advertisement Income	-	3.42	0.39	1.72

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Enterprises LLP	Casagrand Perch Builder Private Limited	Event Management and Other Income	-	0.11	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement Income	48.48	249.73	186.79	84.79
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	2.12	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Event Management and Other Income	0.53	0.08	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Enterprises LLP	Casagrand Spaceintell Private Limited	Advertisement Income	-	-	-	2.53
Casa Grande Enterprises LLP	Casagrand Stage7 Private Limited	Advertisement Income	8.40	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Vivaace Private Limited	Advertisement Income	8.32	80.38	0.44	-
Casa Grande Enterprises LLP	Casagrand Vivacity Private Limited	Advertisement Income	0.01	0.02	-	-
Casa Grande Enterprises LLP	Casagrand Zingo Private Limited	Advertisement Income	0.12	-	-	-
Casa Grande Enterprises LLP	Danub Homes Private Limited	Advertisement Income	7.17	58.12	74.96	29.88
Casa Grande Enterprises LLP	Danub Homes Private Limited	Event Management and Other Income	0.01	0.13	-	-
Casa Grande Enterprises LLP	Exotia Builder Private Limited	Advertisement Income	6.74	0.04	-	-
Casa Grande Enterprises LLP	Gazy Mag Private Limited	Advertisement Income	0.01	0.32	8.25	9.76
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Interest Income	0.11	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	0.43
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.08	0.04	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.03	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	9.89	14.33	14.14
Casa Grande Garden City Builders Private Limited	Casa Grande Enterprises LLP	Advertisement expense	26.40	164.34	174.27	125.92
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest Income	-	10.92	7.58	0.70
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.04	-	0.58
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest expenses	4.35	3.98	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.01	0.76	0.09
Casa Grande Garden City Builders Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	0.69
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.02	-	-	24.87
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.01	10.88	-
Casa Grande Garden City Builders Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.02

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest Income	-	2.34	5.18	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest expenses	-	0.54	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest Income	1.91	0.44	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Interest Income	0.01	0.35	0.12	NA
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Rental Income	-	-	0.07	NA
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest Income	-	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Interest expenses	0.00	-	-	NA
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	0.28	-	0.10	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	-	0.20	-	0.05
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Interest Income	1.16	2.17	0.04	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest Income	-	5.45	5.59	-
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Interest Income	1.40	0.11	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Interest expenses	-	3.29	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Interest Income	5.78	5.96	2.31	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Rental Income	-	-	0.12	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Stock Transfer Expense	-	0.04	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	-	0.08	0.25
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	1.69	0.67	-
Casa Grande Garden City Builders Private Limited	Casagrand Magnum Private Limited	Interest Income	-	-	0.06	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Interest Income	0.02	0.45	0.07	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	50.46	219.24	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	11.21	27.02	5.00	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Income	-	-	8.89	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	435.68	379.19
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	230.12	248.09	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.05	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Interest expenses	0.00	0.80	0.97	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Interest Income	1.71	0.15	0.01	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.01	2.94	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	0.04	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest expenses	0.08	-	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest Income	-	11.31	10.07	1.81
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Event Management and other Expense	-	20.01	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest expenses	0.49	0.59	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest Income	-	-	-	0.05
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Interest expenses	0.02	-	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Event Management and other Expense	-	0.18	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest expenses	-	-	-	26.42
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest Income	16.91	60.45	26.67	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Rental Income	-	-	0.12	-
Casa Grande Garden City Builders Private Limited	Grace Gated Community LLP	Interest expenses	-	0.00	-	0.67
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	-	-	1.44
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.03	0.03	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Expense	-	0.02	-	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	0.95
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	-	-	46.80
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	7.97	95.54	69.93	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.11	-	-
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Advertisement expense	3.03	17.94	12.71	16.29
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	10.92	7.58	0.70
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	-	-	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	-	-	0.10
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.08	0.05	0.04
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.07	-	1.14
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	-	0.03	-
Casa Grande Grace Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.01	0.03	0.03	0.05
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	1.68
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.05	0.06	NA
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.04	0.06	19.86
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.01	-	0.57	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.10	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	0.00	-	-	0.35
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	0.22	0.24	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.13	0.03	0.03
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.34	0.12	-
Casa Grande Grace Private Limited	Casagrand Aesthetic Private Limited	Interest Income	-	-	-	0.28
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest expenses	-	0.35	0.02	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest Income	0.00	0.01	-	0.06
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Stock Transfer Income	-	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Exotia Private Limited	Interest Income	-	-	-	13.85
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	0.01	0.01	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.05	0.16	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Scrap Sales Income	-	0.06	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.00	-	-	0.01
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest Income	-	0.01	0.01	-
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.10	1.96	-	-
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.00	0.01	0.78
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest expenses	-	-	-	2.86
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest Income	-	0.36	0.18	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	4.00	32.97	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	9.44	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	20.54	242.37	36.36	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	-	97.19
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.01	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.16	-	-
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Staylogy Private Limited	Interest Income	-	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Interest Income	-	0.03	0.05	0.09
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.01	0.00	-	0.82
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Interest Income	0.03	-	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest expenses	1.58	5.77	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	-	0.09
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.09	10.22
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest Income	0.10	0.66	0.15	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.14	-	-
Casa Grande Grace Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.10	-	-
Casa Grande Grace Private Limited	Dawning Developers LLP	Interest expenses	0.00	0.00	-	2.11

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Dawning Developers LLP	Interest Income	-	0.00	-	-
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Interest Income	0.00	-	-	-
Casa Grande Grace Private Limited	Gazy Mag Private Limited	Interest expenses	0.00	0.00	-	0.22
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest expenses	0.00	-	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest Income	-	0.02	0.02	2.31
Casa Grande Homes Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.00	-	0.25
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	0.36	8.44
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	0.38	4.00	3.19
Casa Grande Homes Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	-	1.02
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.04	-	0.58
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.08	0.05	0.04
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	0.10
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.01	0.11	10.51
Casa Grande Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.00	-	-	0.07
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.02	0.01	0.54
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.05	-	6.97
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	0.02	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	-	3.21	0.52	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	-	-	0.04
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.07	-	11.14
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest Income	0.04	-	-	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	0.06	0.01	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.00	0.08	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.00	0.01	0.02	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Interest Income	-	-	-	0.01
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.03	0.02	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	-	-	0.26
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest Income	-	-	-	1.17
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	36.17	54.98	3.31	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	20.47	73.03
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.03	-	-	-
Casa Grande Homes Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	0.00	0.00	-	0.18
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.01	0.10	-	-
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	1.06
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.07	0.01	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Danub Homes Private Limited	Interest expenses	3.42	3.73	0.12	1.21
Casa Grande Homes Private Limited	Danub Homes Private Limited	Interest Income	-	-	8.85	-
Casa Grande Homes Private Limited	Dawning Developers LLP	Interest Income	0.00	0.00	-	0.22
Casa Grande Homes Private Limited	Gazy Mag Private Limited	Interest Income	0.00	0.00	-	0.01
Casa Grande Homes Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	0.01	0.77
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.22	0.02	-
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.00	0.34	1.04
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Income	-	0.01	-	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.89	1.24	0.04	2.41
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	9.90	-
Casa Grande Milestone Private Limited	Casa Grande Enterprises LLP	Advertisement expense	3.27	22.71	45.35	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.01	0.76	0.09
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	4.35	3.98	-	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	-	0.03	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.07	-	1.14
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.01	0.11	10.51
Casa Grande Milestone Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	-	-	-	0.02
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	0.01
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	0.02	0.02	NA
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	-	6.96
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.00	0.03	-
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	0.02	0.01	0.04
Casa Grande Milestone Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	0.11	0.27
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Interest Income	0.03	0.09	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	0.00	0.00	0.01	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	-	0.01	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.41	0.93	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest Income	-	0.00	0.02	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Interest expenses	-	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	0.00	0.06	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.02	0.02	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.00	0.07	1.75
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Expense	-	0.94	-	-
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest expenses	-	-	-	8.13
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest Income	0.00	0.01	21.98	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	19.39	58.50	-	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	61.99	355.49	127.40	28.68
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Milestone Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	0.00	0.00	-	0.07
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	0.01	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.01	0.30	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.00	7.63	-	-
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	2.51
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Interest Income	0.13	1.23	2.65	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.11	-	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest expenses	0.00	0.01	-	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest Income	-	-	0.01	1.33
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Interest expenses	1.05	-	-	-
Casa Grande Milestone Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	1.61
Casa Grande Milestone Private Limited	Upstay Builder Private Limited	Interest expenses	-	0.04	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casa Grande Axiom Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Interest Income	-	-	-	0.05
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Interest Income	2.34	8.55	3.98	3.71
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Grace Private Limited	Interest expenses	0.01	0.03	0.03	0.05
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Homes Private Limited	Interest Income	0.00	-	-	0.07
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Milestone Private Limited	Interest Income	-	-	-	0.02
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	-	-	0.03
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	-	0.04
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	-	-	-	0.05
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.04	-	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casagrand Anchor Private Limited	Interest expenses	0.02	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Horizons Private Limited	Interest Income	0.01	0.04	0.01	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Interest Income	0.74	2.69	1.05	0.14
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Millenia Private Limited	Interest Income	0.16	0.57	0.17	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	2.15	7.41	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.06	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Vistaaz Private Limited	Interest expenses	0.00	-	-	0.22

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Interest Income	0.00	0.02	-	0.04
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Dawning Developers LLP	Interest expenses	0.00	-	-	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Grace Gated Community LLP	Interest Income	0.00	-	-	0.03
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	0.40
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest expenses	0.04	0.13	0.07	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	-	0.16
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.11	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	-	0.69
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest expenses	0.00	0.05	0.06	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest Income	-	-	-	1.68
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Interest expenses	0.00	0.02	0.01	0.54
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest expenses	-	0.02	0.02	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest Income	-	-	-	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.00	-	-	0.03
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.01	-	0.02
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.07	-	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	0.01	-	-	0.19
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Interest expenses	0.01	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Interest expenses	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Interest expenses	0.01	0.08	0.05	0.56
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Millenia Private Limited	Interest expenses	0.00	-	-	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	4.72	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	7.85	25.26	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.04	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.07
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Interest expenses	0.03	0.08	0.02	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Interest Income	0.19	0.58	0.39	1.33
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Grace Gated Community LLP	Interest expenses	-	-	-	0.66
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.01	0.09	8.69
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Expense	-	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.84	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	6.98	22.65	6.90
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Advertisement expense	9.86	24.03	48.82	16.23
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.19	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.01	10.88	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.02	-	-	24.87
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.01	-	0.57	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.04	0.06	19.86
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.12	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.05	-	6.97
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.00	0.03	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	-	-	6.96
Casa Grande Smart Value Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	-	-	-	0.04
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	0.07	-	0.01

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.01	-	0.02
Casa Grande Smart Value Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.02
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.00	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest Income	-	0.02	-	0.39
Casa Grande Smart Value Homes Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.00	0.00	-	0.62
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	0.04	0.01	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	0.03	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Interest expenses	6.41	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Stock Transfer Expense	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	0.13	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest expenses	-	-	0.06	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	0.17	-	0.21
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	-	1.18	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.00	0.00	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.03	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	-	0.10	3.56
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Expense	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest expenses	-	0.15	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest Income	0.00	-	0.06	3.63
Casa Grande Smart Value Homes Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.00	0.00	-	0.01
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	13.30	63.14	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	39.66	187.36	184.37	108.79
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Stock Transfer Income	0.03	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.01	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.60
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest Income	0.00	0.00	0.02	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.00	0.16	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	1.95
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Interest expenses	-	5.54	-	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Interest expenses	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Interest Income	0.00	0.42	0.48	7.51
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Stock Transfer Income	0.36	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Event Management and other Expense	-	8.56	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest expenses	0.19	0.36	-	0.15
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest Income	-	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Gazy Mag Private Limited	Interest expenses	-	-	-	0.01
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest expenses	-	-	-	1.76
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	0.11	0.18
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest expenses	0.00	0.02	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest Income	-	-	-	0.08
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Interest expenses	0.20	0.80	0.43	2.39
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Enterprises LLP	Advertisement expense	-	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	-	0.02
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest expenses	-	0.22	0.23	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	0.35
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest expenses	0.00	-	-	0.04
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest Income	-	3.21	0.52	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Interest expenses	-	0.02	0.01	0.04
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.04	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	-	-	-	0.05
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.01	-	-	0.19
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	-	0.02

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Interest expenses	0.00	0.01	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Interest expenses	0.03	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Interest expenses	0.01	0.02	0.02	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	0.01	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Interest Income	0.01	0.02	0.01	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	17.27	65.52	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.06	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Interest Income	0.07	0.08	0.03	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Maintenance Income	-	3.29	1.44	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.13
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Interest expenses	-	-	-	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Interest Income	0.04	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Interest expenses	0.00	-	-	0.84
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Maintenance Expense	-	0.09	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Interest expenses	0.00	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Interest Income	0.01	0.02	-	0.14
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	0.01
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.18	0.34	-
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Income	-	0.07	-	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.37	1.61	1.70	2.08
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	0.04	-	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.02	-	-
Casa Grande Zest Private Limited	Casa Grande Enterprises LLP	Advertisement expense	3.20	24.01	3.69	17.12
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	2.34	5.18	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	0.34	0.12	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.13	0.03	0.03
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.04	-	-	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.07	-	11.14
Casa Grande Zest Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	0.11	0.27
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.01	-	-	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.02	-	0.39
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	-	0.01	-
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.01	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.01	0.01	0.01	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest Income	-	0.33	-	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Interest Income	0.12	0.22	-	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Land Sales	-	3.96	-	-
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.05	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest Income	0.10	-	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	0.07	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest expenses	-	0.03	0.08	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	0.02	-	-
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Interest Income	3.84	4.91	1.72	0.01
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	0.00	-	0.25
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.01	0.01	-
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	0.38
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest Income	-	0.00	-	0.01
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	13.70	55.96	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	12.45	66.53	223.38	122.11
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.12	-	-
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.76	1.35	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.00	0.00	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest Income	-	2.55	-	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.01	0.56
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest Income	0.32	1.12	0.03	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Event Management and other Expense	-	9.31	-	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Interest expenses	0.31	1.51	121.58	134.20
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Stock Transfer Income	-	0.12	-	-
Casa Grande Zest Private Limited	Grace Gated Community LLP	Interest expenses	0.00	0.00	-	0.02
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Interest Income	1.12	3.98	-	NA
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.51	2.06	2.15	4.83
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	0.00	-	-
Casagrand Aesthetic Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	-	-	0.28

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Aesthetic Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	-	0.62
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.01	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.00	0.00	-	0.01
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.01	0.05	-	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Income	-	0.48	-	-
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	24.44	71.59	28.63	8.49
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Interest expenses	0.00	0.01	-	-
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.02	-	-
Casagrand Aesthetic Private Limited	Dawning Developers LLP	Interest expenses	0.01	0.05	0.02	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.03	0.05	0.01	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.03	-	-
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	7.49	44.23	61.94	92.19
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	2.33	2.12	-	-
Casagrand Anchor Private Limited	Casa Grande Enterprises LLP	Advertisement expense	23.99	40.67	50.34	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.91	0.44	-	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	0.54	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	0.01	-	0.06
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.35	0.02	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.06	0.01	-
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.03	0.09	-	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.02	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	0.04	0.01	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.03	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.33	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest Income	0.01	0.01	0.01	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.01	-	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.03	0.07	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	0.25	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest Income	1.13	0.25	-	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Interest Income	0.03	2.11	0.11	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	0.69	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.02	-	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.13	0.64	0.04	-
Casagrand Anchor Private Limited	Casagrand Magnum Private Limited	Interest Income	-	-	0.25	0.04
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Interest Income	0.02	0.08	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	37.12	93.51	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	8.26	18.00	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	2.22	45.41	15.99	1.32
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	99.12	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Scrap Sales Income	-	0.06	-	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.00	-	-	-
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.04	0.08	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Interest Income	23.41	21.33	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Interest Income	4.59	9.93	0.40	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Sale Of Fixed Asset - Expense	-	0.43	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.27	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Stock Transfer Income	0.32	-	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Event Management and other Expense	-	12.66	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest expenses	0.32	0.49	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest Income	-	0.12	0.02	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Interest expenses	0.01	-	-	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.04	0.10	-	-
Casagrand Astute Private Limited	Casa Grande Enterprises LLP	Advertisement expense	1.03	-	-	1.41
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.12	0.22	-	-
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Land Purchase	-	3.96	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	2.21	1.31	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	1.03	-	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	12.56	27.30	3.10	0.03
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.52	-	-
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.01	0.35	0.12	NA
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Rental Expenses	-	-	0.07	NA
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.40	0.70	-	NA
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	NA
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	0.00	0.01	-	-
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.48	0.91	0.18	0.01
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.02	0.05	-
Casagrand Bizpark Private Limited	Casa Grande Enterprises LLP	Advertisement expense	1.66	-	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.00	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	-	-
Casagrand Bizpark Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.00	0.00	-	0.01
Casagrand Bizpark Private Limited	Casagrand Anchor Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Interest expenses	-	0.01	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Interest Income	0.43	0.78	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Rental Income	-	0.09	0.12	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Scrap Sales Expense	-	0.06	-	-
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.05	0.14	-	0.72
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.46	1.36	0.01	-
Casagrand Bizpark Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	0.04
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Income	-	-	9.78	-
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	146.26	401.62	153.05	18.70
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.04	-	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Interest Income	24.21	72.23	75.57	0.16
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Rental Income	-	0.09	0.12	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Scrap Sales Income	-	0.02	-	-
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.60	1.84	2.65	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.08	-	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	3.02	14.22	8.68	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.12	-
Casagrand Blue Horizon Private Limited	Dawning Developers LLP	Interest expenses	9.88	53.40	48.00	-
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Interest expenses	0.79	1.17	NA	NA
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	0.00	-	-	NA
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	1.20	0.53	0.05	NA
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.09	NA
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Rental Expenses	-	-	0.08	NA
Casagrand Covaan Private Limited	Casa Grande Enterprises LLP	Advertisement expense	8.43	2.73	-	NA
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	-	NA
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	0.01	0.00	-	NA
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	16.88	0.67	-	NA
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	13.27	23.38	0.06	NA
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Covaan Private Limited	Dawning Developers LLP	Event Management and other Expense	-	2.38	-	NA
Casagrand Covaan Private Limited	Dawning Developers LLP	Interest expenses	0.08	0.00	-	NA
Casagrand Everta Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	19.35	69.83	1.17	-
Casagrand Everta Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	0.06	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.43	0.77	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Interest Income	-	0.02	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Rental Expenses	-	0.09	0.12	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Scrap Sales Income	-	0.06	-	-
Casagrand Everta Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.01	0.02	-	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	14.16	4.50	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	37.87	119.70	69.04	105.78
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Everta Private Limited	Casagrand Vivacity Private Limited	Stock Transfer Income	0.02	-	-	-
Casagrand Exotia Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	-	-	13.85
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	10.84	63.25	56.44	35.18
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.15	0.31	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.20	-	0.05
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.28	-	0.10	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.01	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.01	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	0.00	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.03	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.02	0.05	-	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.03	0.07	-	-
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Interest Income	0.00	-	-	NA
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Interest Income	0.01	0.00	-	NA
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.03	0.06	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.02	0.02	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest Income	-	0.01	0.03	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Interest expenses	0.02	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.01	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.00	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	2.05	0.59
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	3.17	1.68	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	2.39	-	-
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.02	0.04	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivacity Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest expenses	0.08	0.15	0.01	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest Income	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Interest expenses	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Interest expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Interest Income	-	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	1.89	50.48	14.37	0.01
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	0.24	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	5.81	-	-
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Advertisement expense	38.31	111.98	-	-
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.03	-	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.16	2.17	0.04	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Interest Income	0.05	0.16	-	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.07	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.08	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.00	0.02	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.41	0.93	-	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	-	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	6.41	0.02	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Expense	-	0.15	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	-	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.10	-	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest Income	-	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.08	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest expenses	1.13	0.25	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest Income	-	0.25	-	-
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.03	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Interest Income	0.03	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Interest Income	30.87	13.95	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.04	0.12	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Interest Income	0.00	-	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	128.68	157.43	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	11.80	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	28.46	164.99	81.38	11.13
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	-	0.12	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Stock Transfer Expense	0.60	-	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.39	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.37	-	-
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.01	-	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.04	0.11	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Interest expenses	1.82	0.55	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	2.99
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest Income	1.99	5.17	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	5.06	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Event Management and other Expense	-	15.27	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest expenses	0.49	1.86	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest Income	-	-	-	1.10
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Interest Income	0.01	0.00	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Stock Transfer Income	-	0.28	-	-
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	60.19	113.48	9.32	NA
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.03	0.01	0.02
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	1.85	9.30	1.71	0.02
Casagrand Horizons Private Limited	Casa Grande Enterprises LLP	Advertisement expense	5.94	31.92	56.80	23.88
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	5.45	5.59	-
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	-	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.01	0.01	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	0.01
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	-	0.01
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.01	0.02	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	0.06	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.01	0.04	0.01	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.17	-	0.21
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	0.06	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.01	0.02	0.01	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.00	0.02	-	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest Income	-	0.03	0.08	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.03	2.11	0.11	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	0.01	0.03	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.02	-	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.03	0.06	-	-
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.55	2.10	1.08	0.02
Casagrand Horizons Private Limited	Casagrand Millenia Private Limited	Interest Income	0.01	0.02	0.02	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	23.56	71.22	-	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	-	34.85
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	40.24	243.82	178.60	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.00	-	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.04	0.44	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Income	-	0.00	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.10	11.55	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.10	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest Income	0.38	0.80	-	0.92
Casagrand Horizons Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.00	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Stock Transfer Income	-	0.86	-	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.02	-	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest expenses	0.00	0.00	-	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest Income	-	-	-	0.01
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	0.15	0.05	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	1.21	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Enterprises LLP	Advertisement expense	40.18	25.81	15.35	0.22
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.40	0.11	-	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.10	1.96	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	0.01	0.01
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	1.18	-	-
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Interest expenses	3.84	4.91	1.72	0.01
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Interest Income	0.69	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Interest Income	0.00	0.01	-	-
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.05	0.14	-	0.72
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Interest expenses	30.87	13.95	-	-
Casagrand Hyderwise Private Limited	Casagrand Lotus Private Limited	Interest expenses	-	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.47	0.22	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	109.04	36.39	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	3.54	8.73	8.70	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	61.29	73.19	136.71	59.24
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.03	0.09	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Interest Income	1.13	-	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest expenses	0.73	0.05	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest Income	-	0.13	0.12	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Event Management and other Expense	-	1.89	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest expenses	-	0.04	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest Income	0.21	-	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	8.51	11.56	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Lotus Private Limited	Casa Grande Enterprises LLP	Advertisement expense	8.05	74.25	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	5.78	5.96	2.31	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	3.29	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Rental Expenses	-	-	0.12	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Stock Transfer Expense	-	0.05	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.03	-	-
Casagrand Lotus Private Limited	Casagrand Hyderwise Private Limited	Interest Income	-	0.00	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	19.89	88.68	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	63.98	265.50	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	33.52	30.38	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.00	-	-	-
Casagrand Lotus Private Limited	Casagrand Zingo Private Limited	Interest Income	-	0.00	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Interest Income	0.01	0.02	-	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Interest Income	0.21	1.18	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.06	0.04	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	-	-	0.38
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Scrap Sales Expense	-	0.06	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	4.07	13.93	9.29	6.96
Casagrand Magick Rufy Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	0.62	14.41
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	1.69	0.67	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	0.08	0.25
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.00	0.01	0.78
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	-	-	0.26
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.03	0.02	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.00	0.07	1.75

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.02	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Stock Transfer Income	-	0.80	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.74	2.69	1.05	0.14
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.01	0.08	0.05	0.56
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	0.10	3.56
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.01	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.01	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	0.25
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Interest expenses	0.01	0.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Stock Transfer Expense	-	0.56	-	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.13	0.64	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Interest Income	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Interest Income	2.21	1.31	-	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.46	1.35	0.01	-
Casagrand Magick Rufy Private Limited	Casagrand Everta Private Limited	Interest expenses	0.01	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.01	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.04	0.12	-	-
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.55	2.10	1.08	0.02
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	0.47	0.22	-	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.01	0.07	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest Income	-	-	-	0.85
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.01	-	-
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	28.63	162.50	312.57	213.94
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Magick Rufy Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	0.00	0.00	-	0.13
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.07	0.05	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	4.43
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Expense	-	0.06	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest expenses	0.04	0.13	0.17	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest Income	-	-	-	0.15
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest expenses	-	-	-	0.11
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest Income	0.86	2.87	0.45	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest expenses	0.03	0.04	-	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest Income	-	0.00	-	0.02
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest expenses	-	-	-	0.05
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest Income	0.57	2.25	0.70	-
Casagrand Magnum Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	-	0.04	-
Casagrand Magnum Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	5.82	-
Casagrand Magnum Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	0.06	-
Casagrand Magnum Private Limited	Casagrand Anchor Private Limited	Interest expenses	-	-	0.25	0.04
Casagrand Magnum Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	15.87	0.17
Casagrand Magnum Private Limited	Dawning Developers LLP	Interest expenses	-	-	0.04	-
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	0.05
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	-	-	0.01
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.45	1.80	3.24	9.38
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	0.69	-	-
Casagrand Millenia Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.41	0.98	0.01	18.75
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.02	0.45	0.07	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.36	0.18	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest Income	-	-	-	2.86
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	-	1.17
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.01	21.98	-
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	-	-	8.13
Casagrand Millenia Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.16	0.57	0.17	0.01
Casagrand Millenia Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	-	-	0.01
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	0.06	3.63
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.15	-	-
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	0.01	0.02	0.01	0.03
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.00	-	0.01
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	0.38
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.02	0.08	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casagrand Bizpark Private Limited	Interest Income	0.00	0.00	-	0.04
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.03	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.00	-	-	-
Casagrand Millenia Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.01	0.02	0.02	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	-	-	0.85
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.01	0.07	0.04	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Expense	-	0.01	-	-
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	6.14	-	-	-
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	61.43	139.36	44.99	30.16
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	-	0.18	-
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.01	-	-
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.01	-	-	-
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	-	0.00	29.74	5.93
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Revenue Share	1.48	5.74	-	-
Casagrand Millenia Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.00	0.00	-	4.58
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.03	0.09	-	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Interest expenses	0.02	0.12	0.10	3.84
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest expenses	0.03	0.15	0.07	-
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest Income	-	-	-	2.55
Casagrand Millenia Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.76
Casagrand Perch Builder Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	3.42	0.39	1.72
Casagrand Perch Builder Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.11	-	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	-	0.01
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	4.30	11.61	2.42	0.51
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.37	-	-
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Interest expenses	0.01	0.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ambojini Property Developers Private Limited	Rental Income	0.02	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Interest expenses	12.37	54.76	47.56	34.89
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Advertisement expense	-	132.25	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Advertisement Income	30.05	42.65	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	12.73
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Corporate Guarantee - Income	-	0.54	3.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest expenses	79.14	340.47	249.02	23.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	35.01	45.45
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Interest expenses	-	-	7.15	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Interest Income	-	-	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Advertisement expense	53.34	264.15	186.79	84.79
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Corporate Guarantee - Income	-	1.80	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Event Management and other Expense	0.62	0.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Advertisement expense	-	123.26	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Advertisement Income	42.76	64.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Corporate Guarantee - Expenses	-	-	8.89	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Corporate Guarantee - Income	9.50	22.90	5.00	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest expenses	230.12	248.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	435.68	379.19
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Advertisement expense	-	23.81	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Advertisement Income	3.39	4.13	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Corporate Guarantee - Income	-	8.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest expenses	-	-	-	97.19
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest Income	20.54	242.37	36.36	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.19	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest expenses	-	-	20.47	73.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest Income	36.17	54.98	3.31	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Advertisement expense	-	32.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Advertisement Income	16.43	17.55	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Interest expenses	61.99	355.49	127.40	28.68
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	2.15	7.41	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Rental Income	-	0.06	0.06	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Corporate Guarantee - Income	-	4.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	7.85	25.26	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Rental Income	-	0.06	0.04	NA
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Advertisement expense	-	36.29	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Advertisement Income	11.27	17.22	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Interest expenses	39.66	187.36	184.37	108.79
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Rental Income	-	0.06	0.18	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.07	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	17.27	65.52	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Rental Income	-	0.06	0.06	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Advertisement expense	-	34.77	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Advertisement Income	11.61	12.65	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Interest expenses	12.45	66.53	223.38	122.11
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.14	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Interest Income	24.44	71.59	28.63	8.49
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Interest Income	0.03	0.05	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Advertisement expense	-	59.11	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Advertisement Income	31.46	20.13	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Corporate Guarantee - Income	-	7.00	18.00	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest expenses	-	99.12	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest Income	2.22	45.41	15.99	1.32
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Advertisement Income	0.87	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Interest Income	12.56	27.30	3.10	0.03
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Rental Income	-	0.44	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Interest Income	0.40	0.70	-	NA
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Rental Income	-	0.06	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Interest Income	0.48	0.91	0.18	0.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Corporate Guarantee - Expenses	-	0.92	9.78	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Interest Income	146.26	401.62	153.05	18.70
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Rental Income	-	0.04	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Interest Income	0.60	1.84	2.65	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Interest Income	1.20	0.53	0.05	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Rental Income	-	0.06	0.09	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Advertisement Income	14.30	0.57	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Interest Income	13.27	23.38	0.06	NA
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Rental Income	-	0.06	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Corporate Guarantee - Income	-	12.00	4.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Interest Income	37.87	119.70	69.04	105.78
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Rental Income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Interest Income	10.84	63.25	56.44	35.18
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest expenses	3.17	1.68	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest Income	-	-	2.05	0.59
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Rental Income	-	2.03	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Advertisement expense	-	78.96	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Advertisement Income	109.05	54.45	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Corporate Guarantee - Income	-	10.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Interest Income	28.46	164.99	81.38	11.13
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Rental Income	-	-	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Scrap Sales Income	0.51	-	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Stock Transfer Expense	-	0.43	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Stock Transfer Income	-	0.34	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Interest Income	60.19	113.74	9.32	NA
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Advertisement expense	-	35.58	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Advertisement Income	19.96	24.78	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest expenses	40.24	243.82	178.60	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest Income	-	-	-	34.85
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Advertisement expense	-	18.20	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Advertisement Income	92.41	12.63	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Corporate Guarantee - Income	3.00	7.40	8.70	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Interest Income	61.29	73.19	136.71	59.24
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Rental Income	-	0.06	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Advertisement expense	-	45.70	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Advertisement Income	16.85	29.45	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest expenses	33.52	30.38	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest Income	-	63.98	265.50	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Rental Income	-	0.06	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Advertisement expense	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Interest expenses	28.63	162.50	312.57	213.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magnum Private Limited	Interest Income	-	-	15.87	0.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Advertisement Income	5.21	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Interest Income	61.43	139.36	44.99	30.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Rental Income	-	-	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Interest Income	4.30	11.61	2.42	0.51
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Rental Income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Interest Income	23.56	110.44	1.15	0.98
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Interest Income	40.35	51.68	9.28	1.74
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Rental Income	-	1.74	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Advertisement expense	-	5.38	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Advertisement Income	25.45	2.96	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Interest Income	42.69	75.45	32.62	17.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Rental Income	-	0.06	0.12	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Interest expenses	-	-	0.23	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Revenue Share from Staylogy	2.67	12.39	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Interest Income	0.01	0.01	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Rental Income	-	0.06	0.08	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest Income	0.37	2.05	4.27	0.67
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Advertisement expense	-	45.08	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Advertisement Income	27.67	28.07	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Interest Income	52.15	166.23	123.15	78.43
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Interest Income	2.43	6.25	3.45	0.02
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Rental Income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Corporate Guarantee - Income	-	43.50	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest expenses	23.66	37.05	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest Income	-	71.26	535.80	248.09
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Advertisement expense	-	71.11	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Advertisement Income	25.58	33.35	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Corporate Guarantee - Income	-	5.60	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Interest expenses	54.81	223.93	338.13	149.64
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Event Management and other Expense	0.01	117.39	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest expenses	-	-	2.07	4.78
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest Income	-	-	23.77	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Rental Income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Stock Transfer Expense	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Advertisement Income	22.18	1.81	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Interest Income	18.73	51.55	39.82	18.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Interest Income	0.01	0.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Advertisement expense	-	0.72	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Advertisement Income	1.59	1.75	-	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Corporate Guarantee - Income	-	7.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest expenses	-	36.58	24.64	23.73
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest Income	13.99	-	-	3.44
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Rental Income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Interest expenses	10.42	69.43	81.26	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Rental Income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRRIS Whiteboard Private Limited	Interest Income	0.11	0.16	-	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	IRRIS Whiteboard Private Limited	Rental Income	-	0.06	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Interest Income	3.03	4.83	4.12	2.20
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Rental Income	-	0.06	-	-
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Interest Income	19.35	106.95	-	-
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	23.56	110.44	1.15	0.98
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Interest Income	6.99	6.30	NA	NA
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Rental Income	0.03	0.09	NA	NA
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Interest Income	1.69	0.00	NA	NA
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Rental Income	0.03	0.04	NA	NA
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Corporate Guarantee - Income	-	0.01	-	NA
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Interest Income	2.54	9.11	0.05	NA
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Rental Income	0.03	0.12	0.04	NA
Casagrand Spaceintell Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	-	2.53
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Corporate Guarantee - Income	-	0.08	-	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Interest Income	3.02	14.22	8.68	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Rental Income	0.03	0.12	0.12	-
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	40.35	51.68	9.28	1.74
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	1.74	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Corporate Guarantee - Income	-	0.08	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest expenses	1.77	2.57	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest Income	-	0.35	8.97	NA
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Rental Income	-	0.12	-	-
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Interest Income	1.51	0.92	NA	NA
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Rental Income	0.03	0.05	NA	NA
Casagrand Spaceintell Private Limited	Danub Homes Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Interest expenses	7.32	47.02	39.04	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Interest expenses	8.52	31.07	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Corporate Guarantee - Income	-	0.49	-	NA
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Interest Income	31.87	104.11	11.53	NA
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Rental Income	-	0.12	0.11	NA
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Interest Income	7.90	9.94	NA	NA
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Rental Income	0.03	0.09	NA	NA
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Construction Income	-	2.50	-	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Corporate Guarantee - Income	-	0.11	-	NA
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Interest Income	2.63	9.65	1.28	NA
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Rental Income	0.03	0.12	0.04	NA
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Interest Income	0.50	-	NA	NA
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Rental Income	0.03	-	NA	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest expenses	-	0.03	-	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest Income	0.54	0.08	-	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Rental Income	0.03	0.09	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Corporate Guarantee - Income	-	0.01	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Interest Income	3.03	9.54	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Rental Income	0.03	0.12	0.04	NA
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.01	0.02	-	-
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	0.09	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Enterprises LLP	Advertisement expense	9.87	0.06	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.05	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Interest Income	0.03	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Interest expenses	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	30.03	9.84	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	42.69	75.45	32.62	17.69
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Interest Income	0.00	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest expenses	-	0.01	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest Income	0.20	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.25	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Interest Income	0.01	-	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	0.80	0.97	-
Casagrand Staylogy Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.00	-	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	0.07	0.08	0.03	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Maintenance Expense	-	3.89	1.44	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	0.23	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Revenue Share to Builder	2.67	12.39	-	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Facility Manpower-Cost	-	-	0.62	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Interest Income	-	-	0.03	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.01	0.01	-	NA
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.08	NA
Casagrand Vistaaz Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	0.00	-	0.32
Casagrand Vistaaz Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.00	0.00	-	27.96
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.03	0.05	0.09
Casagrand Vistaaz Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.00	-	0.18
Casagrand Vistaaz Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	0.00	-	0.07
Casagrand Vistaaz Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.00	-	-	0.22
Casagrand Vistaaz Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	-	-	0.07
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	0.02	-
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	-	0.60
Casagrand Vistaaz Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.13
Casagrand Vistaaz Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	0.00	-	0.13
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Interest Income	-	-	29.74	5.93
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Revenue Share - Millenia	1.48	5.74	-	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.37	2.05	4.27	0.67
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	-	0.55
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Vistaaz Private Limited	Danub Homes Private Limited	Interest Income	-	-	-	0.04
Casagrand Vistaaz Private Limited	Dawning Developers LLP	Interest Income	0.00	0.00	-	2.56
Casagrand Vistaaz Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.07
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	-	-	0.77
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.01	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.06	-	0.06	1.00
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	2.53	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.10	-	-
Casagrand Vivaace Private Limited	Casa Grande Enterprises LLP	Advertisement expense	9.81	88.77	0.44	-
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.71	0.15	0.01	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.01	0.00	-	0.82
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	-	1.06
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest Income	0.01	0.10	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.01	0.30	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.01	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	-	1.95
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	0.16	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Interest Income	0.76	1.35	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Interest Income	0.04	0.08	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.04	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Interest Income	0.04	0.11	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Interest Income	0.04	0.44	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Stock Transfer Expense	-	0.00	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.03	0.09	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	-	-	4.43
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.07	0.05	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Income	-	0.06	-	-
Casagrand Vivaace Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	4.58
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	32.65	86.33	-	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	52.15	166.23	123.15	78.43
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.01	-	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Interest expenses	1.54	5.67	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Event Management and Other Income	-	0.06	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	0.71
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest Income	1.70	3.93	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Stock Transfer Expense	0.28	-	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Event Management and other Expense	-	12.20	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest expenses	0.40	1.40	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest Income	-	-	-	0.85
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Interest expenses	0.00	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.09	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.01	0.02	-	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.03	-	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Interest expenses	24.21	72.23	75.58	0.16
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Rental Expenses	-	0.09	0.12	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Scrap Sales Expense	-	0.02	-	-
Casagrand Vivacity Private Limited	Casagrand Everta Private Limited	Stock Transfer Expense	0.02	-	-	-
Casagrand Vivacity Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	0.00	0.00	-	-
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	2.43	6.25	3.45	0.02
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	-	0.02	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	11.77	18.89	-	-
Casagrand Zingo Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.12	-	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	0.04	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	2.94	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	-	-	0.09
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest Income	1.58	5.77	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Interest Income	0.07	0.01	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	7.63	-	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	5.54	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	2.55	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Interest expenses	23.41	21.33	-	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.01	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Interest Income	1.82	0.55	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Interest Income	0.10	11.55	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	1.13	-	-	-
Casagrand Zingo Private Limited	Casagrand Lotus Private Limited	Interest expenses	-	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Interest Income	0.03	0.09	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	51.33	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	71.26	535.80	248.09
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	23.66	37.05	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.00	-	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Interest Income	1.54	5.67	-	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.01	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest Income	0.30	0.81	0.03	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.04	-	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Interest Income	0.03	0.02	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.08	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	-	0.35	8.97	NA
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest Income	1.77	2.57	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	-	0.12	-	-
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	1.51	0.91	NA	NA
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.05	NA	NA
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Interest expenses	0.08	0.08	NA	NA
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	1.78
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.01	0.09	0.07	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	82.10	44.86	112.32
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	6.11	16.78	16.50	18.31
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	-	6.70

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	4.37	-	-
Danub Homes Private Limited	Casa Grande Enterprises LLP	Advertisement expense	8.46	66.35	74.96	29.88
Danub Homes Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.16	-	-
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	11.31	10.07	1.81
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.08	-	-	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.10	0.66	0.15	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest Income	-	-	0.09	10.22
Danub Homes Private Limited	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.11	-	-
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	8.85	-
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest Income	3.42	3.73	0.12	1.21
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.13	1.23	2.65	-
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	-	-	2.51
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.00	0.02	-	0.04
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.03	0.08	0.02	0.01
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.42	0.48	7.51
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.00	-	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Expense	0.43	0.01	-	-
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	0.04	0.02	-	-
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.01
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.32	1.12	0.03	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest Income	-	-	0.01	0.56
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.00	0.01	-	-
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Stock Transfer Income	-	0.01	-	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Interest expenses	4.59	9.93	0.40	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Sale Of Fixed Asset - Income	-	0.40	-	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Stock Transfer Expense	0.38	-	-	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Stock Transfer Income	-	0.20	-	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	-	0.01	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.08	0.15	0.01	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest expenses	1.99	5.17	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest Income	-	-	-	2.99
Danub Homes Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	4.29	-	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.38	0.80	-	0.92
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest Income	-	-	0.10	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Stock Transfer Expense	-	0.91	-	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	-	0.13	0.12	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.73	0.05	-	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Interest expenses	0.01	0.02	-	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	-	-	0.15
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.04	0.13	0.17	-
Danub Homes Private Limited	Casagrand Millenia Private Limited	Interest Income	0.02	0.12	0.10	3.84
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.01	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	30.18	122.41	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	6.61	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	54.81	223.93	338.13	149.64
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Danub Homes Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	0.00	0.00	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.20	-	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest Income	-	0.01	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Stock Transfer Income	-	0.22	-	-
Danub Homes Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.04
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Event Management and other Expense	-	0.07	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	1.70	3.93	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	0.71
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Income	0.24	-	-	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.30	0.81	0.03	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	0.01	-
Danub Homes Private Limited	Dawning Developers LLP	Event Management and other Expense	-	2.57	-	-
Danub Homes Private Limited	Dawning Developers LLP	Interest expenses	0.08	0.23	0.09	-
Danub Homes Private Limited	Dawning Developers LLP	Interest Income	-	-	-	8.56
Danub Homes Private Limited	Exotia Builder Private Limited	Interest expenses	0.24	-	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Interest expenses	-	0.00	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Interest Income	0.00	-	-	-
Danub Homes Private Limited	Grace Gated Community LLP	Interest Income	-	-	-	0.33
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	1.10
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest Income	0.00	-	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	204.65
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Event Management and Other Income	-	8.68	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Interest expenses	4.21	17.23	16.78	11.59
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Event Management and Other Income	-	19.58	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	-	0.05
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest Income	0.49	0.59	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Event Management and Other Income	-	0.08	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Interest expenses	-	0.00	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Interest Income	0.00	0.00	-	2.11
Dawning Developers LLP	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	-	0.22
Dawning Developers LLP	Casa Grande Milestone Private Limited	Event Management and Other Income	-	0.09	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest expenses	-	-	0.01	1.33
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest Income	0.00	0.01	-	-
Dawning Developers LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.00	-	-	0.01
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	0.19	0.58	0.39	1.33
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Event Management and Other Income	-	8.22	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	0.01	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest Income	0.19	0.36	-	0.15
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Event Management and Other Income	-	0.07	-	-
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	-	-	0.84
Dawning Developers LLP	Casa Grande Zest Private Limited	Event Management and Other Income	-	7.95	-	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Interest Income	0.31	1.51	121.58	134.20
Dawning Developers LLP	Casagrand Aesthetic Private Limited	Interest Income	0.01	0.05	0.02	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Event Management and Other Income	-	11.92	-	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest expenses	-	0.12	0.02	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest Income	0.32	0.49	-	-
Dawning Developers LLP	Casagrand Blue Horizon Private Limited	Interest Income	9.88	53.40	48.00	-
Dawning Developers LLP	Casagrand Covaan Private Limited	Event Management and Other Income	-	2.38	-	NA
Dawning Developers LLP	Casagrand Covaan Private Limited	Interest Income	0.08	0.00	-	NA
Dawning Developers LLP	Casagrand Fresh Private Limited	Event Management and Other Income	-	12.94	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest expenses	-	-	-	1.10
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest Income	0.49	1.86	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Event Management and Other Income	-	0.02	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest expenses	-	-	-	0.01
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest Income	0.00	0.00	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Event Management and Other Income	-	1.87	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest expenses	0.21	-	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest Income	-	0.04	-	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest expenses	0.86	2.87	0.45	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest Income	-	-	-	0.11
Dawning Developers LLP	Casagrand Magnum Private Limited	Interest Income	-	-	0.04	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest expenses	-	-	-	2.55
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest Income	0.03	0.15	0.07	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.02	-	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Event Management and Other Income	0.01	115.16	-	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	23.77	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	2.07	4.78
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.05	-	-
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Interest Income	7.32	47.02	39.03	-
Dawning Developers LLP	Casagrand Staylogy Private Limited	Facility Manpower-Income	-	-	0.62	-
Dawning Developers LLP	Casagrand Staylogy Private Limited	Interest expenses	-	-	0.03	-
Dawning Developers LLP	Casagrand Vistaaz Private Limited	Interest expenses	0.00	0.00	-	2.56
Dawning Developers LLP	Casagrand Vivaace Private Limited	Event Management and Other Income	-	10.41	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest expenses	-	-	-	0.85
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest Income	0.40	1.40	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Event Management and Other Income	-	0.04	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Interest expenses	0.03	0.02	-	-
Dawning Developers LLP	Danub Homes Private Limited	Event Management and Other Income	-	2.21	-	-
Dawning Developers LLP	Danub Homes Private Limited	Interest expenses	-	-	-	8.56
Dawning Developers LLP	Danub Homes Private Limited	Interest Income	0.08	0.23	0.09	-
Dawning Developers LLP	Gazy Mag Private Limited	Interest expenses	0.01	0.00	-	0.19
Dawning Developers LLP	Grace Gated Community LLP	Interest expenses	-	-	-	0.15
Dawning Developers LLP	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.05
Dawning Developers LLP	Upstay Builder Private Limited	Event Management and Other Income	-	0.07	-	-
Dawning Developers LLP	Upstay Builder Private Limited	Interest Income	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Enterprises LLP	Advertisement expense	7.95	0.04	-	-
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.02	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Interest Income	1.05	-	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.14	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Interest Income	0.01	-	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Interest Income	0.00	0.00	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.01	0.00	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Stock Transfer Expense	-	0.32	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	26.17	2.14	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	18.73	51.55	39.82	18.41
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Interest Income	0.24	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Grace Gated Community LLP	Interest Income	0.00	-	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.00	0.00	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.01	0.03	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Gazy Mag Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.00	-	0.04
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	0.64	0.20	0.26
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	-	-	-
Gazy Mag Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.02	0.38	8.25	9.76
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Event Management and Other Income	-	0.15	-	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	16.91	60.45	26.67	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	-	24.22
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Rental Expenses	-	-	0.12	-
Gazy Mag Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	0.00	-	0.22
Gazy Mag Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	-	0.01
Gazy Mag Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	-	0.01
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	0.00	-	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.01	-	-
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Interest expenses	0.21	1.18	-	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.00	-	0.02
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.03	0.04	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	1.88	2.91	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	8.26	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	13.99	-	-	3.44
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	36.58	24.64	23.73
Gazy Mag Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.01	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest expenses	0.00	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest Income	-	0.00	-	-
Gazy Mag Private Limited	Dawning Developers LLP	Interest Income	0.01	0.00	-	0.19
Gazy Mag Private Limited	Exotia Builder Private Limited	Interest expenses	0.00	-	-	-
Gazy Mag Private Limited	Gazy Mag Private Limited	Interest Income	-	0.00	-	-
Gazy Mag Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	0.31
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest expenses	1.63	3.25	-	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest Income	-	13.62	13.63	16.60
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.01	-	-
Grace Gated Community LLP	Casa Grande Garden City Builders Private Limited	Interest Income	-	0.00	-	0.67
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest expenses	-	0.02	0.02	2.31
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	-
Grace Gated Community LLP	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	0.01	0.77
Grace Gated Community LLP	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	-	1.61
Grace Gated Community LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	0.00	-	-	0.03
Grace Gated Community LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	-	-	0.66
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	0.11	0.18
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	-	1.76

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	0.01	0.02	-	0.14
Grace Gated Community LLP	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	0.02
Grace Gated Community LLP	Casagrand Anchor Private Limited	Interest expenses	0.00	0.00	-	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest expenses	0.67	2.25	0.70	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest Income	0.10	-	-	0.05
Grace Gated Community LLP	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	0.76
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	10.42	69.43	81.26	-
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Interest Income	8.52	31.07	-	-
Grace Gated Community LLP	Casagrand Vistaaz Private Limited	Interest expenses	0.00	0.00	-	0.07
Grace Gated Community LLP	Danub Homes Private Limited	Interest expenses	-	-	-	0.33
Grace Gated Community LLP	Dawning Developers LLP	Interest expenses	0.00	0.00	-	0.05
Grace Gated Community LLP	Dawning Developers LLP	Interest Income	-	-	-	0.15
Grace Gated Community LLP	Exotia Builder Private Limited	Interest expenses	0.00	-	-	-
Grace Gated Community LLP	Gazy Mag Private Limited	Interest expenses	0.00	0.00	-	-
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Interest Income	6.07	16.60	-	NA
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Interest Income	0.00	0.00	NA	NA
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Interest expenses	1.12	3.98	-	NA
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.49	-	NA
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	31.87	104.75	11.53	NA
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	-	0.12	0.11	NA
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Interest expenses	6.07	17.90	-	NA
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Interest Income	-	1.30	-	NA
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Corporate Guarantee - Expenses	-	0.10	-	NA
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Interest Income	16.37	43.40	-	NA
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Interest Income	0.79	1.17	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	7.90	9.94	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.09	NA	NA
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Interest Income	0.08	0.08	NA	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Construction expenses	-	2.50	-	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.11	-	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	2.63	9.54	1.28	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.04	NA
IRRIS Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.11	0.16	-	NA
IRRIS Whiteboard Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	NA

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Upstay Builder Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.04	-	-
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	3.03	4.83	4.12	-
Upstay Builder Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Upstay Builder Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.08	-	-
Upstay Builder Private Limited	Dawning Developers LLP	Interest expenses	0.00	0.00	-	-
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	0.50	-	NA	NA
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	-	NA	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	0.54	0.08	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest Income	-	0.03	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.09	-	NA
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Limited	Corporate Guarantee - Income	-	0.10	-	NA
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Limited	Interest expenses	16.37	43.40	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.01	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	3.03	9.42	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.04	NA

e) Balances With Related Parties

The following are the details of the balances eliminated for the period ended 30 June 2025 and for year ended 31 March 2025, 31 March 2024 and 31 March 2023.

Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.11	-	NA	NA
Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	256.22	-	NA	NA
Ambojini Property Developers Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Short Term Borrowings	0.02	-	NA	NA
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Interest payable	126.31	106.95	NA	NA
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Short Term Borrowings	461.36	438.75	NA	NA
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	13.29	6.30	NA	NA
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	296.02	89.21	NA	NA
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Interest payable	0.01	0.00	NA	NA
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Short Term Borrowings	0.05	0.05	NA	NA
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	1.69	0.00	NA	NA
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	259.80	0.05	NA	NA
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	11.60	9.06	0.05	NA
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	59.72	59.13	57.67	NA
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.04	-	7.44	4.34
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.08	0.08	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	1.42	1.42	40.04	14.81
Casa Grande Axiom Private Limited	Casa Grande Enterprises LLP	Trade Payable	-	-	0.07	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	0.04	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	-	-	0.09	0.09
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	0.00	0.00	1.46	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	0.03	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.00	-	0.24	0.24
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	-	-	0.36	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.02	0.02	-	-
Casa Grande Axiom Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.03
Casa Grande Axiom Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	0.34	0.34
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	0.01	0.01	-	-
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	-	0.00	0.01	0.01
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.00	-	-	-
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	-	0.00	0.09	0.09
Casa Grande Axiom Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	-	-	0.09	1.98
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.01	0.01	-	0.04
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	-	-	0.02	0.02
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	0.00	0.01	-
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.00	0.00	0.14	0.10
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	0.00	0.35	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	0.08	0.08	2.58	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Interest payable	0.02	0.02	-	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.10	-	-	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.02	0.02	0.05	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	0.00	0.00	0.49	-
Casa Grande Axiom Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Interest payable	-	-	0.03	0.02
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.00	0.00	0.17	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	-	0.02	0.02

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	0.01	0.04	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	-	-	0.55	-
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest payable	0.00	-	-	-
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest receivable	-	0.00	0.05	0.05
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	9.14	9.14
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	144.72	132.34	86.73	39.16
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	133.95	305.40	362.26	612.66
Casa Grande Axiom Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	0.00	0.00	0.07	0.07
Casa Grande Axiom Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.00	-	0.17	0.17
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Zingo Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.00	0.07	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest receivable	-	-	0.82	0.82
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Short Term Borrowings	0.52	-	1.22	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	-	0.03
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest payable	0.00	-	-	-
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest receivable	-	0.00	0.30	0.30
Casa Grande Axiom Private Limited	Dawning Developers LLP	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Gazy Mag Private Limited	Interest payable	0.00	0.00	0.01	0.01
Casa Grande Axiom Private Limited	Gazy Mag Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Grace Gated Community LLP	Interest receivable	-	0.00	0.08	0.08
Casa Grande Axiom Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.08	0.08	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.04	-	7.44	4.34
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	1.42	1.42	40.04	14.81
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	59.16
Casa Grande Civil Engineering Private Limited	Casa Grande Enterprises LLP	Trade Payable	49.11	35.86	101.60	4.97
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.12	0.12	18.40	4.08
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.03	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	0.00	169.09	35.00
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	2.30	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest payable	52.64	44.67	69.93	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	11.28	11.28
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	399.43	227.73	848.19	8.47
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	0.46	0.15

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.01	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	0.05	0.05	4.81	7.71
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest payable	-	-	9.90	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest receivable	1.41	0.53	0.04	1.03
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	33.29	29.47	2.84	1.19
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	21.63	19.29	10.74	6.77
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	54.39	54.39	54.52	52.74
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	-	-	0.16	0.16
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.08	0.05	0.07	NA
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	1.26	1.26	1.03	NA
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	1.99	1.99	22.65	1.19
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.84	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	-	-	-	13.70
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	35.66	27.98	2.87	-
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	1.86	1.66	0.86	0.43
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	6.79	6.70	6.61	0.73
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Interest receivable	1.98	1.61	2.53	0.84
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	70.25	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	39.33	32.88	9.14
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Interest payable	9.63	9.12	7.06	4.91
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Short Term Borrowings	21.62	21.62	21.62	22.06
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Interest receivable	263.57	256.08	211.82	149.88
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	260.67	269.78	363.38	502.98
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Interest receivable	0.15	0.10	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Short term loans and advances	1.46	1.44	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Covaan Private Limited	Short term loans and advances	0.61	-	-	NA
Casa Grande Civil Engineering Private Limited	Casagrand Everta Private Limited	Interest payable	90.35	71.00	1.17	-
Casa Grande Civil Engineering Private Limited	Casagrand Everta Private Limited	Short Term Borrowings	450.00	450.00	450.00	-
Casa Grande Civil Engineering Private Limited	Casagrand Exotia Private Limited	Interest receivable	0.00	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Exotia Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	-	-	0.01	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.46	0.30	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	-	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	5.35	5.02	0.35	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest payable	-	-	0.24	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest receivable	66.50	64.61	14.37	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	26.72	115.91	421.18	-
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Interest receivable	12.87	11.01	1.71	-
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	71.34	84.64	54.14	5.77
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest payable	1.21	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.20	0.20	0.05	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	124.32	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	-	20.68	0.55	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest receivable	8.51	8.51	11.56	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Short Term Borrowings	0.10	0.10	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Short term loans and advances	-	-	143.81	-
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	36.12	32.04	18.11	8.81
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	135.94	135.84	109.14	71.74
Casa Grande Civil Engineering Private Limited	Casagrand Magnum Private Limited	Short term loans and advances	-	-	-	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Interest receivable	7.05	6.61	4.81	1.57
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	15.03	14.91	14.73	24.29
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	113.56	78.55
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	578.10	498.96	272.05	23.03
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	3,084.00	2,381.40	2,791.96	1,410.77
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.03	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	3.52	0.38	0.06	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Short Term Borrowings	0.01	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Trade Payable	-	-	0.01	0.01

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	5.59	5.59	5.59	5.58
Casa Grande Civil Engineering Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	0.02	0.02	0.02	0.02
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest payable	2.29	2.29	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.06	-	0.24	0.19
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	24.55	2.07	0.68	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Interest payable	0.09	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Short Term Borrowings	199.80	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest payable	30.64	18.87	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	381.00	362.46	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	9.63	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest payable	-	-	6.70	6.70
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest receivable	30.96	24.84	16.50	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Short term loans and advances	152.78	239.44	76.84	99.00
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Interest receivable	42.08	37.87	20.64	3.86
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Short term loans and advances	140.48	140.47	149.08	117.96
Casa Grande Civil Engineering Private Limited	Exotia Builder Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Exotia Builder Private Limited	Short term loans and advances	1.47	0.00	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Short term loans and advances	0.10	-	-	-
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest payable	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest receivable	0.64	0.64	0.26	0.05
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.00	0.00	8.25	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest payable	64.54	64.54	54.16	40.53
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest receivable	1.63	-	-	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Short Term Borrowings	-	-	172.33	223.30
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Short term loans and advances	54.40	54.40	-	-
Casa Grande Coimbatore LLP	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	NA	NA	NA	59.16
Casa Grande Coimbatore LLP	Casa Grande Enterprises LLP	Trade Payable	NA	NA	NA	19.79
Casa Grande Coimbatore LLP	Casa Grande Grace Private Limited	Short Term Borrowings	NA	NA	NA	0.18
Casa Grande Coimbatore LLP	Casa Grande Homes Private Limited	Short term loans and advances	NA	NA	NA	9.29
Casa Grande Coimbatore LLP	Casa Grande Milestone Private Limited	Short Term Borrowings	NA	NA	NA	0.10
Casa Grande Coimbatore LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	NA	NA	NA	2.24

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Coimbatore LLP	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	NA	NA	NA	0.50
Casa Grande Coimbatore LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	NA	NA	NA	1.53
Casa Grande Coimbatore LLP	Casagrand Magick Rufy Private Limited	Short Term Borrowings	NA	NA	NA	0.10
Casa Grande Coimbatore LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	NA	NA	NA	-298.52
Casa Grande Coimbatore LLP	Casagrand Staylogy Private Limited	Short Term Borrowings	NA	NA	NA	8.12
Casa Grande Coimbatore LLP	Casagrand Vistaaz Private Limited	Short term loans and advances	NA	NA	NA	0.70
Casa Grande Coimbatore LLP	Danub Homes Private Limited	Short Term Borrowings	NA	NA	NA	0.93
Casa Grande Coimbatore LLP	Dawning Developers LLP	Short term loans and advances	NA	NA	NA	10.33
Casa Grande Coimbatore LLP	Gazy Mag Private Limited	Short Term Borrowings	NA	NA	NA	0.05
Casa Grande Enterprises LLP	Casa Grande Axiom Private Limited	Trade receivable	-	-	0.07	-
Casa Grande Enterprises LLP	Casa Grande Civil Engineering Private Limited	Trade receivable	49.21	35.86	101.60	4.97
Casa Grande Enterprises LLP	Casa Grande Coimbatore LLP	Trade receivable	-	-	NA	19.79
Casa Grande Enterprises LLP	Casa Grande Garden City Builders Private Limited	Trade receivable	50.48	22.71	166.48	31.33
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Advance from customer	-	-	-	7.20
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Trade receivable	28.76	25.72	7.80	-
Casa Grande Enterprises LLP	Casa Grande Milestone Private Limited	Trade receivable	5.53	2.26	4.62	-
Casa Grande Enterprises LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Trade receivable	0.18	0.15	-	-
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Trade receivable	13.97	4.06	7.74	5.75
Casa Grande Enterprises LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Advance from customer	0.52	0.52	-	-
Casa Grande Enterprises LLP	Casa Grande Zest Private Limited	Trade receivable	27.19	24.00	15.79	11.43
Casa Grande Enterprises LLP	Casagrand Aesthetic Private Limited	Trade receivable	0.57	0.57	-	-
Casa Grande Enterprises LLP	Casagrand Anchor Private Limited	Trade receivable	125.40	101.42	54.55	-
Casa Grande Enterprises LLP	Casagrand Astute Private Limited	Trade receivable	2.52	1.48	1.48	1.48
Casa Grande Enterprises LLP	Casagrand Bizpark Private Limited	Trade receivable	1.74	-	-	-
Casa Grande Enterprises LLP	Casagrand Covaan Private Limited	Trade receivable	11.16	2.73	-	NA
Casa Grande Enterprises LLP	Casagrand Everta Private Limited	Trade receivable	0.06	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Trade receivable	139.25	100.96	-	-
Casa Grande Enterprises LLP	Casagrand Horizons Private Limited	Trade receivable	55.48	49.54	73.64	9.00
Casa Grande Enterprises LLP	Casagrand Hyderwise Private Limited	Trade receivable	38.30	43.14	17.35	-
Casa Grande Enterprises LLP	Casagrand Lotus Private Limited	Trade receivable	82.27	74.22	-	-
Casa Grande Enterprises LLP	Casagrand Magick Rufy Private Limited	Trade receivable	0.85	0.85	0.85	0.12
Casa Grande Enterprises LLP	Casagrand Millenia Private Limited	Advance from customer	1.65	2.05	3.03	-
Casa Grande Enterprises LLP	Casagrand Millenia Private Limited	Trade receivable	-	-	-	0.06
Casa Grande Enterprises LLP	Casagrand Perch Builder Private Limited	Trade receivable	4.15	4.15	0.42	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	779.70	510.80	508.88	-177.84
Casa Grande Enterprises LLP	Casagrand Spaceintell Private Limited	Trade receivable	2.66	2.66	2.66	2.66
Casa Grande Enterprises LLP	Casagrand Stage7 Private Limited	Trade receivable	9.93	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Vivaace Private Limited	Trade receivable	99.06	89.26	0.52	-
Casa Grande Enterprises LLP	Casagrand Vivacity Private Limited	Trade receivable	0.03	0.02	-	-
Casa Grande Enterprises LLP	Casagrand Zingo Private Limited	Trade receivable	0.12	-	-	-
Casa Grande Enterprises LLP	Danub Homes Private Limited	Trade receivable	103.86	95.39	28.91	11.45
Casa Grande Enterprises LLP	Exotia Builder Private Limited	Trade receivable	7.98	0.04	-	-
Casa Grande Enterprises LLP	Gazy Mag Private Limited	Trade receivable	38.82	38.80	9.74	-
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Interest receivable	0.11	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Short term loans and advances	256.22	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.09	0.09
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.04	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	1.46	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.03	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.12	0.12	18.40	4.08
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	2.30	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	0.00	169.09	35.00
Casa Grande Garden City Builders Private Limited	Casa Grande Enterprises LLP	Trade Payable	50.48	22.71	166.48	31.33
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest receivable	2.48	2.48	7.76	0.17
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.17	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	0.00	95.71	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.02	-	0.08
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest payable	8.10	3.75	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest receivable	-	-	0.76	0.02
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	323.79	120.02	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	-	-	0.19	-
Casa Grande Garden City Builders Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	0.13	0.13	0.13	0.13
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.02	-	-	5.46
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	10.88	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	2.92	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	0.00	5.18	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	0.40	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	0.00	77.40	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest payable	0.34	0.34	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest receivable	1.91	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	152.66	5.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Interest receivable	0.36	0.35	0.12	NA
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Short term loans and advances	0.22	0.22	4.12	NA
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Short term loans and advances	-	-	0.06	-
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Interest payable	0.00	-	-	NA
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Short Term Borrowings	0.20	-	-	NA
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.28	-	0.10	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.03	0.03	0.05	0.05
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	12.32	0.00	0.33	-
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Interest receivable	3.23	2.07	0.04	-
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	134.19	0.00	1.69	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest payable	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	0.00	5.59	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.60	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	0.00	94.41	0.10
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	1.50	0.09	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	36.51	30.34	0.29	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Interest receivable	8.45	2.68	2.31	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Short Term Borrowings	-	109.87	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Short term loans and advances	233.79	-	49.69	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	-	0.08	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	0.00	0.67	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.10	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	-	-	29.47	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.02	0.00	0.07	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.40	0.55	7.83	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	849.57	849.57	1,135.76	700.08
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	230.12	-	38.10	38.10
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	1,055.85	2,251.90
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	6,559.91	6,021.65	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.05	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	1.94	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Interest payable	0.80	0.80	0.97	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Short Term Borrowings	0.00	0.00	13.09	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Trade Payable	-	-	-	13.09
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Interest receivable	1.71	0.00	0.01	-
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	146.91	-	1.86	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest payable	0.22	0.21	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.04	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.86	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	3.38	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest payable	0.08	-	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest receivable	3.47	3.47	10.61	0.53
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Short Term Borrowings	4.61	0.25	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	124.52	0.10
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest payable	0.74	0.25	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.01	0.01
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Short Term Borrowings	14.61	14.61	-	-
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Interest payable	0.02	-	-	-
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Short Term Borrowings	1.15	-	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest payable	-	-	53.83	53.83
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest receivable	55.91	39.00	32.38	5.71

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Short Term Borrowings	-	-	-	112.71
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Short term loans and advances	443.71	452.85	489.54	-
Casa Grande Garden City Builders Private Limited	Grace Gated Community LLP	Interest payable	0.00	0.00	0.14	0.14
Casa Grande Garden City Builders Private Limited	Grace Gated Community LLP	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	-	0.24	0.24
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.03	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	0.02	0.02	-	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	-	-	0.36	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	-	-	11.28	11.28
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	52.64	44.67	69.93	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	399.43	227.73	848.20	8.47
Casa Grande Grace Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	0.18
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Advance to suppliers	-	-	-	7.20
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Trade Payable	28.76	25.72	7.80	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	2.48	2.48	7.76	0.17
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.01	-	-	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	0.00	95.71	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.17	-	-	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.02	0.02	0.04
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	0.10	-
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.02	0.02	-	0.32
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	0.03	-
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.08	0.08	0.04	0.01
Casa Grande Grace Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.34	0.34	0.34	-
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	0.45	0.45	0.55	0.55
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	-	0.06	-
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	0.53	NA
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.03	0.03	0.06	6.76
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.01	0.00	0.57	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	-	0.06	-	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.55	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.00	-	0.11	0.11
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.09	0.09	0.24	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	-	0.05	-	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.00	-	2.47	0.02
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest payable	-	-	0.06	0.03
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.34	0.34	0.12	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	-	-	23.93	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.10	0.10	-	-
Casa Grande Grace Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.06	0.06	0.06	0.06
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest payable	0.06	0.06	0.02	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.00	-	0.02	0.02
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.02	-	2.69	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	0.15	-	-
Casa Grande Grace Private Limited	Casagrand Exotia Private Limited	Interest receivable	3.48	3.48	3.48	3.48
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	-	-	0.01	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	0.16	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.15	0.15	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Interest payable	0.21	0.16	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	1.29	1.29	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest payable	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.01	0.01	0.01	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	0.05	-
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	1.70	1.60	-	-
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	4.26	3.09	-	-
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	-	0.27	0.26
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest payable	-	-	0.85	0.85
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.16	0.16	0.18	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.00	0.00	1.87	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.17	-	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	20.54	-	36.36	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	102.49	102.49	381.22	381.22
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	511.42	502.50	1,216.15	141.52

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.10	-	-	-
Casa Grande Grace Private Limited	Casagrand Staylogy Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Staylogy Private Limited	Short term loans and advances	0.00	0.00	0.01	0.01
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	0.01	0.01	0.07	0.02
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	-	-	0.30	0.30
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.19	0.19	0.18	0.18
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.54	0.00	0.15	-
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Interest receivable	0.03	-	-	-
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	1.90	-	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest payable	7.33	5.75	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.03	0.03
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	49.80	49.90	-	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest payable	-	-	3.13	3.03
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest receivable	0.56	0.46	0.15	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Short term loans and advances	5.43	2.82	0.24	0.23
Casa Grande Grace Private Limited	Dawning Developers LLP	Interest payable	0.33	0.33	0.33	0.33
Casa Grande Grace Private Limited	Dawning Developers LLP	Short Term Borrowings	0.04	0.04	-	-
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Short term loans and advances	0.10	-	-	-
Casa Grande Grace Private Limited	Gazy Mag Private Limited	Interest payable	0.07	0.07	0.07	0.07
Casa Grande Grace Private Limited	Gazy Mag Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest payable	0.00	-	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest receivable	0.01	0.01	0.67	0.65
Casa Grande Grace Private Limited	Grace Gated Community LLP	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Short term loans and advances	-	-	0.18	0.11
Casa Grande Homes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	0.03
Casa Grande Homes Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	-	0.46	0.15
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.05	0.05	4.81	7.71
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Short Term Borrowings	-	-	NA	9.29
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.02	0.02	-	0.08
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.02	0.02	0.02	0.04
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	-	-	0.10	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.01	0.01	-	-
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	-	3.23
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	0.03	-	-	-
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.00	-	0.02	0.02

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	0.11	0.10
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	0.13	0.05
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	-	1.92
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	-	-	0.20	-
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.69	0.69	0.52	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	-	0.01	0.01
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	-	-	21.19	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	0.01	-	6.24
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.04	-	-	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	-	-	0.09	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	1.72	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Interest payable	0.02	0.01	0.01	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.10	-	0.40	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Interest payable	0.02	0.01	-	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	0.20	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.00	0.00	-	0.10
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	0.10	-	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	-	-	0.07
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	-	-	0.10	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest payable	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest receivable	-	-	-	0.24
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	36.17	-	46.85	43.54
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	59.78	59.78	161.61	141.14
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	857.11	852.97	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	-	-	382.76	645.81
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.03	-	-	-
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.87	-	-	-
Casa Grande Homes Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.00	-	-	0.04
Casa Grande Homes Private Limited	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.05	0.04	-	-
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest receivable	-	-	-	1.06
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	0.50	0.10	-	-
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Interest payable	0.07	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	7.92	0.03	-	-
Casa Grande Homes Private Limited	Danub Homes Private Limited	Interest payable	7.05	3.63	0.01	0.50
Casa Grande Homes Private Limited	Danub Homes Private Limited	Short Term Borrowings	91.41	91.01	0.20	0.05
Casa Grande Homes Private Limited	Dawning Developers LLP	Interest receivable	0.00	-	-	0.06
Casa Grande Homes Private Limited	Dawning Developers LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Grace Gated Community LLP	Interest receivable	0.00	-	-	0.15
Casa Grande Homes Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.02	-
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.34	0.34
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.01	0.01	-	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	1.41	0.53	0.04	1.03
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	9.90	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	33.29	29.47	2.84	1.19
Casa Grande Milestone Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	0.10
Casa Grande Milestone Private Limited	Casa Grande Enterprises LLP	Trade Payable	5.53	2.26	4.62	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	0.76	0.02
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	8.10	3.75	-	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	-	0.19	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	323.79	120.02	-	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	0.03	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.02	0.02	-	0.32
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	0.00	-	3.23
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.03	-	-	-
Casa Grande Milestone Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.03	0.03	0.02	NA
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	-	-	0.10	NA
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	-	1.57
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.14	0.14	0.17	0.14

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.04	0.04	-	0.14
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.03	0.03	0.01	-
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	-	-	0.10	-
Casa Grande Milestone Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	-	0.11	-
Casa Grande Milestone Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.04	0.02	-	-
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	1.21	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	-	0.01	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.01	0.01	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	0.00	0.00	0.09	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest payable	1.34	0.93	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	9.90	36.87	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	0.00	0.06	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.05	-	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	0.05	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.04	0.02	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	0.07	0.50
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.80	0.80	-	-
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest payable	-	-	-	2.32
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.00	-	21.98	-
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.00	0.00	-	132.90
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	61.24	61.24
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	512.33	450.34	156.09	28.68
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,323.98	1,221.36	2,090.77	8.53
Casa Grande Milestone Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.00	0.00	-	0.01
Casa Grande Milestone Private Limited	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.12	0.11	-	-
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.35	-	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	0.10	-
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Interest receivable	0.77	0.64	2.55	61.56
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Short Term Borrowings	-	-	-	61.65
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Short term loans and advances	3.21	2.46	0.20	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest payable	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.01	0.38
Casa Grande Milestone Private Limited	Dawning Developers LLP	Short Term Borrowings	0.01	0.01	-	-
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Interest payable	1.05	-	-	-
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Short Term Borrowings	75.95	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Grace Gated Community LLP	Interest receivable	0.00	-	-	0.47
Casa Grande Milestone Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Upstay Builder Private Limited	Interest payable	0.04	0.04	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casa Grande Axiom Private Limited	Interest payable	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.01	0.01
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casa Grande Axiom Private Limited	Short Term Borrowings	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Interest receivable	21.63	19.29	10.74	6.77
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Short term loans and advances	54.39	54.39	54.52	52.74
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Grace Private Limited	Interest payable	0.08	0.08	0.04	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Grace Private Limited	Short Term Borrowings	0.34	0.34	0.34	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Homes Private Limited	Interest receivable	-	-	0.02	0.02
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	-	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors LLP)	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.04	-	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.82	0.82	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casagrand Anchor Private Limited	Interest payable	0.02	-	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors Llp)	Casagrand Anchor Private Limited	Short Term Borrowings	0.54	0.54	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Horizons Private Limited	Interest receivable	0.07	0.05	0.01	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Horizons Private Limited	Short term loans and advances	0.28	0.28	0.28	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Interest receivable	4.59	3.85	1.16	0.11
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Short term loans and advances	17.16	17.16	17.06	9.57
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Millenia Private Limited	Interest receivable	0.90	0.74	0.17	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Millenia Private Limited	Short term loans and advances	3.65	3.65	3.65	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	-	-	-	-15.50
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	59.86	57.70	50.29	50.29
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	49.01	48.21	44.86	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Vistaaz Private Limited	Interest payable	0.04	0.04	0.04	0.04
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors LLP)	Casagrand Vistaaz Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Interest receivable	0.03	0.03	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Short term loans and advances	0.10	0.10	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Dawning Developers LLP	Interest payable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors LLP)	Dawning Developers LLP	Short Term Borrowings	-	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Grace Gated Community LLP	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted From Casa Grande Realtors LLP)	Grace Gated Community LLP	Short term loans and advances	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Axiom Private Limited	Interest payable	-	-	0.09	0.09
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Axiom Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest payable	0.08	0.04	0.07	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	0.16	0.16
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	1.26	1.26	1.03	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Coimbatore LLP	Short Term Borrowings	-	-	NA	2.24

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Enterprises LLP	Trade Payable	0.12	0.12	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest receivable	0.13	0.13	0.13	0.13
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest payable	0.00	-	0.06	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest receivable	0.44	0.44	0.55	0.55
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Short Term Borrowings	-	0.00	0.53	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Interest payable	0.00	-	0.11	0.10
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	-	0.13	0.05
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest payable	0.03	0.03	0.02	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest receivable	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Short Term Borrowings	-	-	0.10	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	0.02	0.02
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.04	0.04	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.00	-	0.10	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.04	0.03	0.03	0.03
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	0.18	0.18	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Interest payable	0.01	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Short Term Borrowings	0.21	0.11	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Interest payable	0.01	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Short Term Borrowings	0.10	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Interest payable	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Short Term Borrowings	0.20	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Horizons Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Interest payable	0.25	0.24	0.16	0.11
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.38	0.38	0.88	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Millenia Private Limited	Interest payable	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Millenia Private Limited	Short Term Borrowings	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	-	-	-	-78.83
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	7.85	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	116.57	116.57	141.83	141.83
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	169.33	222.66	125.79	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Vistaaz Private Limited	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Shelter Private Limited (Converted From Casa Grande Shelter LLP)	Casagrand Vistaaz Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Interest payable	0.13	0.10	0.02	NA
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Short Term Borrowings	0.85	0.85	0.50	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Interest receivable	1.57	1.38	0.80	0.41
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Short term loans and advances	6.31	6.31	6.00	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Grace Gated Community LLP	Interest payable	0.12	0.12	0.12	0.12
Casa Grande Shelter Private Limited (Converted From Casa Grande Shelter LLP)	Grace Gated Community LLP	Short Term Borrowings	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.09	1.98
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	0.01	0.01	-	0.04
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.84	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	1.99	1.99	22.65	1.19
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	35.66	27.98	2.87	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	-	13.70
Casa Grande Smart Value Homes Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	0.50
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Trade Payable	13.92	4.06	7.74	5.75
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	10.88	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.02	-	-	5.46
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	2.92	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	0.00	0.57	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.03	0.03	0.06	6.76
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.55	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	0.06	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest payable	-	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.01	0.01	-	1.92
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	-	-	0.20	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.14	0.14	0.17	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	-	1.57
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.04	0.04	-	0.14
Casa Grande Smart Value Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	0.04	0.04	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	0.02	0.02
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	0.10	NA
Casa Grande Smart Value Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.00	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.01	0.01	0.01	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest payable	0.00	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.01	0.01	-	0.10
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	0.10	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.00	0.00	-	0.34
Casa Grande Smart Value Homes Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Interest payable	0.03	0.03	0.01	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.18	-	0.10	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	0.05	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.05	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Interest payable	6.42	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	500.25	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	-	0.25	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest payable	-	-	0.06	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.09	0.09	-	0.12
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.05	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	1.15	1.15	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.00	-	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	-	0.10	1.68
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.14	0.12	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest payable	0.02	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.00	-	1.82	1.77
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	-	-	0.03	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.10	0.00	-	0.20
Casa Grande Smart Value Homes Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	667.61	627.95	440.59	256.23
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,172.42	1,076.38	1,489.78	1,337.92

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.20	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.00	0.00	-	0.33
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	0.00	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	0.02	0.02	-	0.14
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.09	0.09	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest receivable	-	-	-	0.43
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	0.10	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Interest payable	0.40	0.40	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.00	0.00	0.10	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Interest receivable	0.15	0.15	3.75	3.27
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Short Term Borrowings	-	0.09	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Short term loans and advances	0.99	-	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest payable	0.32	0.13	-	0.01
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Short Term Borrowings	5.60	5.60	-	-
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest payable	-	-	-	1.76
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest receivable	0.00	0.00	0.11	-
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.02	0.02
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Short Term Borrowings	0.00	0.00	0.14	0.10
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Interest payable	1.86	1.66	0.86	0.43
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	6.81	6.72	6.61	0.73
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Coimbatore LLP	Short Term Borrowings	-	-	NA	1.53
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Enterprises LLP	Advance to suppliers	0.52	0.52	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest payable	0.04	0.04	0.24	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest receivable	0.00	0.00	0.11	0.11
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Short Term Borrowings	0.00	-	2.47	0.02
Casa Grande Vallam Private Limited (Converted From Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Short term loans and advances	-	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest payable	0.00	0.00	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest receivable	0.69	0.69	0.52	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Short term loans and advances	-	-	21.19	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Interest payable	0.03	0.03	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Short Term Borrowings	-	-	0.10	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.04	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	0.82	0.82	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.04	0.03	0.03	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.18	0.18	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Short Term Borrowings	0.05	0.05	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Interest payable	0.12	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Short Term Borrowings	0.77	0.77	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Interest payable	0.01	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Short Term Borrowings	0.10	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Interest payable	0.04	0.03	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Short Term Borrowings	0.20	0.20	0.10	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Interest payable	0.03	0.02	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.12	0.12	0.10	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Interest payable	-	-	0.03	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Interest receivable	0.04	0.03	0.04	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Short term loans and advances	0.13	0.13	0.13	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	-	-	-	-311.23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	83.13	65.87	0.35	0.35
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	408.27	397.87	351.32	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Interest receivable	0.18	0.10	0.03	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Short term loans and advances	1.66	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Trade receivable	-	1.68	1.70	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Interest receivable	0.06	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Short term loans and advances	0.91	0.91	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Interest payable	0.16	0.15	0.16	0.16
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Interest receivable	-	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Short Term Borrowings	0.06	0.06	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Short Term Borrowings	0.04	0.04	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Interest receivable	0.04	0.03	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Short term loans and advances	0.12	0.12	0.10	-
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.01	0.01	0.35	-
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.08	0.08	2.58	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	1.98	1.61	2.53	0.84
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	-	39.33	32.88	9.14
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	70.25	-	-	-
Casa Grande Zest Private Limited	Casa Grande Enterprises LLP	Trade Payable	27.19	24.00	15.79	11.43
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	5.18	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.01	-	-	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	0.00	77.40	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.40	-	-	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest payable	0.34	0.34	0.12	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.06	0.03
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.10	0.10	-	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	-	23.93	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest payable	0.04	-	-	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.01	0.01	-	6.24
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	1.72	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	-	-	0.09	-
Casa Grande Zest Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	-	0.11	-
Casa Grande Zest Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.21	0.11	-	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	-	0.10
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.00	-	0.01	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.10	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.01	0.01	-	-
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.05	0.05	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest payable	0.01	-	0.01	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.32	0.32	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.16	0.26	1.56	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Interest receivable	0.34	0.22	-	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Short term loans and advances	3.96	3.96	-	-
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.06	0.05	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.55	0.55	0.07	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.10	-	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	3.20	3.27	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest payable	0.02	0.02	0.08	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	-	0.00	0.59	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.03	-	-	0.10
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	8.75	4.91	1.73	0.01
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	-	-	0.02	-
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	132.62	105.83	-	14.98
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	-	0.10	0.10
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	0.01	0.01	-
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.10	0.10	-	-
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	-	-	0.10	-
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest receivable	-	-	0.01	0.01
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.04	0.04	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	592.93	580.48	513.95	290.57
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	275.15	366.81	332.65	1,208.76
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Interest payable	2.11	1.35	-	-
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	18.81	18.81	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest payable	0.00	-	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest receivable	2.55	2.55	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.10	0.10	-	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.08	0.07
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest receivable	1.44	1.12	0.03	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Short Term Borrowings	-	-	0.69	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Short term loans and advances	12.48	7.61	-	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Interest payable	1.82	1.51	323.78	202.21
Casa Grande Zest Private Limited	Dawning Developers LLP	Short Term Borrowings	9.85	9.15	-	1,242.79
Casa Grande Zest Private Limited	Dawning Developers LLP	Short term loans and advances	-	-	0.01	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Short term loans and advances	0.04	0.14	-	-
Casa Grande Zest Private Limited	Grace Gated Community LLP	Interest payable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Grace Gated Community LLP	Short Term Borrowings	0.00	0.00	-	-
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Interest receivable	5.10	3.98	-	NA
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Short term loans and advances	36.00	36.00	-	NA
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	9.63	9.12	7.06	4.91
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	21.61	21.61	21.62	22.06
Casagrand Aesthetic Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.57	0.57	-	-
Casagrand Aesthetic Private Limited	Casa Grande Grace Private Limited	Interest payable	0.06	0.06	0.06	0.06
Casagrand Aesthetic Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	0.00	-	0.34
Casagrand Aesthetic Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Interest payable	0.01	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.41	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Aesthetic Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.06	0.05	-	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.56	0.56	-	-
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	162.27	137.83	66.24	37.61
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	605.97	537.27	359.17	112.69
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Short Term Borrowings	0.06	0.06	0.04	-
Casagrand Aesthetic Private Limited	Dawning Developers LLP	Interest payable	0.08	0.07	0.02	-
Casagrand Aesthetic Private Limited	Dawning Developers LLP	Short Term Borrowings	0.30	0.30	0.30	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.09	0.06	0.01	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	0.63	0.63	0.33	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.02	0.02	-	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	-	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	263.57	256.08	211.82	149.88
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	260.67	269.78	363.38	502.98
Casagrand Anchor Private Limited	Casa Grande Enterprises LLP	Trade Payable	125.40	101.42	54.55	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	1.91	-	-	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.34	0.34	-	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	152.66	5.00	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	0.02	0.02
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.06	0.06	0.02	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	-	0.15	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.02	-	2.69	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.01	0.01	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	-	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.10	-	0.40	-
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.04	0.02	-	-
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	1.21	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.02	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.54	0.54	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.10	0.10	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.03	0.03	0.01	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.18	0.00	0.10	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.12	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.77	0.77	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest payable	0.32	0.32	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.01	-	0.01	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.16	0.26	1.56	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.01	-	-	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.41	-	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	0.01	0.01	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.10	0.07	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.87	0.88	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest receivable	1.13	-	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	33.33	34.99	-	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Interest receivable	2.25	2.22	0.11	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.54	20.54	12.37	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.70	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	35.20	0.02	0.02	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.79	0.66	0.04	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	3.36	4.70	4.14	-
Casagrand Anchor Private Limited	Casagrand Magnum Private Limited	Interest receivable	-	-	-	0.04
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.11	0.09	-	-
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.70	0.70	0.50	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	2.22	-	17.31	1.32
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	20.37	20.37	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	222.36	-	15.46
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	22.16	-	92.01	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.00	-	-	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.12	0.08	-	-
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	1.25	0.37	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Interest receivable	44.74	21.33	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	-	-	0.10	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	754.01	772.61	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Interest receivable	14.93	10.33	0.40	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Danub Homes Private Limited	Short term loans and advances	140.84	136.31	50.74	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest payable	0.71	0.39	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.02	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Short Term Borrowings	9.51	9.51	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Short term loans and advances	-	-	2.05	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Interest payable	0.01	-	-	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Short Term Borrowings	0.37	-	-	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Interest receivable	0.01	0.00	-	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Short term loans and advances	0.05	0.05	-	-
Casagrand Anchor Private Limited	Upstay Builder Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.15	0.10	-	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	1.46	1.44	-	-
Casagrand Astute Private Limited	Casa Grande Enterprises LLP	Trade Payable	2.52	1.48	1.48	1.48
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Interest payable	0.34	0.22	-	-
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	3.96	3.96	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	3.53	1.32	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	82.66	82.49	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	42.99	30.43	3.13	0.03
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	314.16	249.97	149.88	1.54
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.36	0.35	0.12	NA
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	0.22	0.22	4.12	NA
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	1.10	0.70	-	NA
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	9.45	9.10	0.01	NA
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	0.10	0.10	0.01	-
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	1.57	1.10	0.19	0.01
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	96.93	9.43	2.82	0.20
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.04	0.04	0.05	-
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	0.49	-
Casagrand Bizpark Private Limited	Casa Grande Enterprises LLP	Trade Payable	1.74	-	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	-	0.06	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Bizpark Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	0.01	0.01	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Interest receivable	1.19	0.76	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Short Term Borrowings	-	-	0.30	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Short term loans and advances	11.77	10.01	-	-
Casagrand Bizpark Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	0.01	-	-	-
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.38	0.33	0.17	0.17
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	1.13	1.13	1.08	-
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	1.86	1.40	0.01	-
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	12.20	10.64	1.01	-
Casagrand Bizpark Private Limited	Casagrand Millenia Private Limited	Interest payable	0.02	0.02	0.02	0.02
Casagrand Bizpark Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	739.10	592.84	191.22	38.18
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	3,560.66	3,235.92	958.27	565.31
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Interest receivable	172.17	147.96	75.73	0.16
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	593.39	519.01	419.11	414.78
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	5.10	4.49	2.65	-
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	14.01	14.01	7.65	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Interest payable	25.92	22.90	8.68	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	76.20	58.00	120.56	-
Casagrand Blue Horizon Private Limited	Dawning Developers LLP	Interest payable	111.27	101.39	48.00	-
Casagrand Blue Horizon Private Limited	Dawning Developers LLP	Short Term Borrowings	292.40	292.40	292.40	-
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Interest payable	1.96	1.17	NA	NA
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Short Term Borrowings	18.46	18.46	NA	NA
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	-	-	NA
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	0.08	-	-	NA
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	1.78	0.58	0.05	NA
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	50.64	10.48	1.01	NA
Casagrand Covaan Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	0.61	-	-	NA
Casagrand Covaan Private Limited	Casa Grande Enterprises LLP	Trade Payable	11.16	2.73	-	NA
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	-	NA
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.20	-	-	NA
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.01	0.00	-	NA
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	0.14	0.14	-	NA

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	36.71	23.44	0.06	NA
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	305.12	344.40	16.00	NA
Casagrand Covaan Private Limited	Dawning Developers LLP	Interest payable	0.08	0.00	-	NA
Casagrand Covaan Private Limited	Dawning Developers LLP	Short Term Borrowings	2.38	2.38	-	NA
Casagrand Everta Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	90.36	71.01	1.17	-
Casagrand Everta Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	450.00	450.00	450.00	-
Casagrand Everta Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.06	0.06	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Interest payable	1.19	0.76	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	11.77	10.01	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Short term loans and advances	-	-	0.30	-
Casagrand Everta Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Everta Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.19	0.19	0.19	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	339.79	301.92	182.21	113.18
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	888.72	905.18	702.59	534.60
Casagrand Everta Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	0.02	-	-	-
Casagrand Exotia Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casa Grande Grace Private Limited	Interest payable	3.48	3.48	3.48	3.48
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	38.06	27.21	91.74	35.30
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	344.87	172.87	455.98	449.67
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Short Term Borrowings	0.04	0.04	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.46	0.30	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	5.35	5.02	0.35	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	-	0.01
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.03	0.03	0.05	0.05
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.28	-	0.10	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	12.32	0.00	0.33	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.15	0.15	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	-	0.16	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.01	0.01	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.00	0.00	0.09	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.02	0.02	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.05	0.00	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	-	-	0.05	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Interest payable	0.06	0.05	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	0.55	0.55	0.07	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Interest payable	0.10	0.07	-	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.87	0.88	-	-
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Interest receivable	0.00	-	-	NA
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Short term loans and advances	0.08	-	-	NA
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Interest receivable	0.01	0.00	-	NA
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Short term loans and advances	0.14	0.14	-	NA
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Interest payable	0.09	0.06	-	-
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	1.07	0.76	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest payable	0.02	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.01	0.01	0.03	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.86	0.67	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	0.27	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Interest payable	0.04	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Short Term Borrowings	0.39	0.39	-	-
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Short Term Borrowings	0.32	0.23	0.10	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Interest payable	0.04	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.38	0.38	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	-	-	0.04	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.96	0.96	2.64	0.59
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	3.17	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	10.37	15.94
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	84.09	52.94	-	-
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.53	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.06	0.04	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	0.46	0.47	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivacity Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.23	0.10	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	0.02	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest payable	0.23	0.15	0.01	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest receivable	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Short Term Borrowings	2.48	1.95	0.31	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	-	0.07
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Short Term Borrowings	0.06	-	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Short Term Borrowings	0.27	0.19	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Short term loans and advances	-	-	0.05	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	66.50	64.61	14.37	0.01
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	0.24	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	26.72	115.88	421.18	-
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Trade Payable	139.25	100.96	-	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	3.23	2.07	0.04	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	134.19	0.00	1.69	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.21	0.16	-	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	1.29	1.29	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.20	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest payable	-	-	0.02	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest receivable	1.34	0.93	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	9.90	36.87	-	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.20	0.10	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	6.42	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	-	0.25	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	500.25	-	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.01	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.10	0.10	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest payable	0.10	-	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	3.20	3.27	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest payable	1.13	-	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	33.33	34.99	-	-
Casagrand Fresh Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	0.01	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.09	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	1.07	0.76	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.08	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.70	0.68	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	44.82	13.95	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	820.00	820.00	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.16	0.12	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	1.05	1.05	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.00	-	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	285.96	257.49	92.51	11.13
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	982.55	879.32	1,175.77	641.33
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.24	-	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.16	0.11	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	1.20	1.00	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Interest payable	2.37	0.55	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	57.37	57.39	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.92	0.92
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest receivable	6.24	4.25	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Short Term Borrowings	-	-	0.01	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Short term loans and advances	65.33	40.04	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest payable	1.91	1.41	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.45	0.45
Casagrand Fresh Private Limited	Dawning Developers LLP	Short Term Borrowings	14.59	14.81	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Interest receivable	0.01	0.00	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Short term loans and advances	0.29	0.32	-	-
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	81.57	123.09	9.32	NA
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	2,262.96	1,042.86	385.26	NA
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Interest receivable	-	0.00	0.03	0.02
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	0.17	-
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	12.87	11.01	1.71	-
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	71.34	84.64	54.14	5.77
Casagrand Horizons Private Limited	Casa Grande Enterprises LLP	Trade Payable	55.48	49.54	73.64	9.00
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	5.59	-
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.01	-	-	-
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	0.00	94.41	0.10
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.60	-	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	0.01	0.01	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.00	-	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	-	-	0.05	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	0.10
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	0.06	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	-	0.05	-	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.05	-	-	-
Casagrand Horizons Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.07	0.05	0.01	-
Casagrand Horizons Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	0.28	0.28	0.28	-
Casagrand Horizons Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.09	0.09	-	0.12
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	0.00	0.06	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.05	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.04	0.03	0.01	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.20	0.20	0.10	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest payable	0.00	-	-	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.02	0.02	0.08	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	0.03	-	-	0.10
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	0.00	0.59	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Interest payable	2.25	2.22	0.11	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.54	20.54	12.37	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.01	0.01	0.03	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	-	-	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	0.27	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.86	0.67	-	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Interest payable	0.08	0.06	-	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	0.70	0.68	-	-
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	3.75	3.20	1.10	0.02
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	16.87	16.57	15.72	0.70
Casagrand Horizons Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.05	0.05	0.02	-
Casagrand Horizons Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.18	0.18	0.18	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	92.61	92.61
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	370.04	329.81	178.60	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,049.23	1,390.13	1,634.14	257.43

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.00	-	-	-
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.48	0.44	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	0.90	6.90	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Interest payable	11.65	11.55	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.90	99.90	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.10	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest receivable	2.00	1.61	0.92	0.92
Casagrand Horizons Private Limited	Danub Homes Private Limited	Short Term Borrowings	-	-	2.23	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Short term loans and advances	11.70	11.25	-	0.80
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest payable	0.00	-	-	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Horizons Private Limited	Dawning Developers LLP	Short Term Borrowings	0.02	0.02	-	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.20	0.20	0.05	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	1.21	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	-	20.68	0.55	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	124.32	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Enterprises LLP	Trade Payable	38.30	43.14	17.35	-
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	1.50	0.09	-	-
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	36.51	30.34	0.29	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Interest payable	1.70	1.60	-	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	4.26	3.09	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	0.01	0.01
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	1.15	1.15	-	-
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Interest payable	8.75	4.91	1.73	0.01
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	132.62	105.83	-	14.98
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	-	0.02	-
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.70	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	35.20	0.02	0.02	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Short term loans and advances	0.10	0.10	0.01	-
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.35	0.30	0.17	0.17
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	1.13	1.13	1.08	-
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Interest payable	44.82	13.95	-	-
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	820.00	820.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.68	0.22	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	13.43	13.43	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	330.50	269.20	196.01	59.30

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	1,667.63	1,039.64	89.19	758.39
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.12	0.09	-	-
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	0.72	0.72	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Interest receivable	1.13	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	57.20	-	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest payable	0.73	-	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest receivable	0.20	0.20	0.12	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Short Term Borrowings	19.38	19.28	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	1.19	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest payable	0.04	0.04	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest receivable	0.21	-	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Short Term Borrowings	-	1.88	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Short term loans and advances	12.12	-	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	8.51	8.51	11.56	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	-	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	-	-	143.81	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.10	0.10	-	-
Casagrand Lotus Private Limited	Casa Grande Enterprises LLP	Trade Payable	82.27	74.22	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	8.45	2.68	2.31	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	233.79	-	49.69	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	109.87	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.39	0.39	-	-
Casagrand Lotus Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	299.11	299.11	265.50	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	33.52	-	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	2,164.46	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,096.82	696.77	-	-
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.00	-	-	-
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Lotus Private Limited	Casagrand Zingo Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Interest receivable	0.03	0.02	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Short term loans and advances	0.40	0.30	0.10	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Interest receivable	1.39	1.18	-	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Short term loans and advances	5.65	4.70	0.10	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.01	0.01	0.04	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	0.02	0.02

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	-	-	0.55	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	36.12	32.04	18.11	8.81
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	135.94	135.84	109.14	71.74
Casagrand Magick Rufy Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	0.10
Casagrand Magick Rufy Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.85	0.85	0.85	0.12
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	0.67	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	0.08	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	-	29.47	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.10	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.27	0.26
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.07
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	-	-	0.10	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	0.07	0.50
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.04	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.80	0.80	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	4.59	3.85	1.16	0.11
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	17.16	17.16	17.06	9.57
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.25	0.24	0.16	0.11
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.38	0.38	0.88	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	0.10	1.68
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.14	0.12	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.03	0.02	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.12	0.12	0.10	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	0.01	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	-	0.10	0.10
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	-	-	0.10	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.10	0.10	-	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Interest payable	0.06	0.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Short Term Borrowings	0.56	0.56	-	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Interest payable	0.79	0.66	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	3.36	4.70	4.14	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Interest receivable	3.53	1.32	-	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Short term loans and advances	82.66	82.49	-	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Interest payable	1.82	1.36	0.01	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	12.20	10.64	1.01	-
Casagrand Magick Rufy Private Limited	Casagrand Everta Private Limited	Interest payable	0.03	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Everta Private Limited	Short Term Borrowings	0.19	0.19	0.19	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.32	0.23	0.10	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Interest payable	0.16	0.12	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	1.05	1.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Interest payable	3.75	3.20	1.10	0.02
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	16.87	16.57	15.72	0.70
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.68	0.22	-	-
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	13.43	13.43	-	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest payable	0.01	-	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.34	0.34	0.45	0.45
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.42	0.42	0.43	0.02
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	37.01	37.01
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	732.10	703.47	577.97	265.41
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,078.45	1,068.96	2,075.82	2,779.53
Casagrand Magick Rufy Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.03	0.03	0.03	0.03
Casagrand Magick Rufy Private Limited	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.07	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.87	0.87	0.93	0.93
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	2.23	0.66	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Interest payable	0.01	0.00	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	0.06	0.06	-	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest payable	0.31	0.26	0.17	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest receivable	-	-	0.03	0.03
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Short Term Borrowings	1.20	1.05	1.24	0.69
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest payable	-	-	0.02	0.02
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest receivable	4.04	3.31	0.45	-
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Short term loans and advances	27.39	27.29	26.47	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest payable	0.07	0.04	-	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest receivable	-	-	0.01	0.01
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Short Term Borrowings	0.50	0.50	-	-
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest payable	-	-	0.01	0.01
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest receivable	3.51	2.94	0.70	-
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Short term loans and advances	21.31	21.31	21.31	3.76
Casagrand Magnum Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	-	-	-	0.01
Casagrand Magnum Private Limited	Casagrand Anchor Private Limited	Interest payable	-	-	-	0.04
Casagrand Magnum Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	-	0.17
Casagrand Magnum Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	-	11.02
Casagrand Magnum Private Limited	Dawning Developers LLP	Short Term Borrowings	-	-	-	0.27
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	0.05	0.05
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	-
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	7.05	6.61	4.81	1.57
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	15.03	14.91	14.73	24.29
Casagrand Millenia Private Limited	Casa Grande Enterprises LLP	Advance to suppliers	1.65	2.05	3.03	-
Casagrand Millenia Private Limited	Casa Grande Enterprises LLP	Trade Payable	-	-	-	0.06
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.02	0.00	0.07	-
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	0.40	0.55	7.83	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest payable	0.16	0.16	0.18	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.85	0.85
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.00	0.00	1.87	-
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	0.00	-	0.24
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	-	-	-
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	-	21.98	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest receivable	-	-	-	2.32
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	0.00	0.00	-	132.90
Casagrand Millenia Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.90	0.74	0.17	-
Casagrand Millenia Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	3.65	3.65	3.65	-
Casagrand Millenia Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	1.82	1.77
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.02	0.02	-	-
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.10	0.00	-	0.20
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	-	-	0.03	-
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.04	0.03	0.01	-
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	0.13	0.13	0.13	0.03
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest payable	-	-	0.01	0.01
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.04	0.04	-	-
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Interest payable	0.11	0.09	-	-
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.70	0.70	0.50	-
Casagrand Millenia Private Limited	Casagrand Bizpark Private Limited	Interest receivable	0.02	0.02	0.02	0.02
Casagrand Millenia Private Limited	Casagrand Bizpark Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	0.04	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.38	0.38	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Interest payable	0.00	-	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Millenia Private Limited	Casagrand Horizons Private Limited	Interest payable	0.05	0.05	0.02	-
Casagrand Millenia Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	0.18	0.18	0.18	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.34	0.34	0.45	0.45
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	-	0.04	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.42	0.42	0.43	0.02
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	274.57	213.13	75.15	30.16
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	-	-	1.38	1.38
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	1,780.36	1,310.26	432.64	393.99
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.01	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.81	-	-	-
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.95	0.95	22.11	0.95
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Short Term Borrowings	-	-	-	65.75
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Trade Payable	94.28	92.81	87.07	-
Casagrand Millenia Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.98	0.98	0.98	0.98
Casagrand Millenia Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Interest payable	0.12	0.09	-	-
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	1.03	0.90	0.10	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Interest payable	1.90	1.88	1.76	1.66
Casagrand Millenia Private Limited	Danub Homes Private Limited	Short Term Borrowings	0.92	0.48	1.06	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	-	0.10
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest payable	0.03	-	0.07	-
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest receivable	0.37	0.37	0.59	0.59
Casagrand Millenia Private Limited	Dawning Developers LLP	Short Term Borrowings	0.97	0.95	1.00	-
Casagrand Millenia Private Limited	Grace Gated Community LLP	Interest receivable	0.24	0.24	0.24	0.24
Casagrand Millenia Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Upstay Builder Private Limited	Trade Payable	-	-	0.27	-
Casagrand Perch Builder Private Limited	Casa Grande Enterprises LLP	Trade Payable	4.15	4.15	0.42	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.17	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	0.01	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	18.83	14.54	2.93	0.51
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	107.15	103.94	41.51	10.30
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.00	-	-
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Short Term Borrowings	0.18	0.18	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ambojini Property Developers Private Limited	Short term loans and advances	0.02	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Interest payable	144.72	132.34	86.73	39.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Interest receivable	-	-	9.14	9.14
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Short Term Borrowings	133.95	305.40	362.26	612.66
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest payable	578.10	498.96	272.05	23.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	113.56	78.55

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	3,084.00	2,381.40	2,791.97	1,410.77
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Current account balances	-	-	NA	298.52
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Current account balances	779.70	510.80	508.88	177.84
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Short term loans and advances	-	0.57	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest payable	230.12	-	38.10	38.10
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest receivable	849.57	849.57	1,135.76	700.08
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	6,559.91	6,021.65	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	-	1,055.85	2,251.90
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest payable	102.49	102.49	381.22	381.22
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest receivable	20.54	-	36.36	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Short term loans and advances	511.42	502.50	1,216.15	142.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest payable	59.78	59.78	161.61	141.14
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest receivable	36.17	-	46.85	43.54
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Short Term Borrowings	-	-	382.76	645.81
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Short term loans and advances	857.11	852.97	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Interest payable	512.33	450.34	156.09	28.68
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Interest receivable	-	-	61.24	61.24
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Short Term Borrowings	1,323.98	1,221.36	2,090.77	8.53
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Current account balances	-	-	-	15.50
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	59.86	57.70	50.29	50.29
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	49.01	48.21	44.86	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Current account balances	-	-	-	78.83
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	116.57	116.57	141.83	141.83
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	7.85	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	169.33	222.66	125.79	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Interest payable	667.61	627.95	440.59	256.23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	1,172.40	1,076.29	1,489.78	1,337.92
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Current account balances	-	-	-	311.23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	83.13	65.87	0.35	0.35
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	408.27	397.87	351.32	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Interest payable	592.93	580.48	513.95	290.57
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Short Term Borrowings	275.15	366.81	332.65	1,208.76
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Interest receivable	162.27	137.83	66.24	37.61
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Short term loans and advances	605.97	537.27	359.17	112.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Interest receivable	0.09	0.06	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Short term loans and advances	0.63	0.63	0.33	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest payable	20.37	20.37	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest receivable	2.22	0.00	17.31	1.32
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Short Term Borrowings	22.16	-	92.01	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Short term loans and advances	-	222.43	-	15.46
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Interest receivable	42.99	30.43	3.13	0.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Short term loans and advances	314.16	249.97	149.88	1.54

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Interest receivable	1.10	0.70	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Short term loans and advances	9.45	9.10	0.01	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Interest receivable	1.57	1.10	0.19	0.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Short term loans and advances	96.93	9.43	2.82	0.20
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Interest receivable	739.10	592.84	191.22	38.18
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Short term loans and advances	3,560.66	3,235.92	958.27	565.31
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Interest receivable	5.10	4.49	2.65	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Short term loans and advances	14.01	14.01	7.65	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Interest receivable	1.78	0.58	0.05	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Short term loans and advances	50.64	10.48	1.01	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Interest receivable	36.71	23.44	0.06	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Short term loans and advances	305.12	344.40	16.00	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Interest receivable	339.78	301.92	182.21	113.18
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Short term loans and advances	888.72	905.18	702.59	534.60
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Interest receivable	38.06	27.21	91.74	35.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Short term loans and advances	344.87	172.87	455.98	449.67
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest payable	3.17	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest receivable	0.96	0.96	2.64	0.59
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Short Term Borrowings	84.08	52.94	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Short term loans and advances	-	-	10.37	15.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Interest receivable	285.96	257.49	92.51	11.13

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Short term loans and advances	982.55	879.32	1,175.77	641.33
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Interest receivable	81.57	123.06	9.32	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Short term loans and advances	2,262.96	1,042.82	385.26	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest payable	370.04	329.81	178.60	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest receivable	-	-	92.61	92.61
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Short Term Borrowings	1,049.23	1,390.13	1,634.14	257.43
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Interest receivable	330.50	269.20	196.01	59.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Short term loans and advances	1,667.63	1,039.64	89.19	758.39
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest payable	33.52	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest receivable	299.11	299.11	265.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Short Term Borrowings	1,096.82	696.77	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Short term loans and advances	-	-	2,164.46	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Interest payable	732.10	703.47	577.97	265.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	37.01	37.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Short Term Borrowings	1,078.45	1,068.96	2,075.82	2,779.53
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magnum Private Limited	Interest receivable	-	-	-	0.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magnum Private Limited	Short term loans and advances	-	-	-	11.02
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Interest payable	-	-	1.38	1.38
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Interest receivable	274.57	213.13	75.15	30.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Short term loans and advances	1,780.36	1,310.26	432.64	393.99
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Interest receivable	18.83	14.54	2.93	0.51

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Short term loans and advances	107.15	103.94	41.51	10.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Interest receivable	136.73	113.16	2.72	1.57
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Short term loans and advances	505.07	1,286.28	10.65	8.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Interest receivable	103.26	62.90	11.22	1.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Short term loans and advances	1,027.16	812.36	179.35	14.97
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Interest receivable	168.45	125.76	50.31	17.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Short term loans and advances	1,226.53	975.02	323.85	220.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Advance from customer	22.97	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Interest payable	0.23	0.23	0.23	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Short Term Borrowings	-	-	-	0.39
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Short term loans and advances	-	-	1.57	-
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Trade Payable	-	20.38	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Interest receivable	0.02	0.01	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Short term loans and advances	0.17	0.17	0.09	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest payable	-	-	0.55	0.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest receivable	33.10	32.73	31.22	26.95
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Short term loans and advances	9.04	8.14	14.98	130.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Interest receivable	420.18	368.03	201.80	78.65
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Short term loans and advances	1,265.65	1,294.07	1,034.92	942.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Interest receivable	12.16	9.72	3.47	0.02
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Short term loans and advances	56.75	55.08	32.37	22.16

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest payable	23.66	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest receivable	830.83	830.83	796.62	260.82
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Short Term Borrowings	816.11	655.56	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Short term loans and advances	-	-	2,054.84	1,649.76
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Interest payable	895.29	840.48	618.30	280.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Short Term Borrowings	1,365.19	1,400.29	1,944.04	1,605.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Current account balances	564.33	505.01	241.08	434.83
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest payable	7.23	7.23	33.38	31.31
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest receivable	-	-	26.15	2.38
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Short term loans and advances	-	-	191.17	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Interest receivable	128.51	109.78	58.23	18.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Short term loans and advances	489.35	413.74	322.35	318.75
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Short term loans and advances	0.31	0.31	0.13	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest payable	74.53	74.53	65.61	40.97
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest receivable	13.99	-	27.67	27.67
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Short Term Borrowings	-	-	109.58	207.65
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Short term loans and advances	318.72	320.56	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Current account balances	241.56	435.37	510.90	537.48
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Interest payable	218.13	207.71	138.27	57.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Short Term Borrowings	-	-	480.42	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRRIS Whiteboard Private Limited	Interest receivable	0.27	0.16	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRRIS Whiteboard Private Limited	Short term loans and advances	3.07	1.92	-	NA
Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Millenia WB Trust	Short term loans and advances	-	1.30	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Interest receivable	14.19	11.16	6.32	2.20
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Short term loans and advances	73.62	67.92	45.79	19.57
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Interest receivable	126.31	106.95	-	-
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Short term loans and advances	461.36	438.75	-	-
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	136.73	113.16	2.72	1.57
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	505.07	1,286.28	10.65	8.40
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Interest receivable	13.29	6.30	NA	NA
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Short term loans and advances	296.02	89.21	NA	NA
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Interest receivable	1.69	0.00	NA	NA
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Short term loans and advances	259.80	0.05	NA	NA
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Interest receivable	11.60	9.06	0.05	NA
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Short term loans and advances	59.72	59.13	57.67	NA
Casagrand Spaceintell Private Limited	Casa Grande Enterprises LLP	Trade Payable	2.66	2.66	2.66	2.66
Casagrand Spaceintell Private Limited	Casagrand Avalon Private Limited	Interest receivable	0.00	0.00	-	NA
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Interest receivable	25.92	22.90	8.68	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Short term loans and advances	76.20	58.00	120.56	-
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	103.26	62.90	11.22	1.94
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	1,027.16	812.36	179.35	14.97
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest payable	4.34	0.00	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest receivable	9.32	6.75	8.97	NA
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Short Term Borrowings	43.08	87.19	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Short term loans and advances	1.97	-	7.61	NA
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Interest receivable	2.42	0.91	NA	NA
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Short term loans and advances	55.37	20.83	NA	NA
Casagrand Spaceintell Private Limited	Danub Homes Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Spaceintell Private Limited	Danub Homes Private Limited	Short term loans and advances	0.02	0.02	0.02	0.02
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Interest payable	93.38	86.06	39.04	-
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Short Term Borrowings	216.79	216.79	296.06	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Interest payable	39.60	31.07	-	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Short Term Borrowings	160.00	160.00	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Interest receivable	148.14	116.27	11.53	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Short term loans and advances	748.48	731.93	570.73	NA
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Interest receivable	17.84	9.94	NA	NA
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Short term loans and advances	196.28	169.75	NA	NA
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Interest receivable	13.45	10.82	1.28	NA
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Short term loans and advances	69.45	61.04	60.56	NA
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Interest receivable	0.50	-	NA	NA
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Short term loans and advances	13.09	-	NA	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest payable	0.03	-	-	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest receivable	0.62	0.05	-	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Short term loans and advances	14.26	12.40	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Interest receivable	12.45	9.43	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Short term loans and advances	71.12	70.18	0.17	NA
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.03	0.02	-	-
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	3.52	0.38	0.06	-
Casagrand Stage7 Private Limited	Casa Grande Enterprises LLP	Trade Payable	9.93	0.06	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.05	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	1.94	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.03	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.87	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Interest payable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	0.20	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.53	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	0.24	-	-	-
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Interest payable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.81	-	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	168.45	125.76	50.31	17.69
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	1,226.53	975.02	323.85	220.69
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.01	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.90	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Interest receivable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest receivable	0.20	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Short Term Borrowings	-	0.25	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Short term loans and advances	5.71	-	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.01	0.01	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Trade receivable	-	-	0.01	0.01
Casagrand Staylogy Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	8.12
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.80	0.80	0.97	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	13.09	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Trade receivable	-	-	-	13.09
Casagrand Staylogy Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Staylogy Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.00	0.00	0.01	0.01
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.18	0.10	0.03	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	1.66	-	-	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Trade Payable	-	1.66	1.70	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Advance to suppliers	22.97	-	-	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	0.23	0.23	0.23	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	1.57	0.39
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Trade receivable	-	20.38	-	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Interest receivable	0.03	0.03	0.03	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Trade receivable	-	-	-	0.73
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.02	0.01	-	NA
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	0.17	0.17	0.09	NA
Casagrand Vistaaz Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	0.07	0.07
Casagrand Vistaaz Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	5.59	5.59	5.59	5.58
Casagrand Vistaaz Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	0.02	0.02	0.02	0.02
Casagrand Vistaaz Private Limited	Casa Grande Coimbatore LLP	Short Term Borrowings	-	-	NA	0.70

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	0.01	0.07	0.02
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	-	-	0.30	0.30
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	-	-	0.04
Casagrand Vistaaz Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	0.01
Casagrand Vistaaz Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.04	0.04	0.04	0.04
Casagrand Vistaaz Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Vistaaz Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short Term Borrowings	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	0.00	0.02	-
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	-	0.19
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.02	0.02	-	0.14
Casagrand Vistaaz Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.03	0.03	0.03	0.03
Casagrand Vistaaz Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.95	0.95	22.11	0.95
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	-	-	-	65.75
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Trade receivable	94.28	92.81	87.07	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	33.10	32.73	31.22	26.95
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	-	-	0.55	0.55
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	9.04	8.14	14.98	130.55
Casagrand Vistaaz Private Limited	Danub Homes Private Limited	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Vistaaz Private Limited	Danub Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Dawning Developers LLP	Interest receivable	0.57	0.57	0.57	0.57
Casagrand Vistaaz Private Limited	Dawning Developers LLP	Short term loans and advances	0.00	0.00	-	-
Casagrand Vistaaz Private Limited	Grace Gated Community LLP	Interest receivable	0.05	0.05	0.05	0.05
Casagrand Vistaaz Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	-	0.17	0.17
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.06	-	0.24	0.19
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	2.29	2.29	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	24.55	2.06	0.68	-
Casagrand Vivaace Private Limited	Casa Grande Enterprises LLP	Trade Payable	99.06	89.26	0.52	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	1.71	0.00	0.01	-
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	146.91	-	1.86	-
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Interest payable	0.19	0.19	0.18	0.18
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.54	0.00	0.15	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest payable	-	-	-	1.06
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.05	0.04	-	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.50	0.10	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.12	0.11	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	0.35	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	-	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	-	-	-	0.43
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.09	0.09	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.10	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Interest receivable	2.11	1.35	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	18.81	18.81	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.12	0.08	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	1.25	0.37	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.06	0.04	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.46	0.47	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.16	0.11	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	1.20	1.00	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.48	0.44	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.90	6.90	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.12	0.09	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	0.72	0.72	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.87	0.87	0.93	0.93
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.07	-	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	2.23	0.66	-	-
Casagrand Vivaace Private Limited	Casagrand Millenia Private Limited	Interest payable	0.98	0.98	0.98	0.98
Casagrand Vivaace Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	420.18	368.03	201.80	78.65
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	1,265.65	1,294.07	1,034.92	942.41
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.90	-	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Interest payable	7.21	5.67	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	48.58	48.58	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	0.02	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.16	0.16
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest receivable	5.47	3.77	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Short term loans and advances	42.27	41.34	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest payable	0.95	0.55	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.85	0.85
Casagrand Vivaace Private Limited	Dawning Developers LLP	Short Term Borrowings	11.80	11.90	-	-
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.09	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	199.80	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.03	0.02	-	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Interest payable	0.03	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	1.90	-	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Interest payable	172.17	147.96	75.73	0.16
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Short Term Borrowings	593.39	519.01	419.11	414.78
Casagrand Vivacity Private Limited	Casagrand Everta Private Limited	Short Term Borrowings	0.02	-	-	-
Casagrand Vivacity Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Vivacity Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	12.16	9.72	3.47	0.02
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	56.75	55.08	32.37	22.16
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	0.01	0.01	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	-	-	0.02	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	30.64	18.87	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	-	-	9.63	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	381.00	362.46	-	-
Casagrand Zingo Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.12	-	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	0.04	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.22	0.21	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	-	3.38	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.86	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest payable	-	-	0.03	0.03
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest receivable	7.33	5.75	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	49.80	49.90	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.07	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	7.92	0.03	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	-	-	0.10	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.40	0.40	-	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.00	0.00	0.10	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest payable	2.55	2.55	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.10	0.10	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Interest payable	44.74	21.33	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	754.01	772.61	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	-	0.10	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	0.02	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.23	0.10	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Interest receivable	2.37	0.55	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	57.37	57.39	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Interest receivable	11.65	11.55	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.90	99.90	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Interest payable	1.13	-	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	57.20	-	-	-
Casagrand Zingo Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.06	0.06	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.12	0.09	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	1.03	0.90	0.10	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	830.83	830.83	796.62	260.82
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	23.66	-	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	2,054.84	1,649.76
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	816.11	655.56	-	-
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.00	-	-	-
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.10	-	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Interest receivable	7.21	5.67	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	-	-	0.02	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	48.58	48.58	-	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.01	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest receivable	1.13	0.83	0.03	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Short term loans and advances	10.54	7.66	4.88	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Interest receivable	0.05	0.02	-	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Short term loans and advances	1.26	0.16	0.10	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest payable	9.32	6.75	8.97	NA
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest receivable	4.34	0.00	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	1.97	-	7.61	NA
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Short term loans and advances	43.08	87.19	-	-
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Interest payable	2.42	0.91	NA	NA
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	55.37	20.83	NA	NA
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Interest payable	0.16	0.08	NA	NA
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Short Term Borrowings	1.75	1.75	NA	NA
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.82	0.82

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.01	0.00	0.07	-
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Short Term Borrowings	-	0.00	-	0.03
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.52	-	1.22	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	30.96	26.59	16.50	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	1.75	6.70	6.70
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	152.78	239.39	76.84	99.00
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	0.93
Danub Homes Private Limited	Casa Grande Enterprises LLP	Trade Payable	103.85	95.39	28.91	11.45
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	3.47	3.47	10.61	0.53
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.08	-	-	-
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	-	-	124.52	0.10
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	4.61	0.25	-	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.56	0.46	0.15	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	3.13	3.03
Danub Homes Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	5.43	2.82	0.24	0.23
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest payable	-	0.00	-	-
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest receivable	7.05	3.63	0.01	0.50
Danub Homes Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	91.41	91.01	0.20	0.05
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.77	0.64	2.55	61.56
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Short Term Borrowings	3.21	2.46	0.20	-
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	-	-	-	61.65
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.03	0.03	0.01	0.01
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	0.10	0.10	-	-
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.13	0.10	0.02	NA
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.85	0.85	0.50	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.15	0.15	3.75	3.27
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.99	-	-	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	-	0.09	0.01	0.01
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.06	0.02	-	-
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	0.91	0.91	-	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest payable	1.44	1.12	0.03	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest receivable	-	0.00	0.08	0.07
Danub Homes Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	12.48	7.61	-	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	-	0.69	-
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.01	0.01	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.06	0.06	0.04	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Interest payable	14.93	10.34	0.40	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Short Term Borrowings	140.84	136.31	50.74	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	-	-	0.01	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.23	0.15	0.01	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	-	0.07
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	2.48	1.95	0.31	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest payable	6.24	4.25	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest receivable	-	-	0.92	0.92
Danub Homes Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	65.33	40.04	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	-	-	0.01	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest payable	2.00	1.61	0.92	0.92
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest receivable	-	-	0.10	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Short Term Borrowings	11.70	11.25	-	0.80
Danub Homes Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	2.23	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.20	0.20	0.12	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.73	-	-	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Short Term Borrowings	-	-	1.19	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	19.38	19.28	-	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Interest payable	0.03	0.02	-	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Short Term Borrowings	0.40	0.30	0.10	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	-	0.03	0.03
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.31	0.26	0.17	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	1.20	1.05	1.24	0.69
Danub Homes Private Limited	Casagrand Millenia Private Limited	Interest receivable	1.90	1.88	1.76	1.66
Danub Homes Private Limited	Casagrand Millenia Private Limited	Short Term Borrowings	-	-	-	0.10
Danub Homes Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.92	0.48	1.06	-
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.01	0.00	-	-
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.18	0.18	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	895.30	840.48	618.30	280.17
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,365.19	1,400.34	1,944.04	1,605.03
Danub Homes Private Limited	Casagrand Spaceintell Private Limited	Interest payable	0.01	0.01	-	-
Danub Homes Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	0.02	0.02	0.02	0.02
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.20	-	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.01	0.01	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	5.71	-	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	-	0.25	-	-
Danub Homes Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.01	0.01	0.01	0.01
Danub Homes Private Limited	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest payable	5.47	3.77	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest receivable	-	-	0.16	0.16
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Short Term Borrowings	42.27	41.34	-	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest payable	1.13	0.83	0.03	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.01	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Short Term Borrowings	10.54	7.66	4.88	-
Danub Homes Private Limited	Dawning Developers LLP	Interest payable	0.08	-	0.09	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Dawning Developers LLP	Interest receivable	2.58	2.58	2.90	2.90
Danub Homes Private Limited	Dawning Developers LLP	Short Term Borrowings	2.35	2.74	0.29	-
Danub Homes Private Limited	Exotia Builder Private Limited	Interest payable	0.24	-	-	-
Danub Homes Private Limited	Exotia Builder Private Limited	Short Term Borrowings	7.72	-	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Interest payable	0.00	0.00	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	-	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Short Term Borrowings	-	0.00	0.05	-
Danub Homes Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.05	-	-	-
Danub Homes Private Limited	Grace Gated Community LLP	Interest receivable	0.12	0.12	0.12	0.12
Danub Homes Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	0.30	0.30
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	-
Dawning Developers LLP	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Interest payable	42.08	37.87	20.64	3.86
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	140.48	140.47	149.08	117.96
Dawning Developers LLP	Casa Grande Coimbatore LLP	Short Term Borrowings	-	-	NA	10.33
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	0.01	0.01
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest receivable	0.74	0.25	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Short term loans and advances	14.61	14.61	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Interest receivable	0.33	0.33	0.33	0.33
Dawning Developers LLP	Casa Grande Grace Private Limited	Short term loans and advances	0.04	0.04	-	-
Dawning Developers LLP	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.06
Dawning Developers LLP	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest payable	-	-	0.01	0.38
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Short term loans and advances	0.01	0.01	-	-
Dawning Developers LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	1.57	1.38	0.80	0.41
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short Term Borrowings	6.31	6.31	6.00	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest payable	-	-	0.01	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.32	0.13	-	0.01
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	5.60	5.60	-	-
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.16	0.15	0.16	0.16
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.05	0.05	-	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Interest receivable	1.82	1.51	323.78	202.21
Dawning Developers LLP	Casa Grande Zest Private Limited	Short Term Borrowings	-	-	0.01	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casa Grande Zest Private Limited	Short term loans and advances	9.85	9.15	-	1,242.79
Dawning Developers LLP	Casagrand Aesthetic Private Limited	Interest receivable	0.08	0.07	0.02	-
Dawning Developers LLP	Casagrand Aesthetic Private Limited	Short term loans and advances	0.30	0.30	0.30	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest payable	-	-	0.02	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest receivable	0.71	0.39	-	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Short Term Borrowings	-	-	2.05	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Short term loans and advances	9.52	9.52	-	-
Dawning Developers LLP	Casagrand Blue Horizon Private Limited	Interest receivable	111.27	101.39	48.00	-
Dawning Developers LLP	Casagrand Blue Horizon Private Limited	Short term loans and advances	292.40	292.40	292.40	-
Dawning Developers LLP	Casagrand Covaan Private Limited	Interest receivable	0.08	0.00	-	NA
Dawning Developers LLP	Casagrand Covaan Private Limited	Short term loans and advances	2.38	2.38	-	NA
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest payable	-	-	0.45	0.45
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest receivable	1.91	1.41	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Short term loans and advances	14.59	14.81	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest payable	0.01	0.01	0.01	0.01
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest receivable	0.00	-	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Short term loans and advances	0.02	0.02	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest payable	0.21	-	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest receivable	0.04	0.04	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Short Term Borrowings	12.12	-	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Short term loans and advances	-	1.88	-	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest payable	4.04	3.31	0.45	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	0.02	0.02
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Short Term Borrowings	27.39	27.29	26.47	-
Dawning Developers LLP	Casagrand Magnum Private Limited	Short term loans and advances	-	-	-	0.27
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest payable	0.37	0.37	0.59	0.59
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest receivable	0.03	-	0.07	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Short term loans and advances	0.97	0.97	1.00	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	564.33	505.01	241.08	-434.84
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	26.15	2.38
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	7.23	7.23	33.38	31.31
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	-	191.17	-
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Interest receivable	93.38	86.06	39.04	-
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Short term loans and advances	216.79	216.79	296.06	-
Dawning Developers LLP	Casagrand Staylogy Private Limited	Interest payable	0.03	0.03	0.03	-
Dawning Developers LLP	Casagrand Staylogy Private Limited	Trade Payable	-	-	-	0.73
Dawning Developers LLP	Casagrand Vistaaz Private Limited	Interest payable	0.57	0.57	0.57	0.57
Dawning Developers LLP	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest payable	-	-	0.85	0.85
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest receivable	0.95	0.55	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Short term loans and advances	11.80	11.90	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casagrand Zingo Private Limited	Interest payable	0.05	0.02	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Short Term Borrowings	1.26	0.16	0.10	-
Dawning Developers LLP	Danub Homes Private Limited	Interest payable	2.58	2.58	2.90	2.90
Dawning Developers LLP	Danub Homes Private Limited	Interest receivable	0.08	-	0.09	-
Dawning Developers LLP	Danub Homes Private Limited	Short term loans and advances	2.35	2.74	0.29	-
Dawning Developers LLP	Gazy Mag Private Limited	Interest payable	0.01	0.00	0.03	0.03
Dawning Developers LLP	Gazy Mag Private Limited	Short Term Borrowings	0.10	0.10	-	-
Dawning Developers LLP	Grace Gated Community LLP	Interest payable	0.14	0.14	0.15	0.15
Dawning Developers LLP	Grace Gated Community LLP	Interest receivable	0.00	-	-	-
Dawning Developers LLP	Grace Gated Community LLP	Short term loans and advances	0.02	0.02	0.02	-
Dawning Developers LLP	Upstay Builder Private Limited	Interest receivable	0.00	0.00	-	-
Dawning Developers LLP	Upstay Builder Private Limited	Short term loans and advances	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	1.47	-	-	-
Exotia Builder Private Limited	Casa Grande Enterprises LLP	Trade Payable	7.98	0.04	-	-
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.02	-	-	-
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	1.15	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Short Term Borrowings	0.10	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Interest receivable	1.05	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	75.95	-	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.04	0.04	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Interest payable	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	0.04	0.14	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.01	-	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	0.37	-	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Interest receivable	0.00	0.00	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Short term loans and advances	0.04	0.04	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.06	-	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Interest payable	0.01	0.00	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Short Term Borrowings	0.29	0.32	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	128.51	109.78	58.23	18.41
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	489.35	413.74	322.35	318.75
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.10	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Interest receivable	0.24	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Short term loans and advances	7.72	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.10	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Exotia Builder Private Limited	Grace Gated Community LLP	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Grace Gated Community LLP	Short term loans and advances	0.10	-	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.00	0.00	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	0.10	-	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.04	0.03	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	0.31	0.31	0.13	-
Gazy Mag Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.01	0.01
Gazy Mag Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.64	0.64	0.26	0.05
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	-	-	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	-	-	8.25	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	NA	0.05
Gazy Mag Private Limited	Casa Grande Enterprises LLP	Trade Payable	38.82	38.80	9.74	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	55.91	39.00	32.38	5.71
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	-	-	53.83	53.83
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Short Term Borrowings	443.71	452.85	489.54	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	-	-	112.71
Gazy Mag Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.07	0.07	0.07	0.07
Gazy Mag Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	-
Gazy Mag Private Limited	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.01	-	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Short Term Borrowings	-	-	0.05	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.27	0.19	-	-
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Interest payable	1.39	1.18	-	-
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Short Term Borrowings	5.65	4.70	0.10	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	-	0.01	0.01
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.07	0.04	-	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.50	0.50	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	13.99	-	27.67	27.67
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	74.53	74.53	65.61	40.97
Gazy Mag Private Limited	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Short Term Borrowings	318.73	320.56	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	-	-	109.58	207.65
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Short Term Borrowings	0.20	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest payable	0.00	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest receivable	0.00	0.00	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Short Term Borrowings	0.05	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Short term loans and advances	-	0.00	0.05	-
Gazy Mag Private Limited	Dawning Developers LLP	Interest receivable	0.01	0.00	0.03	0.03
Gazy Mag Private Limited	Dawning Developers LLP	Short term loans and advances	0.10	0.10	-	-
Gazy Mag Private Limited	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Gazy Mag Private Limited	Exotia Builder Private Limited	Short Term Borrowings	0.10	-	-	-
Gazy Mag Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	0.00	-	-
Gazy Mag Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Grace Gated Community LLP	Interest receivable	0.00	0.00	-	-
Gazy Mag Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Axiom Private Limited	Interest payable	-	0.00	0.08	0.08
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest payable	1.63	-	-	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest receivable	64.54	64.54	54.16	40.53
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Short Term Borrowings	54.40	54.40	-	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	172.33	223.30
Grace Gated Community LLP	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	0.00	0.14	0.14
Grace Gated Community LLP	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest payable	0.01	0.01	0.67	0.65
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest receivable	0.00	-	-	-
Grace Gated Community LLP	Casa Grande Grace Private Limited	Short Term Borrowings	-	-	0.18	0.11
Grace Gated Community LLP	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.15
Grace Gated Community LLP	Casa Grande Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Milestone Private Limited	Interest payable	0.00	-	-	0.47
Grace Gated Community LLP	Casa Grande Milestone Private Limited	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.01	0.01	0.01	0.01
Grace Gated Community LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.12	0.12	0.12	0.12
Grace Gated Community LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	0.00	0.11	-
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	-	1.76
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.04	0.03	0.01	0.01
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short Term Borrowings	0.12	0.12	0.10	-
Grace Gated Community LLP	Casa Grande Zest Private Limited	Interest receivable	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Zest Private Limited	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casagrand Anchor Private Limited	Interest payable	0.01	0.00	-	-
Grace Gated Community LLP	Casagrand Anchor Private Limited	Short Term Borrowings	0.05	0.05	-	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest payable	3.51	2.94	0.70	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	0.01	0.01
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Short Term Borrowings	21.31	21.31	21.31	3.76
Grace Gated Community LLP	Casagrand Millenia Private Limited	Interest payable	0.24	0.24	0.24	0.24
Grace Gated Community LLP	Casagrand Millenia Private Limited	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	241.56	435.37	510.90	-537.48
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	218.13	207.71	138.27	57.01
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	-	-	480.42	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Interest receivable	39.60	31.07	-	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Short term loans and advances	160.00	160.00	-	-
Grace Gated Community LLP	Casagrand Vistaaz Private Limited	Interest payable	0.05	0.05	0.05	0.05
Grace Gated Community LLP	Casagrand Vistaaz Private Limited	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Danub Homes Private Limited	Interest payable	0.12	0.12	0.12	0.12
Grace Gated Community LLP	Danub Homes Private Limited	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Dawning Developers LLP	Interest payable	0.00	-	-	-
Grace Gated Community LLP	Dawning Developers LLP	Interest receivable	0.14	0.14	0.15	0.15
Grace Gated Community LLP	Dawning Developers LLP	Short Term Borrowings	0.02	0.02	0.02	-
Grace Gated Community LLP	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Grace Gated Community LLP	Exotia Builder Private Limited	Short Term Borrowings	0.10	-	-	-
Grace Gated Community LLP	Gazy Mag Private Limited	Interest payable	0.00	0.00	-	-
Grace Gated Community LLP	Gazy Mag Private Limited	Short Term Borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Interest receivable	23.97	17.90	-	NA
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Short term loans and advances	114.00	114.00	-	NA
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Interest receivable	0.01	0.00	NA	NA
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Short term loans and advances	0.05	0.05	NA	NA
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Interest payable	5.10	3.98	-	NA
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Short Term Borrowings	36.00	36.00	-	NA
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	148.14	116.27	11.53	NA
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	748.48	731.93	570.73	NA
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Interest payable	23.97	17.90	-	NA
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Short Term Borrowings	114.00	114.00	-	NA
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Interest receivable	59.77	43.40	-	NA

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Short term loans and advances	379.93	379.54	-	NA
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Interest receivable	1.96	1.17	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Short term loans and advances	18.46	18.46	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	17.84	9.94	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	196.28	169.75	NA	NA
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Interest receivable	0.16	0.08	NA	NA
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Short term loans and advances	1.75	1.75	NA	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	13.45	10.82	1.28	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	69.45	61.04	60.56	NA
IRRIS Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.27	0.16	-	NA
IRRIS Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	3.07	1.92	-	NA
Millenia WB Trust	Casagrand Premier Builder Limited (Formerly Known As Casagrand Premier Builder Private Limited)	Short Term Borrowings	-	1.30	-	-
Upstay Builder Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.04	0.04	-	-
Upstay Builder Private Limited	Casagrand Millenia Private Limited	Trade receivable	-	-	0.27	-
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	14.19	11.16	6.32	2.20
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short Term Borrowings	73.62	67.92	45.79	19.57
Upstay Builder Private Limited	Dawning Developers LLP	Interest payable	0.00	0.00	-	-
Upstay Builder Private Limited	Dawning Developers LLP	Short Term Borrowings	0.00	0.00	-	-
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	0.50	-	NA	NA
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	13.09	-	NA	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	0.62	0.05	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest receivable	0.03	-	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	14.26	12.40	-	NA
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Limited	Interest payable	59.77	43.40	-	NA
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Limited	Short Term Borrowings	379.93	379.54	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	12.45	9.43	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Short Term Borrowings	71.12	70.18	0.17	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
f) Transactions with related parties prior to elimination						
The following are the details of the transactions prior to elimination for the period ended 30 June 2025 and for year ended 31 March 2025, 31 March 2024 and 31 March 31 2023.						
Ambojini Property Developers Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.15	-	-	-
Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Interest Expenses	0.11	-	-	-
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Interest Expenses	19.35	106.95	-	-
Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	256.22	-	-	-
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Loan taken	22.60	438.75	-	-
Ambojini Property Developers Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	0.02	-	-	-
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	6.99	6.30	-	-
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Interest Expenses	0.00	0.00	-	-
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan taken	203.77	89.11	-	-
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Loan taken	-	0.05	-	-
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.09	-	-
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	1.69	-	-	-
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan taken	259.57	-	-	-
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.05	-	-
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.01	-	-
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	2.54	9.01	0.05	-
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan taken	0.12	1.31	-	-
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.04	-
Casa Grande Axiom Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	0.06	4.49
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	32.44
Casa Grande Axiom Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	2.58	4.46	2.35
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Interest Expenses	-	0.01	-	0.24
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.04	3.11	3.10	24.21
Casa Grande Axiom Private Limited	Casa Grande Coimbatore LLP	Interest expenses	-	0.02	-	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.00	0.08	0.04	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.03	0.03	-
Casa Grande Axiom Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	-	0.25
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	0.34	1.04
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	-	0.00	-	0.05
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.01	0.09	8.69
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	-	-	-	0.08
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.00	0.18	0.34	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	0.03	-	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Interest expenses	-	0.02	0.05	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Interest expenses	-	0.03	0.01	0.02
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	-	-	0.38
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	-	-	0.01
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest expenses	0.01	0.09	0.07	-
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest Expenses	0.00	-	-	-
Casa Grande Axiom Private Limited	Gazy Mag Private Limited	Interest expenses	0.00	0.00	-	0.04
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Interest income	0.00	0.01	0.09	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	0.11	-	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	-	0.43
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	1.44
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.22	0.02	-
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.00	-	-	-
Casa Grande Axiom Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	0.00	-	0.40
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.02	0.01	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Interest Income	-	-	-	0.01
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.06	0.04	-
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest Income	-	0.00	-	0.05
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	12.37	54.76	47.56	34.89
Casa Grande Axiom Private Limited	Casagrand Vistaaz Private Limited	Interest Income	0.00	0.00	-	0.32
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.00	-	-	0.77
Casa Grande Axiom Private Limited	Casagrand Zingo Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest Income	-	-	-	1.78
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest Income	-	0.00	-	1.10
Casa Grande Axiom Private Limited	Grace Gated Community LLP	Interest Income	-	0.00	-	0.31
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Interest Paid	-	-	-	0.22
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Loan given	-	0.10	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	39.38	-	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	-	1.46	-	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.36	-	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Loan given	-	2.58	-	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Loan given	-	0.49	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Loan given	-	0.17	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Loan given	-	1.22	-	-
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Loan recovered	-	-	0.10	-
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Loan taken	-	-	-	0.03
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	0.14	-	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Loan taken	0.10	-	-	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	-	0.61	-	-
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	171.45	56.79	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Loan taken	0.52	-	-	-
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Reimbursement Expenses Recovery	-	-	0.10	-
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Scrap Sales Income	-	0.05	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	2.87	-	-
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Stock Transfer Expense	-	0.01	-	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.08	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	1.78	-	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.02	-	-
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.01	-	-
Casa Grande Axiom Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.07	-	-
Casa Grande Axiom Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.12	3.88	3.42	2.89
Casa Grande Civil Engineering Private Limited	Casa Grande Enterprises LLP	Advertisement expense	13.26	68.89	100.47	52.75
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	35.46	206.38	-	-
Casa Grande Civil Engineering Private Limited	Arun MN Estate and Family Welfare Trust	Construction Income	-	560.13	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Construction Income	-	-	-	32.44
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Construction Income	-	-	-	0.95
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Construction Income	-	-	0.36	8.44
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Construction Income	-	-	-	12.73
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Construction Income	-	69.58	44.86	112.32
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Construction Income	-	-	-	204.65
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	0.64	3.50	-
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Event Management and other Expense	-	9.04	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Propcare Private Limited	Facility Management services	5.40	34.57	28.60	19.57

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Interest Expenses	0.08	0.07	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.11	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	9.89	14.33	14.14
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest expenses	7.97	95.54	69.93	-
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	0.38	4.00	3.19
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	-	9.90	-
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	2.34	8.55	3.97	3.71
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	0.16
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	6.98	22.65	6.90
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Interest expenses	0.51	2.06	2.15	4.83
Casa Grande Civil Engineering Private Limited	Casagrand Everta Private Limited	Interest expenses	19.35	69.83	1.17	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	-	0.01	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	-	0.24	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	1.21	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	35.01	45.45
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	2.53	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Interest Expenses	0.09	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest expenses	11.77	18.89	-	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	6.70
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest Expenses	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest expenses	-	13.62	13.63	16.60
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Interest Income	-	0.74	1.90	0.61
Casa Grande Civil Engineering Private Limited	Arun MN Estate and Family Welfare Trust	Interest Income	19.83	0.22	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.04	3.11	3.10	24.21
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Interest Income	-	0.86	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.03	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest Income	-	-	-	46.80
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.89	1.24	0.04	2.41
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.04	0.13	0.07	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.84	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.20	0.80	0.43	2.39
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Interest Income	0.37	1.61	1.70	2.08
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Interest Income	7.49	44.23	61.94	92.19
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Interest Income	0.04	0.10	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Exotia Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.15	0.31	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest Income	1.89	50.48	14.37	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Interest Income	1.85	9.30	1.71	0.02
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest Income	-	0.15	0.05	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest Income	-	8.51	11.56	-
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	4.07	13.94	9.29	6.96
Casa Grande Civil Engineering Private Limited	Casagrand Magnum Private Limited	Interest Income	-	-	0.04	-
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Interest Income	0.45	1.80	3.24	9.38
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	79.14	340.47	249.02	23.03
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.01	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vistaaz Private Limited	Interest Income	0.00	0.00	-	27.96
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.06	-	0.06	1.00
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	0.02	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest Income	6.11	16.78	16.50	18.31
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Interest Income	4.21	17.23	16.78	11.59
Casa Grande Civil Engineering Private Limited	Exotia Builder Private Limited	Interest Income	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Gallante Promoter LLP	Interest income	3.55	14.14	14.22	3.40
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest Income	-	0.64	0.20	0.26
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest Income	1.63	3.25	-	-
Casa Grande Civil Engineering Private Limited	IRIS Development LLP	Interest Income	0.00	0.01	0.38	-
Casa Grande Civil Engineering Private Limited	Zest Home Search LLP	Interest Income	0.02	0.08	-	-
Casa Grande Civil Engineering Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	-	-	1.39
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Loan given	-	-	-	16.61
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.15	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	2.30	169.09	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Loan given	-	613.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Loan given	-	4.76	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Loan given	0.10	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Loan given	-	0.13	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	-	0.23	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	0.15	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	0.09	0.09	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Loan given	1.45	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Loan given	-	1.44	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.33	4.67	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Loan given	-	20.13	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Loan given	0.10	2.84	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Loan given	0.12	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	805.21	599.62	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Loan given	0.10	0.33	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Loan given	0.23	-	-	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Loan given	-	31.21	-	-
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Loan given	0.01	0.25	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Loan given	0.10	-	-	-
Casa Grande Civil Engineering Private Limited	Gallante Promoter LLP	Loan given	-	-	0.34	9.36
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Loan given	-	226.74	-	-
Casa Grande Civil Engineering Private Limited	IRIS Development LLP	Loan given	-	0.05	-	3.98
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Loan recovered	-	-	20.90	-
Casa Grande Civil Engineering Private Limited	IRIS Development LLP	Loan repaid	-	-	3.98	-
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Loan taken	-	12.32	-	-
Casa Grande Civil Engineering Private Limited	Blue Sea Homes Search LLP	Loan taken	-	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	39.38	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Loan taken	9.60	-	78.39	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Loan taken	171.70	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Loan taken	-	2.84	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	31.22	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Loan taken	114.91	32.88	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Loan taken	21.16	137.63	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Loan taken	107.39	356.68	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Loan taken	22.39	28.79	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Loan taken	145.00	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Loan taken	-	143.91	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Loan taken	-	0.51	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	39.61	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Loan taken	199.80	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Loan taken	20.55	388.93	-	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Loan taken	92.87	-	-	-
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Loan taken	-	8.25	-	-
Casa Grande Civil Engineering Private Limited	Nobilitas Home Search LLP	Loan taken	-	0.02	-	-
Casa Grande Civil Engineering Private Limited	Sea View Home Search LLP	Loan taken	-	0.02	-	-
Casa Grande Civil Engineering Private Limited	Solace Gated Community LLP	Loan taken	-	0.02	-	-
Casa Grande Civil Engineering Private Limited	Venerate Homes Search LLP	Loan taken	-	0.03	-	-
Casa Grande Civil Engineering Private Limited	Zest Home Search LLP	Loan taken	-	0.03	-	-
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Reimbursement Expenses Recovery	-	-	14.60	13.07
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Reimbursement Expenses Recovery	-	-	28.73	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Expense	-	0.84	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.13	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.03	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.11	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Stock Transfer Expense	0.10	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Expense	-	0.11	-	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	5.16	-	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Stock Transfer Expense	-	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Income	-	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Stock Transfer Income	-	0.03	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Stock Transfer Income	1.98	1.80	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	4.92	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.59	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	134.63	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	6.75	37.01	26.86	14.98

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	3.16	-	-
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.17	-	-
Casa Grande Civil Engineering Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	-	1.39
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.34	-	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Trade Receivable - Received	-	1.34	-	-
Casa Grande Coimbatore LLP	Casa Grande Enterprises LLP	Advertisement expense	NA	NA	4.11	3.02
Casa Grande Coimbatore LLP	Casa Grande Propcare Private Limited	Facility Management services	NA	NA	-	6.88
Casa Grande Coimbatore LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	NA	NA	0.01	-
Casa Grande Coimbatore LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	NA	NA	7.15	-
Casa Grande Coimbatore LLP	Casa Grande Propcare Private Limited	Loan repaid	NA	NA	-	-0.56
Casa Grande Coimbatore LLP	Casagrand Covaan Private Limited	Rental income	NA	NA	0.08	-
Casa Grande Coimbatore LLP	Casa Grande Propcare Private Limited	Trade payable - Paid	NA	NA	0.62	6.26
Casa Grande Enterprises LLP	AAK Realty Services LLP	Advertisement Income	-	-	0.48	0.96
Casa Grande Enterprises LLP	Casa Grande Axiom Private Limited	Advertisement Income	-	-	0.06	4.49
Casa Grande Enterprises LLP	Casa Grande Civil Engineering Private Limited	Advertisement Income	11.32	58.47	100.47	52.75
Casa Grande Enterprises LLP	Casa Grande Coimbatore LLP	Advertisement Income	10.62	20.00	4.11	3.02
Casa Grande Enterprises LLP	Casa Grande Garden City Builders Private Limited	Advertisement Income	23.55	148.40	174.27	125.92
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Advertisement Income	2.57	16.13	12.71	16.29
Casa Grande Enterprises LLP	Casa Grande Homes Private Limited	Advertisement Income	-	-	-	1.02
Casa Grande Enterprises LLP	Casa Grande Milestone Private Limited	Advertisement Income	2.77	19.82	45.35	-
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Advertisement Income	8.55	20.84	48.82	16.23
Casa Grande Enterprises LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Advertisement Income	-	0.02	-	-
Casa Grande Enterprises LLP	Casa Grande Zest Private Limited	Advertisement Income	2.71	21.38	3.69	17.12
Casa Grande Enterprises LLP	Casagrand Anchor Private Limited	Advertisement Income	21.65	36.53	50.34	-
Casa Grande Enterprises LLP	Casagrand Arun MN Academy Foundation	Advertisement Income	-	-	2.84	4.66
Casa Grande Enterprises LLP	Casagrand Astute Private Limited	Advertisement Income	0.90	-	-	1.41
Casa Grande Enterprises LLP	Casagrand Bizpark Private Limited	Advertisement Income	1.66	-	-	-
Casa Grande Enterprises LLP	Casagrand Covaan Private Limited	Advertisement Income	7.46	2.59	-	-
Casa Grande Enterprises LLP	Casagrand Everta Private Limited	Advertisement Income	-	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Advertisement Income	33.74	100.70	-	-
Casa Grande Enterprises LLP	Casagrand Horizons Private Limited	Advertisement Income	5.03	27.90	56.80	23.88

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Enterprises LLP	Casagrand Hyderwise Private Limited	Advertisement Income	34.07	22.47	15.35	0.22
Casa Grande Enterprises LLP	Casagrand Lotus Private Limited	Advertisement Income	6.83	67.08	-	-
Casa Grande Enterprises LLP	Casagrand Magick Rufy Private Limited	Advertisement Income	-	-	0.62	14.41
Casa Grande Enterprises LLP	Casagrand Magnum Private Limited	Advertisement Income	-	-	5.82	-
Casa Grande Enterprises LLP	Casagrand Millenia Private Limited	Advertisement Income	0.34	0.93	0.01	18.75
Casa Grande Enterprises LLP	Casagrand Perch Builder Private Limited	Advertisement Income	-	3.42	0.39	1.72
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement Income	48.48	249.73	186.79	84.79
Casa Grande Enterprises LLP	Casagrand Spaceintell Private Limited	Advertisement Income	-	-	-	2.53
Casa Grande Enterprises LLP	Casagrand Stage7 Private Limited	Advertisement Income	8.40	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Vivaace Private Limited	Advertisement Income	8.32	80.38	0.44	-
Casa Grande Enterprises LLP	Casagrand Vivacity Private Limited	Advertisement Income	0.01	0.02	-	-
Casa Grande Enterprises LLP	Casagrand Zingo Private Limited	Advertisement Income	0.12	-	-	-
Casa Grande Enterprises LLP	Danub Homes Private Limited	Advertisement Income	7.17	58.12	74.96	29.88
Casa Grande Enterprises LLP	Exotia Builder Private Limited	Advertisement Income	6.74	0.04	-	-
Casa Grande Enterprises LLP	Gazy Mag Private Limited	Advertisement Income	0.01	0.32	8.25	9.76
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	2.12	-	-
Casa Grande Enterprises LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Event Management and Other Income	0.03	0.13	-	-
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Event Management and Other Income	0.05	0.16	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Event Management and Other Income	0.00	0.03	-	-
Casa Grande Enterprises LLP	Casagrand Perch Builder Private Limited	Event Management and Other Income	-	0.11	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Event Management and Other Income	0.53	0.08	-	-
Casa Grande Enterprises LLP	Danub Homes Private Limited	Event Management and Other Income	0.01	0.13	-	-
Casa Grande Enterprises LLP	Gazy Mag Private Limited	Loan given	-	10.00	-	-
Casa Grande Enterprises LLP	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan repaid	-	-	0.04	-
Casa Grande Enterprises LLP	Casa Grande Coimbatore LLP	Loan taken	22.30	-	-	-
Casa Grande Enterprises LLP	Casagrand Hyderwise Private Limited	Loan taken	45.00	-	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	324.65	-	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Enterprises LLP	Casagrand Aesthetic Private Limited	Trade Receivable	-	0.57	-	-
Casa Grande Enterprises LLP	Casagrand Anchor Private Limited	Trade Receivable	-	6.22	-	-
Casa Grande Enterprises LLP	AAK Realty Services LLP	Trade Receivable - Received	-	-	6.90	158.83

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Enterprises LLP	Casa Grande Axiom Private Limited	Trade Receivable - Received	-	0.07	-	-
Casa Grande Enterprises LLP	Casa Grande Civil Engineering Private Limited	Trade Receivable - Received	-	134.63	-	-
Casa Grande Enterprises LLP	Casa Grande Coimbatore LLP	Trade Receivable - Received	-	0.01	24.16	-
Casa Grande Enterprises LLP	Casa Grande Garden City Builders Private Limited	Trade Receivable - Received	-	311.66	-	-
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Trade Receivable - Received	-	0.01	-	-
Casa Grande Enterprises LLP	Casa Grande Milestone Private Limited	Trade Receivable - Received	-	25.07	-	-
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Trade Receivable - Received	-	27.91	-	-
Casa Grande Enterprises LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Trade Receivable - Received	-	0.54	-	-
Casa Grande Enterprises LLP	Casa Grande Zest Private Limited	Trade Receivable - Received	-	15.80	-	-
Casa Grande Enterprises LLP	Casagrand Anchor Private Limited	Trade Receivable - Received	-	0.02	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Trade Receivable - Received	-	11.05	-	-
Casa Grande Enterprises LLP	Casagrand Horizons Private Limited	Trade Receivable - Received	-	56.01	-	-
Casa Grande Enterprises LLP	Casagrand Hyderwise Private Limited	Trade Receivable - Received	-	0.01	-	-
Casa Grande Enterprises LLP	Casagrand Lotus Private Limited	Trade Receivable - Received	-	0.03	-	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	279.38	-	-
Casa Grande Enterprises LLP	Casagrand Vivaace Private Limited	Trade Receivable - Received	-	0.04	-	-
Casa Grande Enterprises LLP	Danub Homes Private Limited	Trade Receivable - Received	-	0.03	-	-
Casa Grande Enterprises LLP	Gazy Mag Private Limited	Trade Receivable - Received	-	9.74	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Enterprises LLP	Advertisement expense	26.40	164.34	174.27	125.92
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	50.46	219.24	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	11.21	27.02	5.00	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Income	-	-	8.89	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Event Management and other Expense	-	20.01	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Event Management and other Expense	-	0.18	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	61.21	-	0.03
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	0.43
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.03	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Coimbatore LLP	Interest Expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest Expenses	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest Expenses	0.00	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest expenses	4.35	3.98	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	0.69
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.02	-	-	24.87
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest Expenses	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest Expenses	-	0.54	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest Expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Interest Expenses	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	0.28	-	0.10	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest Expenses	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Interest expenses	-	3.29	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	-	0.08	0.25
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	435.68	379.19
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.05	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Interest expenses	0.00	0.80	0.97	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.01	2.94	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest Expenses	0.08	-	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest expenses	0.49	0.59	-	-
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Interest Expenses	0.02	-	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest expenses	-	-	-	26.42
Casa Grande Garden City Builders Private Limited	Grace Gated Community LLP	Interest expenses	-	0.00	-	0.67
Casa Grande Garden City Builders Private Limited	AAK Realty Services LLP	Interest income	0.06	0.18	0.04	-
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Interest Income	0.11	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.08	0.04	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	9.89	14.33	14.14
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest Income	-	10.92	7.58	0.70
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.04	-	0.58
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.01	0.76	0.09
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.01	10.88	-
Casa Grande Garden City Builders Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.02
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest Income	-	2.34	5.18	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest Income	1.91	0.44	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Interest Income	0.01	0.35	0.12	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	-	0.20	-	0.05
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Interest Income	1.16	2.17	0.04	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest Income	-	5.45	5.59	-
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Interest Income	1.40	0.11	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Interest Income	5.78	5.96	2.31	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	1.69	0.67	-
Casa Grande Garden City Builders Private Limited	Casagrand Magnum Private Limited	Interest Income	-	-	0.06	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Interest Income	0.02	0.45	0.07	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	230.12	248.09	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Interest Income	1.71	0.15	0.01	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	0.04	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest Income	-	11.31	10.07	1.81
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest Income	-	-	-	0.05
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest Income	16.91	60.45	26.67	-
Casa Grande Garden City Builders Private Limited	IRIS Development LLP	Interest Income	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	-	-	5.62
Casa Grande Garden City Builders Private Limited	AAK Realty Services LLP	Loan given	-	0.10	-	-
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Loan given	256.22	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Coimbatore LLP	Loan given	0.59	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Loan given	-	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Loan given	147.65	5.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.33	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Loan given	134.19	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Loan given	6.17	30.05	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Loan given	243.27	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	599.08	7,339.72	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Loan given	-	13.09	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Loan given	146.91	-	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Loan given	-	5.30	-	-
Casa Grande Garden City Builders Private Limited	IRIS Development LLP	Loan given	-	0.10	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	AAK Realty Services LLP	Loan recovered	-	-	-1.53	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	1.46	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	2.30	169.09	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Loan taken	0.17	95.71	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Loan taken	203.77	120.21	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	2.92	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Loan taken	0.40	77.40	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Loan taken	-	3.90	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Loan taken	-	0.06	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Loan taken	0.20	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Loan taken	12.32	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Loan taken	-	1.69	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Loan taken	0.60	94.41	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Loan taken	-	359.48	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	0.10	29.47	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Loan taken	0.15	7.28	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Loan taken	1.94	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	1.86	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Loan taken	0.86	3.38	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Loan taken	4.36	124.77	-	-
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Loan taken	1.15	-	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Loan taken	9.14	36.52	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Rental income	-	-	0.07	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Rental income	-	-	0.12	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Rental income	-	-	0.12	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Stock Transfer Expense	-	0.04	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	311.66	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	66.23	-	0.03
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	3.54	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.10	-	-
Casa Grande Garden City Builders Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	-	5.62
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.21	-	-
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Advertisement expense	3.03	17.94	12.71	16.29

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	4.00	32.97	-	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	0.95
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	9.44	-	-
Casa Grande Grace Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.10	-	-
Casa Grande Grace Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.35	18.46	12.96	16.73
Casa Grande Grace Private Limited	AAK Realty Services LLP	Interest Expenses	0.00	-	-	0.13
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	-	-	1.44
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	-	-	46.80
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	10.92	7.58	0.70
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	-	-	0.10
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.07	-	1.14
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	1.68
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.04	0.06	19.86
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Expenses	0.00	-	-	0.35
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.13	0.03	0.03
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest expenses	-	0.35	0.02	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	0.01	0.01	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.05	0.16	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.00	-	-	0.01
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.00	0.01	0.78
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest expenses	-	-	-	2.86
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	20.54	242.37	36.36	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest expenses	1.58	5.77	-	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.09	10.22
Casa Grande Grace Private Limited	Dawning Developers LLP	Interest expenses	0.00	0.00	-	2.11
Casa Grande Grace Private Limited	Gallante Promoter LLP	Interest Expenses	0.01	0.02	0.01	0.01
Casa Grande Grace Private Limited	Gazy Mag Private Limited	Interest expenses	0.00	0.00	-	0.22
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest Expenses	0.00	-	-	-
Casa Grande Grace Private Limited	IRIS Development LLP	Interest Expenses	0.00	0.01	-	-
Casa Grande Grace Private Limited	AAK Realty Services LLP	Interest Income	-	0.01	0.09	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.03	0.03	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	7.97	95.54	69.93	-
Casa Grande Grace Private Limited	Casa Grande Coimbatore LLP	Interest Income	-	0.01	-	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	-	-	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.08	0.05	0.04

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	-	0.03	-
Casa Grande Grace Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.01	0.03	0.03	0.05
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.05	0.06	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.01	-	0.57	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	0.22	0.24	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.34	0.12	-
Casa Grande Grace Private Limited	Casagrand Aesthetic Private Limited	Interest Income	-	-	-	0.28
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest Income	0.00	0.01	-	0.06
Casa Grande Grace Private Limited	Casagrand Exotia Private Limited	Interest Income	-	-	-	13.85
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest Income	-	0.01	0.01	-
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.10	1.96	-	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest Income	-	0.36	0.18	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	-	97.19
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Interest Income	-	0.03	0.05	0.09
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.01	0.00	-	0.82
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Interest Income	0.03	-	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	-	0.09
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest Income	0.10	0.66	0.15	-
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Interest Income	0.00	-	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest Income	-	0.02	0.02	2.31
Casa Grande Grace Private Limited	AAK Realty Services LLP	Interest Paid	-	-	-	0.10
Casa Grande Grace Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	-	-	0.05
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	171.70	-	-	-
Casa Grande Grace Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.00	-	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.17	95.71	-	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	0.61	-	-	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	0.05	-	-	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Loan given	-	24.03	-	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Loan given	-	2.84	-	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.30	-	-
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Loan given	1.17	3.09	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Loan given	0.17	-	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	-	827.88	-	-
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Loan given	0.10	-	-	-
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Loan given	0.54	-	-	-
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Loan given	1.90	-	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Loan given	0.10	-	-	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Loan given	2.61	2.72	-	-
Casa Grande Grace Private Limited	Dawning Developers LLP	Loan given	-	0.06	-	-
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Loan given	0.10	-	-	-
Casa Grande Grace Private Limited	AAK Realty Services LLP	Loan recovered	-	-	-0.20	-
Casa Grande Grace Private Limited	AAK Realty Services LLP	Loan taken	-	0.17	-0.10	1.10
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	0.36	-	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	-	613.02	-	-
Casa Grande Grace Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	0.18	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Loan taken	-	0.10	-	-
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Loan taken	-	0.00	-	-
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	-	0.53	-	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	0.18	-	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	2.51	-	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Loan taken	0.17	-	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Loan taken	-	1.35	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Loan taken	-	0.05	-	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Loan taken	-	1.87	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	4.99	-	-	-
Casa Grande Grace Private Limited	Casagrand Staylogy Private Limited	Loan taken	-	0.01	-	-
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Loan taken	-	0.30	-	-
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	0.15	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Loan taken	-	49.90	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Loan taken	-	0.18	-	-
Casa Grande Grace Private Limited	IRIS Development LLP	Loan taken	-	-	0.08	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Scrap Sales Income	-	0.06	-	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Expense	-	0.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.01	-	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.14	-	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.11	-	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.10	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.16	-	-
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.01	-	-
Casa Grande Grace Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	2.06	20.07	11.82	17.80
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.52	-	-
Casa Grande Grace Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	-	0.05
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.04	-	-
Casa Grande Homes Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	-	1.02
Casa Grande Homes Private Limited	Casagrand Arun MN Academy Foundation	Advertisement expense	-	-	-	10.00
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	0.36	8.44
Casa Grande Homes Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	4.78	0.66	3.49
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	-	0.01	-	-
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.04	-	0.58
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.08	0.05	0.04
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.01	0.11	10.51
Casa Grande Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.00	0.00	-	0.07
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.05	-	6.97
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	-	3.21	0.52	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.07	-	11.14
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	0.06	0.01	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.00	0.08	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.00	0.01	0.02	-
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.03	0.02	-
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	36.17	54.98	3.31	-
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Interest expenses	0.03	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Casagrand Vistaaz Private Limited	Interest Expenses	0.00	0.00	-	0.18
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.01	0.10	-	-
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.07	0.01	-	-
Casa Grande Homes Private Limited	Danub Homes Private Limited	Interest expenses	3.42	3.73	0.12	1.21
Casa Grande Homes Private Limited	Gallante Promoter LLP	Interest Expenses	-	-	-	0.06
Casa Grande Homes Private Limited	AAK Realty Services LLP	Interest income	0.00	0.00	-	0.04
Casa Grande Homes Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.00	-	0.25
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	0.38	4.00	3.19
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.00	-	-	-
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	0.10
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.02	0.01	0.54
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	0.02	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	-	-	0.04
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest Income	0.04	-	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Interest Income	-	-	-	0.01
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	-	-	0.26
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest Income	-	-	-	1.17
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	20.47	73.03
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	1.06
Casa Grande Homes Private Limited	Danub Homes Private Limited	Interest Income	-	-	8.85	-
Casa Grande Homes Private Limited	Dawning Developers LLP	Interest Income	0.00	0.00	-	0.22
Casa Grande Homes Private Limited	Gallante Promoter LLP	Interest income	0.38	1.40	1.14	0.03
Casa Grande Homes Private Limited	Gazy Mag Private Limited	Interest Income	0.00	0.00	-	0.01
Casa Grande Homes Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	0.01	0.77
Casa Grande Homes Private Limited	IRIS Development LLP	Interest Income	0.00	-	-	-
Casa Grande Homes Private Limited	AAK Realty Services LLP	Interest received	-	-	-	0.01
Casa Grande Homes Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	-	-	0.33
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.02	9.29	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.10	-	-
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	-	0.20	-	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	21.19	-	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Loan given	1.72	0.09	-	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Loan given	-	0.40	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	0.10	-	-
Casa Grande Homes Private Limited	AAK Realty Services LLP	Loan taken	-	-	-	0.25
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	-	4.73	-	-
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Loan taken	0.03	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	-	0.13	-	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Loan taken	0.10	-	-	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Loan taken	0.20	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Loan taken	-	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Loan taken	0.10	-	-	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	4.14	1,235.66	-	-
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.87	-	-	-
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Loan taken	0.40	0.10	-	-
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Loan taken	7.89	0.03	-	-
Casa Grande Homes Private Limited	Danub Homes Private Limited	Loan taken	0.40	90.81	-	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Homes Private Limited	Mr. Arun MN	Revenue from Property development	-	76.37	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	1.36	3.91	0.17	4.78
Casa Grande Homes Private Limited	Casagrand Arun MN Academy Foundation	Trade payable - Paid	-	-	-	10.00
Casa Grande Homes Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	-	0.33
Casa Grande Milestone Private Limited	Casa Grande Enterprises LLP	Advertisement expense	3.27	22.71	45.35	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	19.39	58.50	-	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.11	-	-
Casa Grande Milestone Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.61	5.19	8.14	4.07
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.22	0.02	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.89	1.24	0.04	2.41
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.01	0.76	0.09
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	-	0.03	-
Casa Grande Milestone Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest expenses	-	-	-	0.02
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	-	-	0.01
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	-	6.96
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	0.00	0.00	0.01	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest Expenses	0.41	0.93	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest Expenses	0.02	0.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest expenses	-	-	-	8.13
Casa Grande Milestone Private Limited	Casagrand Vistaaz Private Limited	Interest Expenses	0.00	0.00	-	0.07
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Interest expenses	-	0.01	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.00	7.63	-	-
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	2.51
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest expenses	0.00	0.01	-	-
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Interest Expenses	1.05	-	-	-
Casa Grande Milestone Private Limited	Upstay Builder Private Limited	Interest expenses	-	0.04	-	-
Casa Grande Milestone Private Limited	AAK Realty Services LLP	Interest income	0.04	0.16	0.15	-
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.00	0.34	1.04
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	9.90	-
Casa Grande Milestone Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.00	0.04	-	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	4.35	3.98	-	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.07	-	1.14
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.01	0.11	10.51
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	0.02	0.02	-
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.00	0.03	-
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	0.02	0.01	0.04
Casa Grande Milestone Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	0.11	0.27
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Interest Income	0.03	0.09	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	-	0.01	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest Income	-	0.00	0.02	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	0.00	0.06	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.00	0.07	1.75
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest Income	0.00	0.01	21.98	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	61.99	355.49	127.40	28.68
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.01	0.30	-	-
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Interest Income	0.13	1.23	2.65	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest Income	-	-	0.01	1.33
Casa Grande Milestone Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	1.61
Casa Grande Milestone Private Limited	IRIS Development LLP	Interest Income	0.24	1.66	0.12	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	2.84	-	-
Casa Grande Milestone Private Limited	Casa Grande Coimbatore LLP	Loan given	0.10	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	203.77	120.21	-	-
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Loan given	0.03	-	-	-
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Loan given	1.21	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.09	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Loan given	26.97	-	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Loan given	-	0.05	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	0.14	-	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	149.84	63.26	-	-
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Loan given	0.35	-	-	-
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Loan given	0.75	2.26	-	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Loan given	-	0.10	-	-
Casa Grande Milestone Private Limited	AAK Realty Services LLP	Loan recovered	-	-	-0.80	-
Casa Grande Milestone Private Limited	IRIS Development LLP	Loan repaid	-	-	-5.15	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.10	-	-	-
Casa Grande Milestone Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	0.10	-
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	-	0.10	-	-
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	0.04	-	-
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	0.10	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Loan taken	-	36.87	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Loan taken	0.10	-	-	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	702.69	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Loan taken	-	0.10	-	-
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Loan taken	75.95	-	-	-
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Milestone Private Limited	IRIS Development LLP	Rental income	-	-	-	54.64
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Expense	-	0.94	-	-
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Income	-	0.01	-	-
Casa Grande Milestone Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	25.07	-	-
Casa Grande Milestone Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.90	5.25	8.81	3.11
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.90	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.09	-	-
Casa Grande Milestone Private Limited	IRIS Development LLP	Trade Receivable - Received	-	-	54.64	-
Casa Grande Milestone Private Limited	Mr. Arun MN	Land Sales	35.14	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Propcare Private Limited	Facility Management services	0.81	1.49	-	1.95
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	AAK Realty Services LLP	Interest Expenses	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Interest Expenses	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Grace Private Limited	Interest Expenses	0.01	0.03	0.03	0.05
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.00	-	0.04
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest expenses	-	0.00	-	0.05
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Anchor Private Limited	Interest Expenses	0.02	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	2.15	7.41	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Vistaaz Private Limited	Interest Expenses	0.00	0.00	-	0.22
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Dawning Developers LLP	Interest Expenses	0.00	0.00	-	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Interest Income	-	0.00	-	0.05
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Interest Income	2.34	8.55	3.98	3.71
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Homes Private Limited	Interest Income	0.00	0.00	-	0.07
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Milestone Private Limited	Interest Income	-	-	-	0.02
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.00	-	0.03
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.04	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Horizons Private Limited	Interest Income	0.01	0.04	0.01	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Interest Income	0.74	2.69	1.05	0.14
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Millenia Private Limited	Interest Income	0.16	0.57	0.17	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Interest Income	0.00	0.02	-	0.04
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.03
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.82	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Loan given	-	0.10	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Loan given	-	0.10	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	AAK Realty Services LLP	Loan taken	-	0.01	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Loan taken	-	0.13	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Anchor Private Limited	Loan taken	-	0.54	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	0.80	3.28	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.06	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	3.05	-	2.22
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	4.72	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.11	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	0.40
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.04	0.13	0.07	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest Expenses	0.00	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest Expenses	0.00	0.05	0.06	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Interest Expenses	0.00	0.02	0.01	0.54
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest expenses	-	0.02	0.02	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.00	0.00	-	0.03
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest Expenses	0.00	0.01	-	0.02
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Expenses	0.01	0.00	-	0.19

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Interest Expenses	0.01	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Interest Expenses	0.01	0.08	0.05	0.56
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Millenia Private Limited	Interest Expenses	0.00	0.00	-	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	7.85	25.26	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.07
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Interest Expenses	0.03	0.08	0.02	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Grace Gated Community LLP	Interest expenses	-	-	-	0.66
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	IRIS Development LLP	Interest Expenses	0.01	0.02	0.01	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	-	0.16
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest Income	-	0.00	-	0.69
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest Income	-	-	-	1.68
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest Income	-	-	-	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.07	-	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Interest Income	0.19	0.58	0.39	1.33
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Coimbatore LLP	Loan given	-	-	2.24	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Loan given	-	0.53	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Loan given	-	0.13	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Loan given	-	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Loan given	-	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Loan given	-	0.49	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	53.33	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Loan given	-	0.31	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Loan taken	-	0.23	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	0.18	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Loan taken	0.10	0.11	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Loan taken	-	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Loan taken	0.10	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	92.09	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Chengalpattu Logistics Parks Private Limited	Loan taken	-	-	-	6.45
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Loan taken	-	0.35	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.04	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Advertisement expense	9.86	24.03	48.82	16.23
Casa Grande Smart Value Homes Private Limited	Casagrand Arun MN Academy Foundation	Advertisement expense	-	-	-	15.00
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	13.30	63.14	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Arun MN Academy Foundation	CSR Spend	-	5.46	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.19	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Event Management and other Expense	-	8.56	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Propcare Private Limited	Facility Management services	2.21	15.40	11.53	7.08
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Interest expenses	-	0.14	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.84	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.01	10.88	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.01	-	0.57	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	-	0.03	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest expenses	-	0.07	-	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.00	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.00	0.04	0.01	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Interest expenses	6.41	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest expenses	-	-	0.06	-
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	-	1.18	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.03	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest expenses	-	0.15	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.01	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.60
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.00	0.16	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Interest expenses	-	5.54	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest expenses	0.19	0.36	-	0.15
Casa Grande Smart Value Homes Private Limited	Gazy Mag Private Limited	Interest expenses	-	-	-	0.01
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest expenses	-	-	-	1.76
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Interest income	0.00	-	0.05	0.55
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.01	0.09	8.69
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	6.98	22.65	6.90
Casa Grande Smart Value Homes Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.01	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.02	-	-	24.87
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.04	0.06	19.86
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.05	-	6.97
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	-	-	6.96
Casa Grande Smart Value Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	-	0.00	-	0.04
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.01	-	0.02
Casa Grande Smart Value Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.02
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest Income	-	0.02	-	0.39
Casa Grande Smart Value Homes Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.00	0.00	-	0.62
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	0.03	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	0.17	-	0.21
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.00	0.00	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	-	0.10	3.56
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest Income	0.00	-	0.06	3.63
Casa Grande Smart Value Homes Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.00	0.00	-	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	39.66	187.36	184.37	108.79
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest Income	0.00	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	1.95
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Interest Income	0.00	0.42	0.48	7.51
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest Income	-	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	0.11	0.18
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Interest received	-	-	-	0.24
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Loan given	-	0.07	-	0.53
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	31.22	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.15	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	2.92	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.18	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Loan given	-	0.04	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Loan given	-	0.10	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.05	0.05	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Loan given	-	0.10	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Loan given	0.05	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Loan given	0.02	0.12	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Loan given	0.10	0.03	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	152.83	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Loan given	-	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Loan given	-	0.10	-	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Loan given	0.65	-	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Loan given	-	2.90	-	-
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Loan recovered	-	-	0.43	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.15	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	0.40	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Loan taken	0.61	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Loan taken	-	0.20	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	-	0.10	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Loan taken	0.10	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Loan taken	0.18	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Loan taken	500.50	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	106.79	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.20	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Loan taken	0.10	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Loan taken	-	0.09	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Loan taken	0.00	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Stock Transfer Expense	-	0.10	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Expense	-	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.12	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Expense	-	0.00	-	-
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Stock Transfer Income	-	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	0.13	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	0.03	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Stock Transfer Income	0.36	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	27.91	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	3.62	15.02	9.60	7.27
Casa Grande Smart Value Homes Private Limited	Casagrand Arun MN Academy Foundation	Trade payable - Paid	-	-	-	15.00
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.94	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.06	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.13	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Enterprises LLP	Advertisement expense	-	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Propcare Private Limited	Facility Management services	2.39	4.76	1.03	13.32
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest Expenses	0.00	0.02	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.20	0.80	0.43	2.39
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	-	0.02
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest Expenses	-	0.22	0.23	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest Expenses	0.00	-	-	0.04
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Interest expenses	-	0.02	0.01	0.04
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.04	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	-	0.02
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Interest Expenses	0.00	0.01	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Interest Expenses	0.03	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Interest Expenses	0.01	0.02	0.02	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Interest Expenses	0.00	0.01	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	17.27	65.52	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.13
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Interest expenses	-	-	-	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Interest Expenses	0.00	0.00	-	0.84
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest Income	-	-	-	0.08
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	0.35
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest Income	-	3.21	0.52	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	-	0.00	-	0.05
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.01	0.00	-	0.19
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Interest Income	0.01	0.02	0.01	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Interest Income	0.07	0.08	0.03	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Interest Income	0.04	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Interest Income	0.01	0.02	-	0.14

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Loan given	-	0.14	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Coimbatore LLP	Loan given	-	-	1.53	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Loan given	-	2.47	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Loan given	-	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	-	0.18	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Loan given	-	0.91	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Loan given	-	0.03	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Loan given	-	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Loan taken	0.09	0.09	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Loan taken	0.00	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Loan taken	-	21.19	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Loan taken	-	0.82	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Loan taken	-	0.05	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Loan taken	-	0.77	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Loan taken	-	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Loan taken	-	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Loan taken	-	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	10.40	46.47	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Loan taken	0.03	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Loan taken	-	0.04	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Maintenance Expense	-	0.09	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Maintenance Income	-	3.29	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Maintenance Income	-	-	1.44	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.06	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.54	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Propcare Private Limited	Trade Payable - Paid	1.76	7.28	10.26	5.42
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Trade Receivable - Received	-	3.90	-	-
Casa Grande Zest Private Limited	Casa Grande Enterprises LLP	Advertisement expense	3.20	24.01	3.69	17.12
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	13.70	55.96	-	-
Casa Grande Zest Private Limited	Casagrand Arun MN Academy Foundation	CSR Spend	-	3.78	-	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Event Management and other Expense	-	9.31	-	-
Casa Grande Zest Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.73	16.72	4.34	5.74
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	0.01
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.37	1.61	1.70	2.08
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest Expenses	-	2.34	5.18	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	0.34	0.12	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest Expenses	0.04	-	-	-
Casa Grande Zest Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	0.11	0.27
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	0.02	-	0.39
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.01	0.01	0.01	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest Expenses	-	0.01	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest Expenses	-	0.03	0.08	-
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.00	0.00	-	0.25
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	0.38
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.76	1.35	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest Expenses	0.00	0.00	-	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.01	0.56
Casa Grande Zest Private Limited	Dawning Developers LLP	Interest expenses	0.31	1.51	121.58	134.20
Casa Grande Zest Private Limited	Grace Gated Community LLP	Interest expenses	0.00	0.00	-	0.02
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.18	0.34	-
Casa Grande Zest Private Limited	Casa Grande Coimbatore LLP	Interest Income	-	0.03	-	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	-	-	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.13	0.03	0.03
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.07	-	11.14
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.01	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	-	0.01	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.01	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest Income	-	0.33	-	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Interest Income	0.12	0.22	-	-
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.05	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest Income	0.10	-	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	0.02	-	-
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Interest Income	3.84	4.91	1.72	0.01
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	-	0.01	0.01	-
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest Income	-	0.00	-	0.01
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	12.45	66.53	223.38	122.11
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest Income	-	2.55	-	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest Income	0.32	1.12	0.03	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Interest Income	0.00	0.00	-	-
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Interest Income	1.12	3.98	-	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Land Sales	-	3.96	-	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	114.91	32.88	-	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.40	77.40	-	-
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	0.10	0.11	-	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	0.10	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.05	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Loan given	0.10	1.29	-	-
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.48	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Loan given	-	3.19	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Loan given	0.03	0.59	-	-
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Loan given	26.79	105.85	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	-	347.04	-	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Loan given	4.87	8.30	-	-
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Loan given	-	36.00	-	-
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	2.58	-	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Loan taken	-	24.03	-	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Loan taken	1.72	0.09	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Loan taken	0.07	-	-	-
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	-	0.20	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Loan taken	-	0.04	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	35.45	-	-	-
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	18.81	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Loan taken	-	0.10	-	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Loan taken	0.70	0.01	-	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Loan taken	0.10	-	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	0.04	-	-
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Stock Transfer Income	-	0.07	-	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.02	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	0.07	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.12	-	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Stock Transfer Income	-	0.12	-	-
Casa Grande Zest Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	15.80	-	-
Casa Grande Zest Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	4.20	15.01	4.60	3.95
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.88	-	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.16	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.07	-	-
Casagrand Aesthetic Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	-	-	0.28
Casagrand Aesthetic Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	-	0.62
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Interest Expenses	0.01	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.00	0.00	-	0.01
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	24.44	71.59	28.63	8.49
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Interest Expenses	0.00	0.01	-	-
Casagrand Aesthetic Private Limited	Dawning Developers LLP	Interest expenses	0.01	0.05	0.02	-
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.51	2.06	2.15	4.83
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Interest Income	5.25	15.39	5.81	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.01	0.05	-	-
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Loan given	47.20	91.00	131.67	-
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Loan taken	0.41	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	68.70	178.03	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Rental income	0.27	1.01	1.26	0.17
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.02	-	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Income	-	0.48	-	-
Casagrand Aesthetic Private Limited	Casa Grande Enterprises LLP	Trade Payable	-	0.57	-	-
Casagrand Aesthetic Private Limited	Casa Grande Propcare Private Limited	Trade payable - Paid	-	-	0.08	0.05
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Trade Receivable - Received	-	-	1.43	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	0.03	0.05	0.01	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	0.23	-	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Anchor Private Limited	Casa Grande Enterprises LLP	Advertisement expense	23.99	40.67	50.34	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	37.12	93.51	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	8.26	18.00	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Event Management and other Expense	-	12.66	-	-
Casagrand Anchor Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.95	18.66	2.54	0.27
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	7.49	44.23	61.94	92.19
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.91	0.44	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.00	0.01	-	0.06
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.03	0.09	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.33	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest expenses	-	0.25	-	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	0.69	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.02	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	2.22	45.41	15.99	1.32
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.04	0.08	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest expenses	0.32	0.49	-	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Interest Expenses	0.01	-	-	-
Casagrand Anchor Private Limited	AAK Realty Services LLP	Interest income	0.10	0.36	0.01	0.55
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.03	-	-
Casagrand Anchor Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.04	0.11	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	0.54	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.35	0.02	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.06	0.01	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.02	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	0.04	0.01	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.03	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest Income	0.01	0.01	0.01	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.01	-	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.03	0.07	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest Income	1.13	0.25	-	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Interest Income	0.03	2.11	0.11	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.13	0.64	0.04	-
Casagrand Anchor Private Limited	Casagrand Magnum Private Limited	Interest Income	-	-	0.25	0.04
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Interest Income	0.02	0.08	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	99.12	-	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.00	-	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Interest Income	23.41	21.33	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Interest Income	4.59	9.93	0.40	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest Income	-	0.12	0.02	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	-
Casagrand Anchor Private Limited	AAK Realty Services LLP	Interest received	-	-	-	0.42
Casagrand Anchor Private Limited	AAK Realty Services LLP	Loan given	-	1.07	-	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Loan given	0.10	-	-	-
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	21.16	137.63	-	-
Casagrand Anchor Private Limited	Casa Grande Coimbatore LLP	Loan given	0.10	0.85	0.20	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Loan given	0.17	-	-	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Loan given	0.10	-	-	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Loan given	-	0.54	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	-	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	0.18	-	-	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.77	-	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Loan given	0.41	-	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.88	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Loan given	-	34.99	-	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Loan given	-	8.18	-	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	0.55	-	-
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Loan given	-	0.20	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	332.86	-	-	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Loan given	0.20	-	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Loan given	-	772.71	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Loan given	4.15	86.27	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Loan given	-	1.06	-	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Loan given	-	0.05	-	-
Casagrand Anchor Private Limited	AAK Realty Services LLP	Loan recovered	-	-	-2.04	-
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	1.45	-	-	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	147.65	5.00	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Loan taken	-	2.84	-	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Loan taken	-	0.40	-	-
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Loan taken	1.21	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Loan taken	0.10	1.29	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Loan taken	-	0.01	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Loan taken	0.00	-	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Loan taken	1.66	-	-	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Loan taken	20.00	-	-	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Loan taken	35.18	-	-	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	1.33	-	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	8.37	-	-
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Loan taken	0.89	0.37	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Loan taken	18.60	-	-	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Loan taken	0.37	-	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Sale of fixed Asset -Expense	-	0.43	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Scrap Sales Income	-	0.06	-	-
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	2.33	2.12	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.27	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Stock Transfer Income	0.32	-	-	-
Casagrand Anchor Private Limited	Casa Grande Enterprises LLP	Trade Payable	-	6.22	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.02	-	-
Casagrand Anchor Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	4.65	9.77	6.32	0.53
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	1.49	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.23	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.10	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Trade Receivable - Received	-	0.21	-	-
Casagrand Astute Private Limited	Casa Grande Enterprises LLP	Advertisement expense	1.03	-	-	1.41
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	1.03	-	-	-
Casagrand Astute Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.07	-	0.02	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.04	0.10	-	-
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Interest Expenses	0.12	0.22	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	2.21	1.31	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	12.56	27.30	3.10	0.03
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Land Purchase	-	3.96	-	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	-	1.44	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	0.17	82.49	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	63.03	98.16	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.52	-	-
Casagrand Astute Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	0.02	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.14	-	-
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.01	0.35	0.12	-
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	0.40	0.70	-	-
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	-	3.90	-	-
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	0.35	9.02	-	-
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Rental Expenses	-	-	0.07	-
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Interest expenses	0.00	0.01	-	-
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.48	0.91	0.18	0.01
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Loan taken	-	0.09	-	-
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	87.50	6.54	-	-
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Bizpark Private Limited	Casa Grande Enterprises LLP	Advertisement expense	1.66	-	-	-
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Income	-	-	9.78	-
Casagrand Bizpark Private Limited	Casa Grande Propcare Private Limited	Facility Management services	9.14	0.00	14.34	0.13
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Interest expenses	-	0.01	-	-
Casagrand Bizpark Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	0.04
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	146.26	401.62	153.05	18.70
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.02	0.05	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	-	-
Casagrand Bizpark Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.00	0.00	-	0.01
Casagrand Bizpark Private Limited	Casagrand Anchor Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Interest Income	0.43	0.78	-	-
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.05	0.14	-	0.72
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.46	1.36	0.01	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Interest Income	24.21	72.23	75.57	0.16
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	-	0.06	-	-
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Loan given	-	0.05	-	-
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Loan given	0.10	19.35	-	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Loan given	70.16	94.43	-	-
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	0.49	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Loan taken	-	15.29	-	-
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	324.02	2,275.13	-	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Loan taken	-	2.86	-	-
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.04	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Rental income	-	0.09	0.12	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Rental income	-	0.09	0.12	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Scrap Sales Expense	-	0.06	-	-
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Scrap Sales Income	-	0.02	-	-
Casagrand Bizpark Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	7.85	7.04	4.33	0.13
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.29	-	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.08	-	-
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.60	1.84	2.65	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	3.02	14.22	8.68	-
Casagrand Blue Horizon Private Limited	Dawning Developers LLP	Interest expenses	9.88	53.40	48.00	-
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Interest Expenses	0.79	1.17	-	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Loan given	-	63.77	-	-
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	6.36	-	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Loan taken	18.17	-	-	-
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Loan taken	-	18.46	-	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.12	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Trade Payable - Paid	-	0.01	-	-
Casagrand Contracts Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.12	1.73	-	-
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	1.20	0.53	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	0.05	-
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Loan taken	0.08	-	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	40.15	9.41	-	-
Casagrand Contracts Private Limited	Casa Grande Propcare Private Limited	Rental Expenses	-	0.16	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	-	0.09	-
Casagrand Contracts Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.54	2.06	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Covaan Private Limited	Casa Grande Enterprises LLP	Advertisement expense	8.43	2.73	-	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	16.88	0.67	-	-
Casagrand Covaan Private Limited	Dawning Developers LLP	Event Management and other Expense	-	2.38	-	-
Casagrand Covaan Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.23	0.18	-	-
Casagrand Covaan Private Limited	AAK Realty Services LLP	Interest expenses	1.16	1.24	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Interest expenses	-	0.01	-	-
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	0.01	0.00	-	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	13.27	23.38	0.06	-
Casagrand Covaan Private Limited	Dawning Developers LLP	Interest Expenses	0.08	0.00	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Interest Income	2.35	2.62	-	-
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Loan given	-	5.93	-	-
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.20	-	-	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	59.14	-	-	-
Casagrand Covaan Private Limited	AAK Realty Services LLP	Loan taken	-	27.00	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Loan taken	51.44	-	-	-
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Loan taken	-	0.14	-	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	327.67	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Rental Expenses	-	-	0.09	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Covaan Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.29	0.00	-	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.01	-	-
Casagrand Everta Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	0.06	-	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	14.16	4.50	-
Casagrand Everta Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.43	0.00	0.60	0.55
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.43	0.77	-	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	37.87	119.70	69.04	105.78
Casagrand Everta Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	19.35	69.83	1.17	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Interest Income	-	0.02	-	-
Casagrand Everta Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.01	0.02	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Loan given	-	15.29	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	16.47	-	-	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	188.37	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Rental Expenses	-	0.09	0.12	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Scrap Sales Income	-	0.06	-	-
Casagrand Everta Private Limited	Casagrand Vivacity Private Limited	Stock Transfer Income	0.02	-	-	-
Casagrand Everta Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.52	0.06	0.67	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.01	-	-
Casagrand Exotia Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	-	-	13.85
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	10.84	63.25	56.44	35.18
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	-	283.19	-	-
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	172.00	-	-	-
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Loan taken	-	0.04	-	-
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Fittedhomes Private Limited	AAK Realty Services LLP	Interest Expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.15	0.31	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	0.20	-	0.05
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest Expenses	-	0.01	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.03	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.02	0.05	-	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.03	0.07	-	-
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.03	0.06	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.02	0.02	-	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Interest Expenses	0.02	0.03	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Interest Expenses	0.01	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	2.05	0.59
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.02	0.04	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest expenses	0.08	0.15	0.01	-
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Interest expenses	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Interest expenses	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.04	0.03	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.28	-	0.10	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.01	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	-	0.01	-
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Interest Income	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Interest Income	0.01	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest Income	-	0.01	0.03	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	3.17	1.68	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivacity Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest Income	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	-	-	3.21
Casagrand Fittedhomes Private Limited	Casa Grande Coimbatore LLP	Loan given	0.11	0.96	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	12.32	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Loan given	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Loan given	0.08	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Loan given	-	0.14	-	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Loan given	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	31.15	68.46	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Loan given	0.02	-	-	-
Casagrand Fittedhomes Private Limited	AAK Realty Services LLP	Loan taken	-	0.11	0.07	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.33	4.67	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	-	0.33	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Loan taken	-	0.30	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Loan taken	-	0.09	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	0.05	0.05	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Loan taken	-	0.48	-	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Loan taken	-	0.88	-	-
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Loan taken	0.31	0.76	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Loan taken	0.19	0.94	-	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Loan taken	0.10	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Loan taken	-	0.39	-	-
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	0.09	0.13	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Loan taken	-	0.42	-	-
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.53	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	0.47	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Loan taken	0.14	0.12	-	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Loan taken	0.52	1.65	-	-
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Loan taken	0.06	-	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Loan taken	0.08	0.25	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	2.39	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.32	-	-
Casagrand Fittedhomes Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	-	2.33
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Advertisement expense	38.31	111.98	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	128.68	157.43	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	11.80	-	-
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.03	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Event Management and other Expense	-	15.27	-	-
Casagrand Fresh Private Limited	Casa Grande Propcare Private Limited	Facility Management services	4.62	17.24	1.56	-
Casagrand Fresh Private Limited	AAK Realty Services LLP	Interest Expenses	0.00	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	1.89	50.48	14.37	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.16	2.17	0.04	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	-	0.02	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest Expenses	0.10	-	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest Expenses	1.13	0.25	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	28.46	164.99	81.38	11.13
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.01	-	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.04	0.11	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Interest Expenses	1.82	0.55	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	2.99
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest expenses	0.49	1.86	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	0.24	-
Casagrand Fresh Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.01	0.04	-	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Interest Income	0.05	0.16	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.08	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.41	0.93	-	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	6.41	0.02	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest Income	-	0.01	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest Income	-	0.25	-	-
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.03	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Interest Income	0.03	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Interest Income	30.87	13.95	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.04	0.12	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Interest Income	0.00	-	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest Income	1.99	5.17	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest Income	-	-	-	1.10
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Interest Income	0.01	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	107.36	356.68	-	-
Casagrand Fresh Private Limited	Casa Grande Coimbatore LLP	Loan given	0.10	0.30	-	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	-	1.69	-	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Loan given	-	1.35	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Loan given	0.20	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Loan given	-	36.87	-	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	0.10	0.10	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	500.50	-	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.10	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Loan given	0.07	-	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Loan given	1.66	-	-	-
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.31	0.76	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Loan given	0.02	0.68	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Loan given	-	820.00	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	1.05	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Loan given	0.10	-	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	140.95	804.75	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Loan given	0.03	-	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Loan given	25.29	45.11	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Loan given	0.22	0.20	-	-
Casagrand Fresh Private Limited	AAK Realty Services LLP	Loan taken	-	0.06	-	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	134.19	-	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Loan taken	26.97	-	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	0.10	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Loan taken	-	3.19	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Loan taken	-	34.99	-	-
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.24	-	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Loan taken	0.20	1.00	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Loan taken	-	57.39	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Loan taken	0.03	-	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	-	0.12	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	5.81	-	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.07	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Expense	-	0.15	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.08	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	0.60	0.39	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	5.06	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.37	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Stock Transfer Income	-	0.28	-	-
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	11.05	-	-
Casagrand Fresh Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	2.37	16.90	0.32	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	2.43	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.26	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.24	-	-
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	60.19	113.48	9.32	-
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	1,174.98	647.77	-	-
Casagrand Horizons Private Limited	Casa Grande Enterprises LLP	Advertisement expense	5.94	31.92	56.80	23.88
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	23.56	71.22	-	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.02	-	-
Casagrand Horizons Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.54	4.10	5.29	7.55
Casagrand Horizons Private Limited	AAK Realty Services LLP	Interest Expenses	-	-	0.04	-
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	1.85	9.30	1.71	0.02
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest Expenses	-	5.45	5.59	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest Expenses	-	0.01	0.01	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	-	0.01
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	0.06	-
Casagrand Horizons Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.01	0.04	0.01	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.17	-	0.21
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest Expenses	0.00	0.02	-	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.03	2.11	0.11	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	-	0.01	0.03	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.03	0.06	-	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	-	34.85
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.04	0.44	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.10	11.55	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.10	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest Expenses	0.00	0.00	-	-
Casagrand Horizons Private Limited	AAK Realty Services LLP	Interest income	-	-	0.01	-
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.03	0.01	0.02
Casagrand Horizons Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.00	0.01	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	-	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	0.01
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.01	0.02	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	0.06	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.01	0.02	0.01	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest Income	-	0.03	0.08	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.02	-	-
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.55	2.10	1.08	0.02
Casagrand Horizons Private Limited	Casagrand Millenia Private Limited	Interest Income	0.01	0.02	0.02	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	40.24	243.82	178.60	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest Income	0.38	0.80	-	0.92
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest Income	-	-	-	0.01
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	22.39	28.79	-	-
Casagrand Horizons Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.10	-	-
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.60	94.41	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.05	-	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Loan given	-	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Loan given	0.10	-	-	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.10	-	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Loan given	20.00	-	-	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.19	0.94	-	-
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Loan given	0.30	0.85	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Loan given	6.00	-	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Loan given	99.00	-	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Loan given	0.45	12.56	-	-
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	0.17	-	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Loan taken	-	0.05	-	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	0.05	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Loan taken	0.03	0.59	-	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Loan taken	-	8.18	-	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Loan taken	0.02	0.68	-	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	276.70	10.23	-	-
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.10	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	6.91	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Loan taken	-	99.90	-	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.00	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Income	-	0.00	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Stock Transfer Income	-	0.86	-	-
Casagrand Horizons Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	56.01	-	-
Casagrand Horizons Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.51	4.39	9.67	2.29
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	1.18	-	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.03	-	-
Casagrand Hyderwise Private Limited	Casa Grande Enterprises LLP	Advertisement expense	40.18	25.81	15.35	0.22
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	109.04	36.39	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	3.54	8.73	8.70	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Event Management and other Expense	-	1.89	-	-
Casagrand Hyderwise Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	9.95	4.08	0.95
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	-	0.15	0.05	-
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.40	0.11	-	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.10	1.96	-	-
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	0.01	0.01
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Interest expenses	3.84	4.91	1.72	0.01
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.05	0.14	-	0.72
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Interest expenses	30.87	13.95	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	61.29	73.19	136.71	59.24
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.03	0.09	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest Expenses	0.73	0.05	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest expenses	-	0.04	-	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	1.21	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.00	0.00	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	1.18	-	-
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Interest Income	0.69	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Interest Income	0.00	0.01	-	-
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.47	0.22	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Interest Income	1.13	-	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest Income	-	0.13	0.12	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest Income	0.21	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	145.00	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.03	-	-
Casagrand Hyderwise Private Limited	Casa Grande Enterprises LLP	Loan given	45.00	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Loan given	0.10	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Loan given	35.18	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Loan given	-	0.09	-	-
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.10	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	13.43	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Loan given	57.20	-	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Loan given	14.00	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	-	20.13	-	-
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	6.17	30.05	-	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Loan taken	1.17	3.09	-	-
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Loan taken	26.79	105.85	-	-
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Loan taken	-	0.05	-	-
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Loan taken	-	820.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	517.26	903.17	-	-
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Loan taken	-	0.72	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Loan taken	0.10	20.47	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Hyderwise Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.01	-	-
Casagrand Hyderwise Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	11.03	1.96	0.02
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.58	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.01	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.03	-	-
Casagrand Lotus Private Limited	Casa Grande Enterprises LLP	Advertisement expense	8.05	74.25	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	19.89	88.68	-	-
Casagrand Lotus Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	7.31	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	-	8.51	11.56	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	5.78	5.96	2.31	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	63.98	265.50	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Lotus Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.00	-	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	3.29	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.03	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	33.52	30.38	-	-
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.00	-	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Interest Income	0.01	0.02	-	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Interest Income	0.21	1.18	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	143.91	-	-
Casagrand Lotus Private Limited	Casa Grande Coimbatore LLP	Loan given	0.10	-	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	-	359.48	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.39	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	419.60	2,948.48	-	-
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Loan given	0.10	-	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Loan given	0.10	0.20	-	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Loan given	0.95	4.60	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	243.27	-	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Rental Expenses	-	-	0.12	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Stock Transfer Expense	-	0.05	-	-
Casagrand Lotus Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.03	-	-
Casagrand Lotus Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	7.46	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	1.34	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.16	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	0.62	14.41
Casagrand Magick Rufy Private Limited	Casagrand Arun MN Academy Foundation	Advertisement expense	-	-	-	15.00
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Arun MN Academy Foundation	CSR Spend	-	6.63	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.64	7.25	7.03	7.10
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest Expenses	-	0.06	0.04	-
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	4.07	13.93	9.29	6.96
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest Expenses	-	1.69	0.67	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	-	-	0.26
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest expenses	-	0.00	0.07	1.75
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.74	2.69	1.05	0.14
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	0.10	3.56
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest Expenses	-	0.01	0.01	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Interest expenses	0.01	0.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.13	0.64	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Interest expenses	0.46	1.35	0.01	-
Casagrand Magick Rufy Private Limited	Casagrand Everta Private Limited	Interest expenses	0.01	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Interest expenses	0.04	0.12	-	-
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.55	2.10	1.08	0.02
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	0.47	0.22	-	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.01	0.07	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Vistaaz Private Limited	Interest Expenses	0.00	0.00	-	0.13
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest expenses	0.07	0.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest expenses	0.04	0.13	0.17	-
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest expenses	-	-	-	0.11
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest expenses	-	0.01	-	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest expenses	0.03	0.04	-	-
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest expenses	-	-	-	0.05
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	-	-	0.38
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	-	0.08	0.25
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest Income	-	0.00	0.01	0.78
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest Income	-	0.03	0.02	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.02	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.01	0.08	0.05	0.56
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.01	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	0.25
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Interest Income	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Interest Income	2.21	1.31	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.01	-	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest Income	-	-	-	0.85
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	28.63	162.50	312.57	213.94
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	4.43
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest Income	-	-	-	0.15
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest Income	0.73	2.87	0.45	-
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest Income	-	0.01	-	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest Income	-	0.00	-	0.02
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest Income	0.57	2.25	0.70	-
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	1.12	6.15	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Loan given	-	0.61	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.10	29.47	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Loan given	-	0.20	-	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Loan given	1.33	-	-	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Loan given	0.17	82.49	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.09	0.13	-	-
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	9.49	-	-	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Loan given	-	0.19	-	-
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Loan given	0.10	0.82	-	-
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan given	-	1.70	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.10	2.84	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	0.10	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Loan taken	-	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Loan taken	-	0.10	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Loan taken	-	0.14	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Loan taken	-	0.10	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	-	0.49	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	0.02	0.12	-	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Loan taken	-	0.55	-	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Loan taken	0.10	19.35	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Loan taken	-	1.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Loan taken	0.30	0.85	-	-
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Loan taken	-	13.43	-	-
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	1,006.77	-	-
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Loan taken	1.57	0.60	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Loan taken	-	0.06	-	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Loan taken	0.15	-	-	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Loan taken	-	0.50	-	-
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Scrap Sales Expense	-	0.06	-	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Stock Transfer Expense	-	0.56	-	-
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Expense	-	0.06	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Stock Transfer Income	-	0.80	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.00	-	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.01	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	2.34	7.14	6.25	7.13
Casagrand Magick Rufy Private Limited	Casagrand Arun MN Academy Foundation	Trade payable - Paid	-	-	-	15.00
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	2.76	-
Casagrand Magnum Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	5.82	-
Casagrand Magnum Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	-	1.57	0.66
Casagrand Magnum Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	-	0.04	-
Casagrand Magnum Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	0.06	-
Casagrand Magnum Private Limited	Casagrand Anchor Private Limited	Interest expenses	-	-	0.25	0.04

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magnum Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	15.87	0.17
Casagrand Magnum Private Limited	Dawning Developers LLP	Interest expenses	-	-	0.04	-
Casagrand Magnum Private Limited	Casa Grande Propcare Private Limited	Trade payable - Paid	-	-	1.88	0.01
Casagrand Millenia Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.41	0.98	0.01	18.75
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	6.14	-	-	-
Casagrand Millenia Private Limited	Casagrand Arun MN Academy Foundation	CSR Spend	-	3.56	-	-
Casagrand Millenia Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.28	2.70	3.86	4.89
Casagrand Millenia Private Limited	AAK Realty Services LLP	Interest Expenses	-	7.29	2.79	-
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	0.05
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.45	1.80	3.24	9.38
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	0.02	0.45	0.07	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest Expenses	-	0.36	0.18	-
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	-	1.17
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.01	21.98	-
Casagrand Millenia Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.16	0.57	0.17	0.01
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	0.06	3.63
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Expenses	0.01	0.02	0.01	0.03
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	0.00	-	0.01
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Interest expenses	0.02	0.08	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Millenia Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.01	0.02	0.02	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	-	-	0.85
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	61.43	139.36	44.99	30.16
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	-	0.00	29.74	5.93
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.03	0.09	-	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Interest expenses	0.02	0.12	0.10	3.84
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest expenses	0.03	0.15	0.07	-
Casagrand Millenia Private Limited	AAK Realty Services LLP	Interest income	0.10	3.25	18.02	33.13
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	-	-	0.01
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest Income	-	-	-	2.86
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	-	-	8.13
Casagrand Millenia Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.00	0.00	-	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	0.15	-	-
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	0.38
Casagrand Millenia Private Limited	Casagrand Arun MN Academy Foundation	Interest Income	-	0.48	-	-
Casagrand Millenia Private Limited	Casagrand Bizpark Private Limited	Interest Income	-	0.00	-	0.04
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.03	-	-
Casagrand Millenia Private Limited	Casagrand Luxor Private Limited	Interest income	0.00	0.00	-	0.01
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.01	0.07	0.04	-
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Interest Income	0.01	-	-	-
Casagrand Millenia Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.00	0.00	-	4.58
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest Income	-	-	-	2.55
Casagrand Millenia Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.76
Casagrand Millenia Private Limited	IRIS Development LLP	Interest Income	0.46	2.29	3.01	-
Casagrand Millenia Private Limited	AAK Realty Services LLP	Interest received	-	-	-	32.38
Casagrand Millenia Private Limited	AAK Realty Services LLP	Loan given	4.50	-	-	82.84
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	0.51	-	-
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.15	7.28	-	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Loan given	-	1.87	-	-
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Loan given	-	0.04	-	-
Casagrand Millenia Private Limited	Casagrand Arun MN Academy Foundation	Loan given	-	12.36	-	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.42	-	-
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Loan given	0.81	-	-	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Loan given	-	0.58	-	-
Casagrand Millenia Private Limited	Dawning Developers LLP	Loan given	-	0.05	-	-
Casagrand Millenia Private Limited	IRIS Development LLP	Loan given	-	10.00	-	15.50
Casagrand Millenia Private Limited	AAK Realty Services LLP	Loan recovered	-	-	38.64	-
Casagrand Millenia Private Limited	IRIS Development LLP	Loan repaid	-	-	15.50	-
Casagrand Millenia Private Limited	AAK Realty Services LLP	Loan taken	-	42.01	-	-
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.12	-	-	-
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	0.10	0.03	-	-
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Loan taken	-	0.20	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Loan taken	0.10	-	-	-
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	464.07	877.60	-	-
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Loan taken	0.13	0.80	-	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Loan taken	0.44	-	-	-
Casagrand Millenia Private Limited	Dawning Developers LLP	Loan taken	0.02	-	-	-
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	-	0.18	-
Casagrand Millenia Private Limited	IRIS Development LLP	Rental income	-	-	-	4.60
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Revenue Share	1.48	5.74	-	-
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Expense	-	0.69	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Stock Transfer Expense	-	0.00	-	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Expense	-	0.01	-	-
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Expense	-	0.01	-	-
Casagrand Millenia Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	1.63	2.82	3.39	5.13
Casagrand Perch Builder Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	3.42	0.39	1.72
Casagrand Perch Builder Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.11	-	-
Casagrand Perch Builder Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	0.05	-	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	-	-	0.01
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	4.30	11.61	2.42	0.51
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Interest Expenses	0.01	0.00	-	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Loan taken	0.17	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Loan taken	0.01	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	3.21	57.21	-	-
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Loan taken	-	0.18	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.37	-	-
Casagrand Perch Builder Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	0.06	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.34	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Advertisement expense	-	132.25	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Advertisement expense	53.34	264.15	186.79	84.79
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Advertisement expense	-	123.26	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Advertisement expense	-	23.81	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Advertisement expense	-	32.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Advertisement expense	-	36.29	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Advertisement expense	-	34.77	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Advertisement expense	-	59.11	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Advertisement expense	-	78.96	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Advertisement expense	-	35.58	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Advertisement expense	-	18.20	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Advertisement expense	-	45.70	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Advertisement expense	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Advertisement expense	-	5.38	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Advertisement expense	-	45.08	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Advertisement expense	-	71.11	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Advertisement expense	-	0.72	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Advertisement Income	30.05	42.65	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Advertisement Income	17.74	35.37	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Advertisement Income	42.76	64.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Advertisement Income	3.39	4.13	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Advertisement Income	16.43	17.55	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Advertisement Income	11.27	17.22	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Advertisement Income	11.61	12.65	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Advertisement Income	31.46	20.13	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Advertisement Income	0.87	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Advertisement Income	14.30	0.57	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Advertisement Income	109.05	54.45	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Advertisement Income	19.96	24.78	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Advertisement Income	92.41	12.63	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Advertisement Income	16.85	29.45	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Advertisement Income	5.21	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Advertisement Income	25.45	2.96	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Advertisement Income	27.67	28.07	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Advertisement Income	25.58	33.35	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Advertisement Income	22.18	1.81	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Advertisement Income	1.59	1.75	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	12.73
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Corporate Guarantee - Expenses	-	-	8.89	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Corporate Guarantee - Expenses	-	0.92	9.78	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Corporate Guarantee - Income	-	0.54	3.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Corporate Guarantee - Income	-	1.80	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Corporate Guarantee - Income	9.50	22.90	5.00	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Corporate Guarantee - Income	-	8.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Corporate Guarantee - Income	-	4.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Corporate Guarantee - Income	-	7.00	18.00	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Corporate Guarantee - Income	-	12.00	4.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Corporate Guarantee - Income	-	10.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Corporate Guarantee - Income	3.00	7.40	8.70	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Corporate Guarantee - Income	-	43.50	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Corporate Guarantee - Income	-	5.60	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Corporate Guarantee - Income	-	7.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Arun MN	Directors remuneration	2.61	9.90	9.62	8.16

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Raghunathan Sumanth Krishna	Directors remuneration	1.92	4.22	-	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ms.Keerthana R	Directors remuneration	-	0.25	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ms.Sundaravel M	Directors remuneration	-	0.66	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Event Management and other Expense	0.62	0.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Event Management and other Expense	0.01	117.39	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Propcare Private Limited	Facility Management services	23.20	75.72	43.26	28.32
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Forex Gain	-	19.52	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Forex Loss	20.16	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Interest Expenses	0.04	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blue Sea Homes Search LLP	Interest Expenses	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Interest expenses	12.37	54.76	47.56	34.89
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest expenses	79.14	340.47	249.02	23.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Interest expenses	0.81	10.94	7.15	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest expenses	230.12	248.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest expenses	-	-	-	97.19
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest expenses	-	-	20.47	73.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Interest expenses	61.99	355.49	127.40	28.68
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Interest expenses	39.66	187.36	184.37	108.79
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Interest expenses	12.45	66.53	223.38	122.11
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest expenses	-	99.12	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest expenses	3.17	1.68	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest expenses	40.24	243.82	178.60	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest expenses	33.52	30.38	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Interest expenses	28.63	162.50	312.57	213.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Interest expenses	-	-	0.23	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest expenses	23.66	37.05	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Interest expenses	54.81	223.93	338.13	149.64
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest expenses	-	-	2.07	4.78
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Interest Expenses	-	-	-	0.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest expenses	-	36.58	24.64	23.73
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Interest expenses	10.42	69.43	81.26	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Interest expenses	-	0.41	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Interest Income	-	1.08	9.28	3.06
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun Hope Foundation	Interest Income	0.28	0.75	0.80	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun MN Estate and Family Welfare Trust	Interest Income	0.14	0.40	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blitzkrieg Technology Private Limited	Interest Income	-	0.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blue Sea Homes Search LLP	Interest Income	-	0.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	35.01	45.45
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Interest Income	-	17.21	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	435.68	379.19
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest Income	20.54	242.37	36.36	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest Income	36.17	54.98	3.31	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	2.15	7.41	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	7.85	25.26	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	17.27	65.52	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Interest Income	24.44	71.59	28.63	8.49
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Interest Income	0.03	0.05	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest Income	2.22	45.41	15.99	1.32
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Arun MN Academy Foundation	Interest Income	-	0.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Interest Income	12.56	27.30	3.10	0.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Interest Income	0.40	0.70	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Interest Income	0.48	0.91	0.18	0.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Interest Income	146.26	401.62	153.05	18.70
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Interest Income	0.60	1.84	2.65	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Interest Income	1.20	0.53	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Interest Income	-	-	0.05	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Interest Income	13.27	23.38	0.06	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Interest Income	37.87	119.70	69.04	105.78
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Interest Income	10.84	63.25	56.44	35.18
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest Income	-	-	2.05	0.59
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Interest Income	28.46	164.99	81.38	11.13
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Interest Income	60.19	113.74	9.32	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest Income	-	-	-	34.85
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Interest Income	61.29	73.19	136.71	59.24
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest Income	-	63.98	265.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Luxor Private Limited	Interest Income	0.37	1.28	0.48	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magnum Private Limited	Interest Income	-	-	15.87	0.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Interest Income	61.43	139.36	44.99	30.16

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Interest Income	4.30	11.61	2.42	0.51
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Interest Income	23.56	110.44	1.15	0.98
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Interest Income	40.35	51.68	9.28	1.74
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Interest Income	42.69	75.45	32.62	17.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Interest Income	0.01	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest Income	0.37	2.05	4.27	0.67
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Interest Income	52.15	166.23	123.15	78.43
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Interest Income	2.43	6.25	3.45	0.02
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest Income	-	71.26	535.80	248.09
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest Income	-	-	23.77	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest Income	1.35	5.55	5.40	5.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Interest Income	18.73	51.55	39.82	18.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Interest Income	0.01	0.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Interest Income	0.00	0.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest Income	13.99	-	-	3.44
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Interest Income	0.50	0.83	1.37	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Irris Whiteboard Private Limited	Interest Income	0.11	0.16	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Millenia WB Trust	Interest Income	0.06	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Nobilitas Home Search LLP	Interest Income	-	0.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Propel Holdings LLP	Interest Income	0.96	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Sea View Home Search LLP	Interest Income	-	0.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Solace Gated Community LLP	Interest Income	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Interest Income	3.03	4.83	4.12	2.20

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Venerate Homes Search LLP	Interest Income	-	0.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Zest Home Search LLP	Interest Income	0.01	0.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Raghunathan Sumanth Krishna	KMP Salary	-	-	-	5.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Rajneesh Jain	KMP Salary	NA	1.17	-	12.91
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr.Ashok Kumar R	KMP Salary	-	-	-	3.26
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mrs. Nisha Abhishek Jha	KMP Salary	1.00	3.19	2.68	1.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Lease hold improvements	-	-	-	1.53
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Loan given	4.82	-	-	104.57
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun Hope Foundation	Loan given	-	-	-	1.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun MN Estate and Family Welfare Trust	Loan given	-	1.64	1.70	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Loan given	171.45	56.79	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Loan given	-	261.52	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Loan given	324.69	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Loan given	4.99	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Loan given	4.14	1,235.66	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Loan given	-	702.69	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Propcare Private Limited	Loan given	-	-	7.38	5.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Loan given	0.80	3.28	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	-	92.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Loan given	-	106.79	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	10.40	46.47	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Loan given	35.45	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Loan given	68.70	178.03	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Loan given	-	0.23	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Loan given	-	8.37	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Loan given	63.03	98.16	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Loan given	0.35	9.02	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Loan given	87.50	6.54	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Loan given	324.02	2,275.13	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Loan given	-	6.36	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Loan given	40.15	9.41	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Loan given	-	327.67	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Loan given	-	188.37	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Loan given	172.00	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Loan given	1,097.97	640.22	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Loan given	276.70	10.23	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Loan given	517.26	903.17	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Luxor Private Limited	Loan given	-	1.38	7.09	0.21
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Loan given	-	1,006.77	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Loan given	464.07	877.60	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Loan given	3.21	57.21	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Loan given	-	1,275.56	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Loan given	211.98	627.76	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Loan given	207.57	641.43	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Loan given	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Loan given	0.90	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Loan given	1.67	22.64	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Loan given	-	101.23	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Loan given	46.60	154.64	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan given	-	2.71	13.16	2.63
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Loan given	40.86	89.22	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Loan given	-	0.11	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Loan given	-	418.93	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Loan given	-	342.52	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Loan given	5.00	10.00	-	-1.68
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Irris Whiteboard Private Limited	Loan given	1.15	1.85	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Loan given	5.70	22.07	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Loan recovered	-	-	119.69	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Loan recovered	-	-	0.10	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Loan repaid	-	-	0.10	0.86
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Loan repaid	-	-	7.64	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Loan taken	-	25.90	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blitzkrieg Technology Private Limited	Loan taken	-	0.11	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blue Sea Homes Search LLP	Loan taken	-	0.22	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Loan taken	805.21	599.62	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Loan taken	280.30	-	793.87	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Loan taken	599.08	7,339.72	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Loan taken	-	827.88	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Loan taken	149.84	63.26	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	53.33	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Loan taken	152.95	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Loan taken	-	347.04	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Loan taken	332.93	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Loan taken	59.14	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Loan taken	16.47	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Loan taken	-	283.19	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Loan taken	31.15	68.45	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Loan taken	140.95	804.75	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Loan taken	419.60	2,948.48	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Loan taken	9.49	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Loan taken	781.21	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Loan taken	-	33.22	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Loan taken	-	5.71	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Loan taken	161.08	56.68	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Loan taken	208.63	2,847.12	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Loan taken	21.56	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Loan taken	-	-	0.10	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Loan taken	3.68	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Loan taken	175.70	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ilv Distripark Private Limited	Loan taken	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Nobilitas Home Search LLP	Loan taken	-	0.21	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Sea View Home Search LLP	Loan taken	-	0.16	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Solace Gated Community LLP	Loan taken	-	0.16	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Venerate Homes Search LLP	Loan taken	-	0.27	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Reimbursement Expenses Recovery	-	-	30.19	105.87
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Reimbursement Expenses Recovery	-	-	82.74	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Arun MN Academy Foundation	Reimbursement Expenses Recovery	-	-	1.15	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Rental income	-	-	0.14	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ambojini Property Developers Private Limited	Rental income	0.02	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Rental income	-	0.06	0.06	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Rental income	-	0.06	0.04	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Rental income	-	0.06	0.06	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Arun MN Academy Foundation	Rental income	-	0.96	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Rental income	-	0.44	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Rental income	-	0.04	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Rental income	-	-	0.09	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Rental income	-	2.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Rental income	-	-	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Luxor Private Limited	Rental income	-	-	0.14	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Rental income	-	-	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Rental income	-	1.74	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Rental income	-	-	0.08	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Rental income	-	0.06	0.18	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Rental income	-	0.06	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Rental income	-	-	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Irris Whiteboard Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Rental income	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Revenue Share from Staylogy	2.67	12.39	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Scrap Sales Income	0.51	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. K V Ganesh	Sitting Fees	0.10	0.46	NA	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Raju Venkatraman	Sitting Fees	0.10	0.46	NA	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ms. Rohini Manian	Sitting Fees	0.10	0.40	NA	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Bharaneeshwaran N	SMP Salary	6.02	7.64	8.48	6.45
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Chakravarthy Gopalan Sathish	SMP Salary	2.77	11.78	19.67	9.98
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Gautam Agarwaal	SMP Salary	6.49	14.96	15.37	12.38
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Jagmohan T	SMP Salary	1.61	14.86	7.32	7.61
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Karthik R G	SMP Salary	1.11	5.42	4.10	4.56

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Sai Pratap Reddy	SMP Salary	1.70	15.07	9.32	19.62
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Siva Sankar Reddy Nagella	SMP Salary	9.99	18.59	19.45	11.77
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Stock Transfer Expense	-	0.19	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.14	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Stock Transfer Expense	-	0.43	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Stock Transfer Expense	-	0.06	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.09	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Stock Transfer Income	-	0.07	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Stock Transfer Income	-	0.34	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Trade Payable - Paid	-	279.38	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Propcare Private Limited	Trade Payable - Paid	16.39	81.56	37.61	37.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Trade Payable - Paid	-	0.67	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade payable - Paid	-	-	-	1.48
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Trade Receivable - Received	-	3.50	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Trade Receivable - Received	-	0.71	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Trade Receivable - Received	-	3.75	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Trade Receivable - Received	-	0.56	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Trade Receivable - Received	-	0.99	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Trade Receivable - Received	-	1.07	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Trade Receivable - Received	-	0.95	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Trade Receivable - Received	-	1.58	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Arun MN Academy Foundation	Trade Receivable - Received	-	0.04	1.15	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Trade Receivable - Received	-	0.14	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Trade Receivable - Received	-	0.29	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Trade Receivable - Received	-	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Trade Receivable - Received	-	0.32	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Trade Receivable - Received	-	2.67	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Trade Receivable - Received	-	1.21	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Trade Receivable - Received	-	0.62	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Trade Receivable - Received	-	1.50	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Luxor Private Limited	Trade Receivable - Received	-	-	0.14	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Trade Receivable - Received	-	0.34	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Trade Receivable - Received	-	0.51	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Trade Receivable - Received	-	0.17	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Trade Receivable - Received	5.00	1.24	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Trade Receivable - Received	-	1.46	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Trade Receivable - Received	-	1.99	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Receivable - Received	-	0.27	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Trade Receivable - Received	-	0.04	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Trade Receivable - Received	-	0.05	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Trade Receivable - Received	-	-	0.12	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Trade Receivable - Received	-	0.01	-	-
Casagrand Regale Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	0.26	0.60	0.47
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	23.56	110.44	1.15	0.98

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Interest Income	19.35	106.95	-	-
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Loan given	22.60	438.75	-	-
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	781.21	-	-	-
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	1,275.56	-	-
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Regale Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	0.25	0.29	0.60
Casagrand Spaceintell Private Limited	Casa Grande Enterprises LLP	Advertisement expense	-	-	-	2.53
Casagrand Spaceintell Private Limited	Chengalpattu Warehousing Parks Private Limited	Construction Income	-	-	89.23	82.27
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Construction Income	-	2.50	-	-
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Corporate Guarantee - Income	-	0.01	-	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Corporate Guarantee - Income	-	0.08	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Corporate Guarantee - Income	-	0.08	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Corporate Guarantee - Income	-	0.49	-	-
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Corporate Guarantee - Income	-	0.11	-	-
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Corporate Guarantee - Income	-	0.01	-	NA
Casagrand Spaceintell Private Limited	Mr. Prasad Motiram Kotpati	Directors remuneration	-	8.24	-	-
Casagrand Spaceintell Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.26	1.75	0.16	0.58
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	40.35	51.68	9.28	1.74
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest expenses	1.77	2.57	-	-
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Interest expenses	7.32	47.02	39.04	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Interest expenses	8.52	31.07	-	-
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest expenses	-	0.03	-	-
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Interest Income	6.99	6.30	-	-
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Interest Income	1.69	0.00	-	-
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Interest Income	2.54	9.11	0.05	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Interest Income	3.02	14.22	8.68	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest Income	-	0.35	8.97	-
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Interest Income	1.51	0.92	-	-
Casagrand Spaceintell Private Limited	Danub Homes Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Interest Income	31.87	104.11	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Interest Income	-	-	11.53	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Interest Income	7.90	9.94	-	-
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Interest Income	2.63	9.65	1.28	-
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Interest Income	0.50	-	-	-
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest Income	0.54	0.08	-	-
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Interest Income	3.03	9.54	-	-
Casagrand Spaceintell Private Limited	Mr. Arun MN	Loan from Director	-	25.32	48.62	-
Casagrand Spaceintell Private Limited	Mr. Prasad Motiram Kotpati	Loan from Director	32.44	29.88	-	-
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Loan given	203.77	89.11	-	-
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Loan given	259.67	-	-	-
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Loan given	0.12	1.31	-	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Loan given	18.17	-	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Loan given	43.73	-	-	-
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Loan given	34.52	20.77	-	-
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Loan given	-	79.28	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Loan given	14.36	116.51	-	-
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Loan given	26.50	169.64	-	-
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Loan given	0.09	-	-	-
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Loan given	13.06	-	-	-
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Loan given	0.27	12.29	-	-
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Loan given	0.35	69.86	-	-
Casagrand Spaceintell Private Limited	Mr. Prasad Motiram Kotpati	Loan Repaid to Director	2.94	27.35	-	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Loan taken	-	63.77	-	-
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	211.98	627.76	-	-
Casagrand Spaceintell Private Limited	Casagrand Starpark Private Limited	Loan taken	-	-	-	3.15
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Loan taken	-	104.91	-	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Loan taken	-	160.00	-	-
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Loan taken	-	2.68	-	-
Casagrand Spaceintell Private Limited	Chengalpattu Logistics Parks Private Limited	Project Management & Consultancy Income	-	-	-	25.04
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	1.74	-	-
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Rental income	0.03	0.09	-	-
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Rental income	0.03	0.04	-	-
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Rental income	0.03	0.12	0.04	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Rental income	0.03	0.12	0.12	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Rental income	-	0.12	-	-
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Rental income	0.03	0.05	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Rental income	-	-	0.11	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Rental income	-	0.12	-	-
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Rental income	0.03	0.09	-	-
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Rental income	0.03	0.12	0.04	-
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Rental income	0.03	-	-	-
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Rental income	0.03	0.09	-	-
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Rental income	0.03	0.12	0.04	-
Casagrand Spaceintell Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.44	1.63	0.16	-
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.51	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Trade Payable - Paid	-	0.01	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Trade Payable - Paid	-	0.05	-	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Trade Receivable - Received	-	0.01	-	-
Casagrand Spaceintell Private Limited	Chengalpattu Logistics Parks Private Limited	Trade Receivable - Received	-	-	-	21.98
Casagrand Spaceintell Private Limited	Chengalpattu Warehousing Parks Private Limited	Trade Receivable - Received	-	-	88.66	79.61
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Trade Receivable - Received	-	0.06	-	-
Casagrand Stage7 Private Limited	Casa Grande Enterprises LLP	Advertisement expense	9.87	0.06	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	30.03	9.84	-	-
Casagrand Stage7 Private Limited	Casa Grande Propcare Private Limited	Facility Management services	10.85	1.22	0.19	-
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.01	0.02	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Interest Expenses	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	42.69	75.45	32.62	17.69
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest Expenses	-	0.01	-	-
Casagrand Stage7 Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.02	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.05	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Interest Income	0.03	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Interest Income	0.01	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Interest Income	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Interest Income	0.00	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest Income	0.20	-	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Interest Income	0.01	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Coimbatore LLP	Loan given	0.70	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	1.94	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Loan given	0.87	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	0.20	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.53	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Loan given	0.24	-	-	-
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Loan given	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Loan given	0.90	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Loan given	0.10	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Loan given	5.96	-	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Loan given	0.20	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.10	0.33	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Loan taken	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Loan taken	0.20	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Loan taken	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Loan taken	0.81	-	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	207.57	641.43	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Stock Transfer Expense	-	0.25	-	-
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	0.09	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.90	1.06	0.14	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.17	-	-
Casagrand Staylogy Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.12	1.87	1.06	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Facility Manpower-Cost	-	-	0.62	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Expenses	0.07	0.08	0.03	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Staylogy Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.01	0.02	-	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.00	0.80	0.97	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	0.23	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Interest Income	-	-	0.03	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Staylogy Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.01	-	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	-	32.29	-	-
Casagrand Staylogy Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	8.12	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	-	13.09	-	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Maintenance Expense	-	3.89	-	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Maintenance Expense	-	-	1.44	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Revenue Share to Builder	2.67	12.39	-	-
Casagrand Staylogy Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.64	1.79	1.19	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Trade Payable - Paid	-	3.90	-	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	5.00	1.24	-	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.01	0.01	-	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	0.01	-	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	-	0.08	-
Casagrand Vistaaz Private Limited	Casa Grande Axiom Private Limited	Interest Expenses	0.00	0.00	-	0.32
Casagrand Vistaaz Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.00	0.00	-	27.96
Casagrand Vistaaz Private Limited	Casa Grande Coimbatore LLP	Interest Expenses	0.06	0.22	-	-
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	0.03	0.05	0.09
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Expenses	0.00	-	0.02	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	0.37	2.05	4.27	0.67
Casagrand Vistaaz Private Limited	Propel Holdings LLP	Interest Expenses	0.11	0.19	-	-
Casagrand Vistaaz Private Limited	Casa Grande Homes Private Limited	Interest Income	0.00	0.00	-	0.18
Casagrand Vistaaz Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	0.00	-	0.07
Casagrand Vistaaz Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.00	0.00	-	0.22

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vistaaz Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	-	-	0.07
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	-	0.60
Casagrand Vistaaz Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.13
Casagrand Vistaaz Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	0.00	-	0.13
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Interest Income	-	-	29.74	5.93
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	-	0.55
Casagrand Vistaaz Private Limited	Danub Homes Private Limited	Interest Income	-	-	-	0.04
Casagrand Vistaaz Private Limited	Dawning Developers LLP	Interest Income	0.00	0.00	-	2.56
Casagrand Vistaaz Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.07
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.30	-	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	-	6.91	-	-
Casagrand Vistaaz Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	0.70	-
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	0.02	-	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	0.90	-	-	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Revenue Share - Millenia	1.48	5.74	-	-
Casagrand Vivaace Private Limited	Casa Grande Enterprises LLP	Advertisement expense	9.81	88.77	0.44	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	32.65	86.33	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Event Management and other Expense	-	12.20	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Event Management and Other Income	-	0.06	-	-
Casagrand Vivaace Private Limited	Casa Grande Propcare Private Limited	Facility Management services	3.21	17.43	0.32	-
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Interest expenses	0.00	-	-	0.77
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	0.06	-	0.06	1.00
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	1.71	0.15	0.01	-
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.01	0.00	-	0.82
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	-	1.06
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.01	0.30	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	-	1.95
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	-	-	4.43
Casagrand Vivaace Private Limited	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	4.58

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	52.15	166.23	123.15	78.43
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.01	-	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Interest expenses	1.54	5.67	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest expenses	-	-	-	0.71
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest expenses	0.40	1.40	-	-
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Vivaace Private Limited	Gallante Promoter LLP	Interest Expenses	0.01	-	-	-
Casagrand Vivaace Private Limited	AAK Realty Services LLP	Interest Income	0.28	0.83	-	-
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Interest Income	-	0.01	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	2.53	-	-
Casagrand Vivaace Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.02	0.06	-	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest Income	0.01	0.10	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.01	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	0.00	0.16	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Interest Income	0.76	1.35	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Interest Income	0.04	0.08	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.02	0.04	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Interest Income	0.04	0.11	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Interest Income	0.04	0.44	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.03	0.09	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.07	0.05	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest Income	1.70	3.93	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest Income	-	-	-	0.85
Casagrand Vivaace Private Limited	AAK Realty Services LLP	Loan given	-	8.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	39.61	-	-
Casagrand Vivaace Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.70	-	-
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	-	1.86	-	-
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Loan given	-	0.15	-	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Loan given	0.40	0.10	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	0.10	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Loan given	-	18.81	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Loan given	0.89	0.37	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Loan given	-	0.47	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Loan given	0.20	1.00	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Loan given	-	6.91	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Loan given	-	0.72	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Loan given	1.57	0.60	-	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	161.08	56.68	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Loan given	1.22	41.26	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Loan given	0.10	0.10	-	-
Casagrand Vivaace Private Limited	AAK Realty Services LLP	Loan taken	5.00	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.25	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Coimbatore LLP	Loan taken	0.10	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Loan taken	146.91	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Loan taken	0.54	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Loan taken	0.35	-	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Loan taken	0.02	-	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Loan taken	6.00	-	-	-
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.90	-	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Loan taken	-	48.60	-	-
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Loan taken	0.10	-	-	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Stock Transfer Expense	-	0.00	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Stock Transfer Expense	0.28	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.10	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Stock Transfer Income	-	0.06	-	-
Casagrand Vivaace Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.04	-	-
Casagrand Vivaace Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	2.37	16.75	0.01	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	1.39	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.21	-	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.07	-	-
Casagrand Vivacity Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.01	0.02	-	-
Casagrand Vivacity Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.09	0.00	0.36	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Interest Expenses	0.03	-	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Interest expenses	24.21	72.23	75.58	0.16
Casagrand Vivacity Private Limited	Casagrand Fittedhomes Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	2.43	6.25	3.45	0.02
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.09	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	199.80	-	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Loan given	-	2.86	-	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Loan taken	1.90	-	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Loan taken	70.16	94.43	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	1.67	22.64	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Rental Expenses	-	0.09	0.12	-
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Scrap Sales Expense	-	0.02	-	-
Casagrand Vivacity Private Limited	Casagrand Everta Private Limited	Stock Transfer Expense	0.02	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.46	0.03	0.05	-
Casagrand Zingo Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.12	-	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	51.33	-	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.04	-	-
Casagrand Zingo Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.85	5.87	3.13	-
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Interest Expenses	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	-	0.02	-
Casagrand Zingo Private Limited	Casa Grande Coimbatore LLP	Interest expenses	0.07	0.09	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	0.04	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest expenses	-	-	-	0.09
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest expenses	-	2.55	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Interest expenses	23.41	21.33	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	1.13	-	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	71.26	535.80	248.09
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.00	-	-	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest expenses	-	-	0.01	-
Casagrand Zingo Private Limited	Gallante Promoter LLP	Interest Expenses	0.00	-	-	-
Casagrand Zingo Private Limited	AAK Realty Services LLP	Interest Income	0.00	0.02	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	11.77	18.89	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.01	2.94	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest Income	1.58	5.77	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Interest Income	0.07	0.01	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Interest Income	0.00	7.63	-	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	5.54	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.01	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Interest Income	1.82	0.55	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Interest Income	0.10	11.55	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Interest Income	0.03	0.09	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	23.66	37.05	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Interest Income	1.54	5.67	-	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest Income	0.30	0.81	0.03	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Interest Income	0.03	0.02	-	-
Casagrand Zingo Private Limited	AAK Realty Services LLP	Loan given	-	0.13	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	20.55	388.93	-	-
Casagrand Zingo Private Limited	Casa Grande Coimbatore LLP	Loan given	0.10	-	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	0.86	3.38	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Loan given	-	49.90	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Loan given	7.89	0.03	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Loan given	-	0.10	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Loan given	-	0.10	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Loan given	18.60	-	-	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.14	0.12	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Loan given	-	57.39	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Loan given	-	99.90	-	-
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	0.06	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Loan given	0.13	0.80	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	208.63	2,847.12	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Loan given	-	48.60	-	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Loan given	2.88	2.78	-	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Loan given	1.10	0.10	-	-
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	0.01	-	-
Casagrand Zingo Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	1.76	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Loan taken	0.10	-	-	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	-	0.10	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Loan taken	-	772.71	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Loan taken	0.03	-	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Loan taken	99.00	-	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Loan taken	57.20	-	-	-
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.10	-	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Casagrand Zingo Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.45	7.70	0.91	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.08	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest Expenses	-	0.35	8.97	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest Income	1.77	2.57	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Loan given	-	104.91	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Loan taken	43.73	-	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	-	0.12	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Trade Payable - Paid	-	0.01	-	-
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Interest Expenses	1.51	0.91	-	-
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Interest Expenses	0.08	0.08	-	-
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Loan taken	34.52	20.77	-	-
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Loan taken	-	1.75	-	-
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.05	-	-
Danub Homes Private Limited	Casa Grande Enterprises LLP	Advertisement expense	8.46	66.35	74.96	29.88
Danub Homes Private Limited	Casagrand Arun MN Academy Foundation	Advertisement expense	-	-	-	15.00
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	30.18	122.41	-	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Construction expenses	-	82.10	44.86	112.32
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	6.61	-	-
Danub Homes Private Limited	Casagrand Arun MN Academy Foundation	CSR Spend	-	8.63	-	-
Danub Homes Private Limited	Casa Grande Enterprises LLP	Event Management and other Expense	-	0.16	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Event Management and other Expense	-	0.07	-	-
Danub Homes Private Limited	Dawning Developers LLP	Event Management and other Expense	-	2.57	-	-
Danub Homes Private Limited	Casa Grande Propcare Private Limited	Facility Management services	1.92	14.37	16.36	16.53
Danub Homes Private Limited	AAK Realty Services LLP	Interest Expenses	0.05	0.29	-	0.55
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest expenses	-	-	-	1.78
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	6.11	16.78	16.50	18.31
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Interest expenses	-	0.01	-	-
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	-	11.31	10.07	1.81
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest expenses	0.10	0.66	0.15	-
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest expenses	-	-	8.85	-
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Interest expenses	0.13	1.23	2.65	-
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.00	0.02	-	0.04
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.42	0.48	7.51
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Expenses	0.04	0.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest expenses	0.32	1.12	0.03	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Interest expenses	4.59	9.93	0.40	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest expenses	-	-	0.01	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest expenses	1.99	5.17	-	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest expenses	0.38	0.80	-	0.92
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest Expenses	-	0.13	0.12	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Interest expenses	0.01	0.02	-	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	-	-	0.15
Danub Homes Private Limited	Casagrand Spaceintell Private Limited	Interest Expenses	0.00	0.00	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.20	-	-	-
Danub Homes Private Limited	Casagrand Vistaaz Private Limited	Interest expenses	-	-	-	0.04
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest expenses	1.70	3.93	-	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest expenses	0.30	0.81	0.03	-
Danub Homes Private Limited	Dawning Developers LLP	Interest expenses	0.08	0.23	0.09	-
Danub Homes Private Limited	Exotia Builder Private Limited	Interest Expenses	0.24	-	-	-
Danub Homes Private Limited	AAK Realty Services LLP	Interest income	-	-	0.06	-
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.01	0.09	0.07	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	-	-	-	6.70
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Interest Income	0.02	0.01	-	-
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.08	-	-	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest Income	-	-	0.09	10.22
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest Income	3.42	3.73	0.12	1.21
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	-	-	2.51
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	0.03	0.08	0.02	0.01
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	-	-	-	0.01
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest Income	-	-	0.01	0.56
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Interest Income	0.00	0.01	-	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.08	0.15	0.01	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest Income	-	-	-	2.99
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest Income	-	-	0.10	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest Income	0.73	0.05	-	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.04	0.13	0.17	-
Danub Homes Private Limited	Casagrand Millenia Private Limited	Interest Income	0.02	0.12	0.10	3.84
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Interest Income	0.01	0.00	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	54.81	223.93	338.13	149.64

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest Income	-	0.01	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest Income	-	-	-	0.71
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest Income	-	-	0.01	-
Danub Homes Private Limited	Dawning Developers LLP	Interest Income	-	-	-	8.56
Danub Homes Private Limited	Gazy Mag Private Limited	Interest Income	0.00	-	-	-
Danub Homes Private Limited	Grace Gated Community LLP	Interest Income	-	-	-	0.33
Danub Homes Private Limited	AAK Realty Services LLP	Interest Paid	-	-	-	0.51
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Loan given	0.52	-	-	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	92.82	-	-	-
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Loan given	-	0.58	-	-
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	4.36	124.77	-	-
Danub Homes Private Limited	Casa Grande Homes Private Limited	Loan given	0.40	90.81	-	-
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan given	-	0.35	-	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Loan given	-	0.09	-	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.52	1.65	-	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Loan given	0.10	20.47	-	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Loan given	0.15	-	-	-
Danub Homes Private Limited	Casagrand Millenia Private Limited	Loan given	0.44	-	-	-
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Loan given	-	0.18	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	21.51	-	-	-
Danub Homes Private Limited	Dawning Developers LLP	Loan given	0.39	0.10	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Loan given	0.05	0.05	-	-
Danub Homes Private Limited	AAK Realty Services LLP	Loan taken	0.10	1.30	-	2.55
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Loan taken	-	1.22	-	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	-	31.21	-	-
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Loan taken	0.18	-	0.93	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Loan taken	2.61	2.72	-	-
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Loan taken	0.75	2.26	-	-
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Loan taken	-	0.10	-	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Loan taken	0.65	-	-	-
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	0.91	-	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Loan taken	4.87	8.30	-	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Loan taken	4.15	86.27	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Loan taken	25.29	45.11	-	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Loan taken	0.45	12.56	-	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Loan taken	0.10	0.20	-	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Loan taken	-	0.20	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casagrand Millenia Private Limited	Loan taken	-	0.58	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	101.23	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Loan taken	5.96	-	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Loan taken	1.22	41.26	-	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Loan taken	2.88	2.78	-	-
Danub Homes Private Limited	Exotia Builder Private Limited	Loan taken	7.72	-	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Sale of fixed Asset -Income	-	0.40	-	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Stock Transfer Expense	0.43	0.01	-	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Stock Transfer Expense	0.38	-	-	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Stock Transfer Expense	-	0.91	-	-
Danub Homes Private Limited	AAK Realty Services LLP	Stock Transfer Income	-	0.16	-	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	4.37	-	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Stock Transfer Income	-	0.11	-	-
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Stock Transfer Income	-	0.01	-	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Stock Transfer Income	-	0.20	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Stock Transfer Income	-	4.29	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Stock Transfer Income	-	0.22	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Stock Transfer Income	0.24	-	-	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Trade Payable - Paid	-	1.39	-	-
Danub Homes Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	0.03	-	-
Danub Homes Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	2.57	15.85	16.29	15.10
Danub Homes Private Limited	Casagrand Arun MN Academy Foundation	Trade payable - Paid	-	-	-	15.00
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	1.87	-	-
Danub Homes Private Limited	Dawning Developers LLP	Trade Payable - Paid	-	0.03	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.13	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Construction expenses	-	-	-	204.65
Dawning Developers LLP	AAK Realty Services LLP	Event Management and Other Income	0.12	1.64	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Event Management and Other Income	-	8.68	-	-
Dawning Developers LLP	Casa Grande Coimbatore LLP	Event Management and Other Income	-	1.24	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Event Management and Other Income	-	19.58	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Event Management and Other Income	-	0.08	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Event Management and Other Income	-	0.09	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Event Management and Other Income	-	8.22	-	-
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Event Management and Other Income	-	0.07	-	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Event Management and Other Income	-	7.95	-	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Event Management and Other Income	-	11.92	-	-
Dawning Developers LLP	Casagrand Arun MN Academy Foundation	Event Management and Other Income	-	3.68	-	-
Dawning Developers LLP	Casagrand Covaan Private Limited	Event Management and Other Income	-	2.38	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Event Management and Other Income	-	12.94	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Event Management and Other Income	-	0.02	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Event Management and Other Income	-	1.87	-	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Event Management and Other Income	0.01	115.16	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Event Management and Other Income	-	10.41	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Event Management and Other Income	-	0.04	-	-
Dawning Developers LLP	Danub Homes Private Limited	Event Management and Other Income	-	2.21	-	-
Dawning Developers LLP	Upstay Builder Private Limited	Event Management and Other Income	-	0.07	-	-
Dawning Developers LLP	Casa Grande Propcare Private Limited	Facility Management services	-	1.05	6.64	0.79
Dawning Developers LLP	Casagrand Staylogy Private Limited	Facility Manpower-Income	-	-	0.62	-
Dawning Developers LLP	AAK Realty Services LLP	Interest Expenses	-	0.04	0.01	-
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	1.10
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Interest expenses	4.21	17.23	16.78	11.59
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest expenses	-	-	-	0.05
Dawning Developers LLP	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	-	0.22
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest expenses	-	-	0.01	1.33
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Expenses	0.19	0.58	0.39	1.33
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest expenses	-	-	0.01	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest Expenses	-	0.12	0.02	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest expenses	-	-	-	1.10
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest expenses	-	-	-	0.01
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest Expenses	0.21	-	-	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest expenses	0.73	2.87	0.45	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest expenses	-	-	-	2.55
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	-	-	23.77	-
Dawning Developers LLP	Casagrand Staylogy Private Limited	Interest expenses	-	-	0.03	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casagrand Vistaaz Private Limited	Interest Expenses	0.00	0.00	-	2.56
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest expenses	-	-	-	0.85
Dawning Developers LLP	Casagrand Zingo Private Limited	Interest expenses	0.03	0.02	-	-
Dawning Developers LLP	Danub Homes Private Limited	Interest expenses	-	-	-	8.56
Dawning Developers LLP	Gazy Mag Private Limited	Interest expenses	0.01	0.00	-	0.19
Dawning Developers LLP	Grace Gated Community LLP	Interest expenses	-	-	-	0.15
Dawning Developers LLP	AAK Realty Services LLP	Interest income	0.06	0.02	2.31	-
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest Income	0.00	-	-	-
Dawning Developers LLP	Casa Grande Coimbatore LLP	Interest Income	0.04	0.13	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest Income	0.49	0.59	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Interest Income	0.00	0.00	-	2.11
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest Income	0.00	0.01	-	-
Dawning Developers LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Income	0.00	0.00	-	0.01
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest Income	0.19	0.36	-	0.15
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.00	-	0.84
Dawning Developers LLP	Casa Grande Zest Private Limited	Interest Income	0.31	1.51	121.58	134.20
Dawning Developers LLP	Casagrand Aesthetic Private Limited	Interest Income	0.01	0.05	0.02	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest Income	0.32	0.49	-	-
Dawning Developers LLP	Casagrand Arun MN Academy Foundation	Interest Income	-	0.00	-	-
Dawning Developers LLP	Casagrand Blue Horizon Private Limited	Interest Income	9.88	53.40	48.00	-
Dawning Developers LLP	Casagrand Covaan Private Limited	Interest Income	0.08	0.00	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest Income	0.49	1.86	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest Income	0.00	0.00	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest Income	-	0.04	-	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest Income	-	-	-	0.11
Dawning Developers LLP	Casagrand Magnum Private Limited	Interest Income	-	-	0.04	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest Income	0.03	0.15	0.07	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	-	2.07	4.78
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Interest Income	7.32	47.02	39.03	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest Income	0.40	1.40	-	-
Dawning Developers LLP	Danub Homes Private Limited	Interest Income	0.08	0.23	0.09	-
Dawning Developers LLP	Grace Gated Community LLP	Interest Income	0.00	0.00	-	0.05
Dawning Developers LLP	IRIS Development LLP	Interest Income	0.36	1.70	-	-
Dawning Developers LLP	Upstay Builder Private Limited	Interest Income	0.00	0.00	-	-
Dawning Developers LLP	AAK Realty Services LLP	Loan given	-	0.60	-	-
Dawning Developers LLP	Casa Grande Coimbatore LLP	Loan given	-	-	10.33	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Loan given	0.70	0.01	-	-
Dawning Developers LLP	IRIS Development LLP	Loan given	-	-	-	1.26
Dawning Developers LLP	AAK Realty Services LLP	Loan taken	-	-	0.60	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Loan taken	0.01	0.25	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Loan taken	-	5.30	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Loan taken	-	0.06	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Loan taken	-	0.10	-	-
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Loan taken	-	0.31	-	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Loan taken	-	2.90	-	-
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	0.03	-	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Loan taken	-	1.33	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Loan taken	0.22	0.20	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Loan taken	14.00	-	-	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Loan taken	0.10	0.82	-	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Loan taken	-	0.05	-	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	46.60	154.64	-	-
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Loan taken	-	79.28	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Loan taken	0.10	0.10	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Loan taken	1.10	0.10	-	-
Dawning Developers LLP	Danub Homes Private Limited	Loan taken	0.39	0.10	-	-
Dawning Developers LLP	Gazy Mag Private Limited	Loan taken	-	0.10	-	-
Dawning Developers LLP	Upstay Builder Private Limited	Loan taken	-	0.07	-	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.18	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Stock Transfer Income	-	0.02	-	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Stock Transfer Income	-	0.05	-	-
Dawning Developers LLP	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	3.23	4.54	0.91
Dawning Developers LLP	IRIS Development LLP	Trade payable - Paid	-	-	-	0.92
Dawning Developers LLP	AAK Realty Services LLP	Trade Receivable - Received	-	0.03	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Trade Receivable - Received	-	0.17	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Trade Receivable - Received	-	0.10	-	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Trade Receivable - Received	-	0.16	-	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Trade Receivable - Received	-	0.16	-	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Trade Receivable - Received	-	0.24	-	-
Dawning Developers LLP	Casagrand Arun MN Academy Foundation	Trade Receivable - Received	-	3.23	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Trade Receivable - Received	-	0.26	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Trade Receivable - Received	-	0.01	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable - Received	-	0.77	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Trade Receivable - Received	-	0.21	-	-
Dawning Developers LLP	Danub Homes Private Limited	Trade Receivable - Received	-	0.05	-	-
Exotia Builder Private Limited	Casa Grande Enterprises LLP	Advertisement expense	7.95	0.04	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	26.17	2.14	-	-
Exotia Builder Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.64	0.27	-	-
Exotia Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Interest Expenses	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Interest Expenses	0.00	0.00	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Interest Expenses	0.01	0.00	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Expenses	18.73	51.55	39.82	18.41
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	0.02	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Interest Income	1.05	-	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Income	0.00	0.00	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Interest Income	0.01	-	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Interest Income	0.00	0.00	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Interest Income	0.24	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Grace Gated Community LLP	Interest Income	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	1.15	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Loan given	75.95	-	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan given	-	0.04	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Loan given	0.10	-	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Loan given	0.37	-	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Loan given	-	0.04	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.06	-	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Loan given	0.03	-	-	-
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Loan given	0.10	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Loan given	7.72	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Loan given	0.10	-	-	-
Exotia Builder Private Limited	Grace Gated Community LLP	Loan given	0.10	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Loan taken	0.10	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	40.86	89.22	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Stock Transfer Expense	-	0.14	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Stock Transfer Expense	-	0.32	-	-
Exotia Builder Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	0.68	0.01	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.04	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest Expenses	0.00	0.00	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.01	0.03	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Loan taken	0.10	-	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	0.11	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Gazy Mag Private Limited	Casa Grande Enterprises LLP	Advertisement expense	0.02	0.38	8.25	9.76
Gazy Mag Private Limited	Casagrand Arun MN Academy Foundation	Advertisement expense	-	-	-	15.00
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advertisement expense	1.88	2.91	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Corporate Guarantee - Expenses	-	8.26	-	-
Gazy Mag Private Limited	Casagrand Arun MN Academy Foundation	CSR Spend	-	2.41	-	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Event Management and Other Income	-	0.15	-	-
Gazy Mag Private Limited	Casa Grande Propcare Private Limited	Facility Management services	0.01	8.02	-	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest expenses	-	0.64	0.20	0.26
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest expenses	16.91	60.45	26.67	-
Gazy Mag Private Limited	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	-	0.01
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Interest Expenses	0.21	1.18	-	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest expenses	-	0.00	-	0.02
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	13.99	-	-	3.44
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Interest Expenses	0.01	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest Expenses	0.00	-	-	-
Gazy Mag Private Limited	Exotia Builder Private Limited	Interest Expenses	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Gazy Mag Private Limited	Casa Grande Axiom Private Limited	Interest Income	0.00	0.00	-	0.04
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest Income	0.00	-	-	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest Income	-	-	-	24.22
Gazy Mag Private Limited	Casa Grande Grace Private Limited	Interest Income	0.00	0.00	-	0.22
Gazy Mag Private Limited	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	-	0.01
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Interest Income	0.01	0.01	-	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest Income	0.03	0.04	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	-	36.58	24.64	23.73
Gazy Mag Private Limited	Dawning Developers LLP	Interest Income	0.01	0.00	-	0.19
Gazy Mag Private Limited	Grace Gated Community LLP	Interest Income	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Loan given	-	8.25	-	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Loan given	9.14	36.52	-	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Loan given	0.08	0.25	-	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Loan given	-	0.50	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	3.68	-	-	-
Gazy Mag Private Limited	Dawning Developers LLP	Loan given	-	0.10	-	-
Gazy Mag Private Limited	Casa Grande Coimbatore LLP	Loan taken	-	-	0.05	-
Gazy Mag Private Limited	Casa Grande Enterprises LLP	Loan taken	-	10.00	-	-
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Loan taken	0.95	4.60	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	418.94	-	-
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Loan taken	0.20	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Loan taken	0.05	0.05	-	-
Gazy Mag Private Limited	Exotia Builder Private Limited	Loan taken	0.10	-	-	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Rental Expenses	-	-	0.12	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Gazy Mag Private Limited	Casa Grande Enterprises LLP	Trade Payable - Paid	-	9.74	-	-
Gazy Mag Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	7.72	-	-
Gazy Mag Private Limited	Casagrand Arun MN Academy Foundation	Trade payable - Paid	-	-	-	15.00
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Payable - Paid	-	0.05	-	-
Grace Gated Community LLP	Casa Grande Propcare Private Limited	Facility Management services	-	-	-	2.32
Grace Gated Community LLP	Casa Grande Axiom Private Limited	Interest expenses	-	0.00	-	0.31
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest expenses	1.63	3.25	-	-
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest expenses	-	0.02	0.02	2.31
Grace Gated Community LLP	Casa Grande Homes Private Limited	Interest expenses	0.00	0.00	0.01	0.77

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Grace Gated Community LLP	Casa Grande Milestone Private Limited	Interest expenses	0.00	0.00	-	1.61
Grace Gated Community LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest Expenses	0.00	0.00	-	0.03
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest expenses	0.00	0.00	0.11	0.18
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest Expenses	0.01	0.02	-	0.14
Grace Gated Community LLP	Casagrand Anchor Private Limited	Interest Expenses	0.00	0.00	-	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest expenses	0.67	2.25	0.70	-
Grace Gated Community LLP	Casagrand Millenia Private Limited	Interest expenses	0.00	0.00	-	0.76
Grace Gated Community LLP	Casagrand Vistaaz Private Limited	Interest Expenses	0.00	0.00	-	0.07
Grace Gated Community LLP	Danub Homes Private Limited	Interest expenses	-	-	-	0.33
Grace Gated Community LLP	Dawning Developers LLP	Interest expenses	0.00	0.00	-	0.05
Grace Gated Community LLP	Exotia Builder Private Limited	Interest Expenses	0.00	-	-	-
Grace Gated Community LLP	Gazy Mag Private Limited	Interest Expenses	0.00	0.00	-	-
Grace Gated Community LLP	IRIS Development LLP	Interest expenses	-	0.06	0.16	-
Grace Gated Community LLP	AAK Realty Services LLP	Interest income	0.00	0.00	-	0.01
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest Income	-	13.62	13.63	16.60
Grace Gated Community LLP	Casa Grande Garden City Builders Private Limited	Interest Income	-	0.00	-	0.67
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest Income	0.00	-	-	-
Grace Gated Community LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest Income	-	-	-	0.66
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest Income	-	-	-	1.76
Grace Gated Community LLP	Casa Grande Zest Private Limited	Interest Income	0.00	0.00	-	0.02
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest Income	0.10	-	-	0.05
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest Income	10.42	69.43	81.26	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Interest Income	8.52	31.07	-	-
Grace Gated Community LLP	Dawning Developers LLP	Interest Income	-	-	-	0.15
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Interest Income	6.07	16.60	-	-
Grace Gated Community LLP	IRIS Development LLP	Interest Income	3.38	3.59	-	-
Grace Gated Community LLP	AAK Realty Services LLP	Interest received	-	-	-	0.01
Grace Gated Community LLP	Casa Grande Grace Private Limited	Loan given	-	0.18	-	-
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan given	175.70	-	-	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Loan given	-	160.00	-	-
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Loan given	-	114.00	-	-
Grace Gated Community LLP	IRIS Development LLP	Loan given	-	60.77	-	-
Grace Gated Community LLP	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan repaid	-	-	0.12	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Loan taken	-	226.74	-	-
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Loan taken	-	0.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Grace Gated Community LLP	Casagrand Anchor Private Limited	Loan taken	-	0.05	-	-
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	-	342.52	-	-
Grace Gated Community LLP	Exotia Builder Private Limited	Loan taken	0.10	-	-	-
Grace Gated Community LLP	IRIS Development LLP	Loan taken	-	-	-	0.78
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	0.12	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Stock Transfer Income	-	0.01	-	-
Grace Gated Community LLP	Casa Grande Propcare Private Limited	Trade payable - Paid	-	-	-	3.85
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.49	-	-
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Corporate Guarantee - Expenses	-	0.10	-	-
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Interest expenses	1.12	3.98	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	31.87	104.75	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	-	-	11.53	-
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Interest expenses	6.07	17.90	-	-
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Interest Income	0.00	0.00	-	-
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Interest Income	-	1.30	-	-
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Interest Income	16.37	43.40	-	-
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Loan given	-	0.05	-	-
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Loan given	0.40	379.65	-	-
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Loan taken	-	36.00	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan taken	14.36	116.51	-	-
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Loan taken	-	114.00	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	-	0.12	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	-	-	0.11	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Trade Payable - Paid	-	0.05	-	-
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Trade Payable - Paid	-	0.01	-	-
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest Expenses	7.90	9.94	-	-
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Interest Income	0.79	1.17	-	-
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Interest Income	0.08	0.08	-	-
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Loan given	-	18.46	-	-
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Loan given	-	1.75	-	-
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan taken	26.50	169.64	-	-
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.09	-	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Construction expenses	-	2.50	-	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Corporate Guarantee - Expenses	-	0.11	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest expenses	2.63	9.54	1.28	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan given	-	2.73	-	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Loan taken	0.09	-	-	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Rental Expenses	0.03	0.12	0.04	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Trade Payable - Paid	-	0.01	-	-
Irris Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	0.11	0.16	-	-
Irris Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	1.15	1.85	-	-
Irris Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Upstay Builder Private Limited	Dawning Developers LLP	Event Management and other Expense	-	0.08	-	-
Upstay Builder Private Limited	Casa Grande Propcare Private Limited	Facility Management services	-	0.19	-	0.21
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest expenses	3.03	4.83	4.12	-
Upstay Builder Private Limited	Dawning Developers LLP	Interest Expenses	0.00	0.00	-	-
Upstay Builder Private Limited	Casa Grande Milestone Private Limited	Interest Income	-	0.04	-	-
Upstay Builder Private Limited	Dawning Developers LLP	Loan given	-	0.07	-	-
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Loan taken	5.70	22.07	-	-
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Rental Expenses	-	0.07	-	-
Upstay Builder Private Limited	Casa Grande Propcare Private Limited	Trade Payable - Paid	-	0.32	0.21	-
Upstay Builder Private Limited	Casagrand Premier Builder Limited (	Trade Payable - Paid	-	0.01	-	-
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limite	Interest expenses	0.50	-	-	-
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limite	Loan taken	13.06	-	-	-
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limite	Rental Expenses	0.03	-	-	-
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Lim	Corporate Guarantee - Income	-	0.10	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limite	Interest Expenses	0.54	0.08	-	-
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Lim	Interest expenses	16.37	43.40	-	-
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limite	Interest Income	-	0.03	-	-
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limite	Loan taken	0.27	12.29	-	-
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Lim	Loan taken	0.40	379.65	-	-
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limite	Rental Expenses	0.03	0.09	-	-
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Lim	Trade Receivable - Received	-	0.01	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limite	Corporate Guarantee - Expenses	-	0.01	-	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limite	Interest expenses	3.03	9.42	-	-
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limite	Loan taken	0.35	69.86	-	-
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limite	Rental Expenses	0.03	0.12	0.04	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23

g) Balances With Related Parties prior to elimination

The following are the details of the balances prior to elimination for the period ended 30 June 2025 and for year ended 31 March 2025, 31 March 2024 and 31 March 31 2023.

Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.11	-	-	-
Ambojini Property Developers Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	256.22	-	-	-
Ambojini Property Developers Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.18	-	-	-
Ambojini Property Developers Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	0.02	-	-	-
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Interest payable	126.31	106.95	-	-
Ambojini Property Developers Private Limited	Casagrand Regale Private Limited	Short term borrowings	461.36	438.75	-	-
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	13.29	6.30	NA	NA
Beacon Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	296.02	89.21	NA	NA
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Interest payable	0.01	0.00	NA	NA
Beacon Ace Induspark Private Limited	Headway Ace Induspark Private Limited	Short term borrowings	0.05	0.05	NA	NA
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	1.69	0.00	NA	NA
Beacon Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	259.80	0.05	NA	NA
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	11.60	9.06	0.05	-
Beacon Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	59.72	59.13	57.67	-
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Interest payable	-	-	-	0.02
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Interest receivable	0.06	0.05	0.09	-
Casa Grande Axiom Private Limited	AAK Realty Services LLP	Short term loans and advances	0.10	0.10	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.04	-	7.44	4.34
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.08	0.08	-	-
Casa Grande Axiom Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	1.42	1.42	40.04	14.81
Casa Grande Axiom Private Limited	Casa Grande Coimbatore LLP	Interest payable	0.02	0.02	-	-
Casa Grande Axiom Private Limited	Casa Grande Enterprises LLP	Trade Payable	-	-	0.07	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	0.04	-
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	-	-	0.09	0.09
Casa Grande Axiom Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	0.00	0.00	1.46	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	0.03	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.00	-	0.24	0.24
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Short term borrowings	-	-	0.36	-
Casa Grande Axiom Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.02	0.02	-	-
Casa Grande Axiom Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.03
Casa Grande Axiom Private Limited	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	0.34	0.34
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Axiom Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	0.01	0.01	-	-
Casa Grande Axiom Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.10	0.22	1.52	0.48
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	-	-	0.01	0.01
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.00	-	-	-
Casa Grande Axiom Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	-	-	0.09	0.09
Casa Grande Axiom Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	-	-	0.09	1.98
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.01	0.01	-	0.04
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	-	-	0.02	0.02
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	0.00	0.01	-
Casa Grande Axiom Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.00	0.00	0.14	0.10
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	0.00	0.35	-
Casa Grande Axiom Private Limited	Casa Grande Zest Private Limited	Short term borrowings	0.08	0.08	2.58	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Interest payable	0.02	0.02	-	-
Casa Grande Axiom Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.10	-	-	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.02	0.02	0.05	-
Casa Grande Axiom Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	0.00	0.00	0.49	-
Casa Grande Axiom Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Fresh Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Interest payable	-	-	0.03	0.02
Casa Grande Axiom Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.00	0.00	0.17	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	-	0.02	0.02
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	0.01	0.04	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	-	-	0.55	-
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest payable	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Interest receivable	-	-	0.05	0.05
Casa Grande Axiom Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	9.14	9.14
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	144.72	132.34	86.73	39.16
Casa Grande Axiom Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	133.95	305.40	362.26	612.66
Casa Grande Axiom Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	0.00	-	0.07	0.07
Casa Grande Axiom Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	0.00	-	-	-
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.00	-	0.17	0.17
Casa Grande Axiom Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Casagrand Zingo Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.00	0.07	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Interest receivable	-	-	0.82	0.82
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Short term borrowings	0.52	0.00	1.22	-
Casa Grande Axiom Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	-	0.03
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest payable	0.00	-	-	-
Casa Grande Axiom Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.30	0.30
Casa Grande Axiom Private Limited	Dawning Developers LLP	Short term borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Gazy Mag Private Limited	Interest payable	0.00	0.00	0.01	0.01
Casa Grande Axiom Private Limited	Gazy Mag Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Axiom Private Limited	Grace Gated Community LLP	Interest receivable	-	-	0.08	0.08
Casa Grande Axiom Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Interest payable	0.14	0.07	-	-
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Interest receivable	3.24	3.24	2.51	0.61
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Short term borrowings	1.76	1.76	-	-
Casa Grande Civil Engineering Private Limited	AAK Realty Services LLP	Short term loans and advances	-	-	10.56	16.85
Casa Grande Civil Engineering Private Limited	Arun MN Estate and Family Welfare Trust	Interest receivable	20.04	0.22	-	-
Casa Grande Civil Engineering Private Limited	Arun MN Estate and Family Welfare Trust	Trade Receivable	660.96	660.96	-	-
Casa Grande Civil Engineering Private Limited	Blue Sea Homes Search LLP	Interest receivable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Blue Sea Homes Search LLP	Short term loans and advances	-	-	0.02	0.02
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.08	0.08	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.04	-	7.44	4.34
Casa Grande Civil Engineering Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	1.42	1.42	40.04	14.81
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.86	0.86	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	-	59.16
Casa Grande Civil Engineering Private Limited	Casa Grande Coimbatore LLP	Trade Receivable	0.05	9.65	9.50	-
Casa Grande Civil Engineering Private Limited	Casa Grande Enterprises LLP	Trade Payable	49.11	35.86	101.60	4.97

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.12	0.12	18.40	4.08
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.03	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	169.09	35.00
Casa Grande Civil Engineering Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	2.30	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest payable	52.64	44.67	69.93	-
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	11.28	11.28
Casa Grande Civil Engineering Private Limited	Casa Grande Grace Private Limited	Short term borrowings	399.43	227.73	848.19	8.47
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	0.46	0.15
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.01	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Homes Private Limited	Short term borrowings	0.05	0.05	4.81	7.71
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest payable	-	-	9.90	-
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Interest receivable	1.41	0.53	0.04	1.03
Casa Grande Civil Engineering Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	33.29	29.47	2.84	1.19
Casa Grande Civil Engineering Private Limited	Casa Grande Propcare Private Limited	Trade Payable	4.83	6.22	8.30	6.55
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	21.63	19.29	10.74	6.77
Casa Grande Civil Engineering Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	54.39	54.39	54.52	52.74
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	-	-	0.16	0.16
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.08	0.05	0.07	-
Casa Grande Civil Engineering Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	1.26	1.26	1.03	-
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	1.99	1.99	22.65	1.19
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.84	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	-	-	-	13.70
Casa Grande Civil Engineering Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	35.66	27.98	2.87	-
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	1.86	1.66	0.86	0.43
Casa Grande Civil Engineering Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	6.79	6.70	6.61	0.73
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Interest receivable	1.98	1.61	2.53	0.84
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Short term borrowings	70.25	-	-	-
Casa Grande Civil Engineering Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	39.33	32.88	9.14
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Interest payable	9.63	9.12	7.06	4.91
Casa Grande Civil Engineering Private Limited	Casagrand Aesthetic Private Limited	Short term borrowings	21.62	21.62	21.62	22.06
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Interest receivable	263.57	256.08	211.82	149.88

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	260.67	269.78	363.38	502.98
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Interest receivable	0.15	0.10	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Astute Private Limited	Short term loans and advances	1.46	1.44	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Covaan Private Limited	Short term loans and advances	0.61	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Everta Private Limited	Interest payable	90.35	71.00	1.17	-
Casa Grande Civil Engineering Private Limited	Casagrand Everta Private Limited	Short term borrowings	450.00	450.00	450.00	-
Casa Grande Civil Engineering Private Limited	Casagrand Exotia Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Exotia Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	-	-	0.01	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.46	0.30	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	-	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	5.35	5.02	0.35	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest payable	-	-	0.24	-
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Interest receivable	66.50	64.61	14.37	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	26.72	115.91	421.18	-
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Interest receivable	12.87	11.01	1.71	-
Casa Grande Civil Engineering Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	71.34	84.64	54.14	5.77
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest payable	1.21	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.20	0.20	0.05	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	124.32	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	-	20.68	0.55	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Interest receivable	8.51	8.51	11.56	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Short term borrowings	0.10	0.10	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Lotus Private Limited	Short term loans and advances	-	-	143.81	-
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	36.12	32.04	18.11	8.81
Casa Grande Civil Engineering Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	135.94	135.84	109.14	71.74
Casa Grande Civil Engineering Private Limited	Casagrand Magnum Private Limited	Short term loans and advances	-	-	-	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Interest receivable	7.05	6.61	4.81	1.57
Casa Grande Civil Engineering Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	15.03	14.91	14.73	24.29
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	113.56	78.55
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	578.10	498.96	272.05	23.03

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	3,084.00	2,381.40	2,791.96	1,410.77
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.03	0.02	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	3.52	0.38	0.06	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Short term borrowings	0.01	0.01	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Staylogy Private Limited	Trade Payable	-	-	0.01	0.01
Casa Grande Civil Engineering Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	5.59	5.59	5.59	5.58
Casa Grande Civil Engineering Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	0.02	0.02	0.02	0.02
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest payable	2.29	2.29	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.06	-	0.24	0.19
Casa Grande Civil Engineering Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	24.55	2.07	0.68	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Interest payable	0.09	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Vivacity Private Limited	Short term borrowings	199.80	-	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest payable	30.64	18.87	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Short term borrowings	381.00	362.46	-	-
Casa Grande Civil Engineering Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	9.63	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest payable	-	-	6.70	6.70
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Interest receivable	30.96	24.84	16.50	-
Casa Grande Civil Engineering Private Limited	Danub Homes Private Limited	Short term loans and advances	152.78	239.44	76.84	99.00
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Interest receivable	42.08	37.87	20.64	3.86
Casa Grande Civil Engineering Private Limited	Dawning Developers LLP	Short term loans and advances	140.48	140.47	149.08	117.96
Casa Grande Civil Engineering Private Limited	Exotia Builder Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Exotia Builder Private Limited	Short term loans and advances	1.47	0.00	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Flock Builder Private Limited	Short term loans and advances	0.10	-	-	-
Casa Grande Civil Engineering Private Limited	Gallante Promoter LLP	Interest receivable	56.13	52.58	38.44	24.22
Casa Grande Civil Engineering Private Limited	Gallante Promoter LLP	Short term loans and advances	118.50	118.50	118.50	118.16
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest payable	0.00	-	-	-
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Interest receivable	0.64	0.64	0.26	0.05
Casa Grande Civil Engineering Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.00	0.00	8.25	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest payable	64.54	64.54	54.16	40.53
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Interest receivable	1.63	-	-	-
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Short term borrowings	-	-	172.33	223.30

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Civil Engineering Private Limited	Grace Gated Community LLP	Short term loans and advances	54.40	54.40	-	-
Casa Grande Civil Engineering Private Limited	IRIS Development LLP	Interest receivable	0.38	0.38	0.38	-
Casa Grande Civil Engineering Private Limited	IRIS Development LLP	Short term loans and advances	0.05	0.05	-	3.98
Casa Grande Civil Engineering Private Limited	Nobilitas Home Search LLP	Short term loans and advances	-	-	0.02	0.02
Casa Grande Civil Engineering Private Limited	Sea View Home Search LLP	Interest receivable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Sea View Home Search LLP	Short term loans and advances	-	-	0.02	0.02
Casa Grande Civil Engineering Private Limited	Solace Gated Community LLP	Short term loans and advances	-	-	0.02	0.02
Casa Grande Civil Engineering Private Limited	Venerate Homes Search LLP	Interest receivable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Venerate Homes Search LLP	Short term loans and advances	-	-	0.03	0.03
Casa Grande Civil Engineering Private Limited	Zest Home Search LLP	Interest payable	0.00	0.00	-	-
Casa Grande Civil Engineering Private Limited	Zest Home Search Llp	Interest receivable	0.00	0.03	-	-
Casa Grande Civil Engineering Private Limited	Zest Home Search LLP	Short term loans and advances	0.83	0.83	0.86	0.86
Casa Grande Coimbatore LLP	Casa Grande Civil Engineering Private Limited	Short term borrowings	NA	NA	NA	59.16
Casa Grande Coimbatore LLP	Casa Grande Enterprises LLP	Trade Payable	NA	NA	NA	19.79
Casa Grande Coimbatore LLP	Casa Grande Grace Private Limited	Short term borrowings	NA	NA	NA	0.18
Casa Grande Coimbatore LLP	Casa Grande Homes Private Limited	Short term loans and advances	NA	NA	NA	9.29
Casa Grande Coimbatore LLP	Casa Grande Milestone Private Limited	Short term borrowings	NA	NA	NA	0.10
Casa Grande Coimbatore LLP	Casa Grande Propcare Private Limited	Trade Payable	NA	NA	NA	0.62
Casa Grande Coimbatore LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	NA	NA	NA	2.24
Casa Grande Coimbatore LLP	Casa Grande Smart Value Homes Private Limited	Short term borrowings	NA	NA	NA	0.50
Casa Grande Coimbatore LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	NA	NA	NA	1.53
Casa Grande Coimbatore LLP	Casagrand Magick Rufy Private Limited	Short term borrowings	NA	NA	NA	0.10
Casa Grande Coimbatore LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	NA	NA	NA	-298.52
Casa Grande Coimbatore LLP	Casagrand Staylogy Private Limited	Short term borrowings	NA	NA	NA	8.12
Casa Grande Coimbatore LLP	Casagrand Vistaaz Private Limited	Short term loans and advances	NA	NA	NA	0.70
Casa Grande Coimbatore LLP	Danub Homes Private Limited	Short term borrowings	NA	NA	NA	0.93
Casa Grande Coimbatore LLP	Dawning Developers LLP	Short term loans and advances	NA	NA	NA	10.33
Casa Grande Coimbatore LLP	Gazy Mag Private Limited	Short term borrowings	NA	NA	NA	0.05
Casa Grande Enterprises LLP	AAK Realty Services LLP	Trade Receivable	-	-	-	6.28
Casa Grande Enterprises LLP	Casa Grande Axiom Private Limited	Trade receivable	-	-	0.07	-
Casa Grande Enterprises LLP	Casa Grande Civil Engineering Private Limited	Trade Receivable	49.21	35.86	101.60	4.97
Casa Grande Enterprises LLP	Casa Grande Coimbatore LLP	Trade Receivable	11.97	22.35	0.36	19.79
Casa Grande Enterprises LLP	Casa Grande Garden City Builders Private Limited	Trade Receivable	50.48	22.71	166.48	31.33
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Advance from customer	-	-	-	7.20
Casa Grande Enterprises LLP	Casa Grande Grace Private Limited	Trade Receivable	28.76	25.72	7.80	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Enterprises LLP	Casa Grande Milestone Private Limited	Trade Receivable	5.53	2.26	4.62	-
Casa Grande Enterprises LLP	Casa Grande Propcare Private Limited	Advance to suppliers	3.77	3.77	-	-
Casa Grande Enterprises LLP	Casa Grande Propcare Private Limited	Short term loans and advances	-	-	3.77	3.77
Casa Grande Enterprises LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Trade Receivable	0.18	0.15	-	-
Casa Grande Enterprises LLP	Casa Grande Smart Value Homes Private Limited	Trade Receivable	13.97	4.06	7.74	5.75
Casa Grande Enterprises LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Advance from customer	0.52	0.52	-	-
Casa Grande Enterprises LLP	Casa Grande Zest Private Limited	Trade Receivable	27.19	24.00	15.79	11.43
Casa Grande Enterprises LLP	Casagrand Aesthetic Private Limited	Trade Receivable	0.57	0.57	-	-
Casa Grande Enterprises LLP	Casagrand Anchor Private Limited	Trade Receivable	125.40	101.42	54.55	-
Casa Grande Enterprises LLP	Casagrand Arun MN Academy Foundation	Trade Receivable	7.50	7.50	7.50	4.66
Casa Grande Enterprises LLP	Casagrand Astute Private Limited	Trade Receivable	2.52	1.48	1.48	1.48
Casa Grande Enterprises LLP	Casagrand Bizpark Private Limited	Trade Receivable	1.74	-	-	-
Casa Grande Enterprises LLP	Casagrand Covaan Private Limited	Trade Receivable	11.16	2.73	-	-
Casa Grande Enterprises LLP	Casagrand Everta Private Limited	Trade Receivable	0.06	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Fresh Private Limited	Trade Receivable	139.25	100.96	-	-
Casa Grande Enterprises LLP	Casagrand Horizons Private Limited	Trade Receivable	55.48	49.54	73.64	9.00
Casa Grande Enterprises LLP	Casagrand Hyderwise Private Limited	Trade Receivable	38.30	43.14	17.35	-
Casa Grande Enterprises LLP	Casagrand Lotus Private Limited	Trade Receivable	82.27	74.22	-	-
Casa Grande Enterprises LLP	Casagrand Magick Rufy Private Limited	Trade Receivable	0.85	0.85	0.85	0.12
Casa Grande Enterprises LLP	Casagrand Millenia Private Limited	Advance from customer	1.65	2.05	3.03	-
Casa Grande Enterprises LLP	Casagrand Millenia Private Limited	Trade receivable	-	-	-	0.06
Casa Grande Enterprises LLP	Casagrand Perch Builder Private Limited	Trade Receivable	4.15	4.15	0.42	-
Casa Grande Enterprises LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	779.70	510.80	508.88	-177.84
Casa Grande Enterprises LLP	Casagrand Spaceintell Private Limited	Trade Receivable	2.66	2.66	2.66	2.66
Casa Grande Enterprises LLP	Casagrand Stage7 Private Limited	Trade Receivable	9.93	0.06	-	-
Casa Grande Enterprises LLP	Casagrand Starpark Private Limited	Short term borrowings	-	-	-	0.15
Casa Grande Enterprises LLP	Casagrand Vivaace Private Limited	Trade Receivable	99.06	89.26	0.52	-
Casa Grande Enterprises LLP	Casagrand Vivacity Private Limited	Trade Receivable	0.03	0.02	-	-
Casa Grande Enterprises LLP	Casagrand Zingo Private Limited	Trade Receivable	0.12	-	-	-
Casa Grande Enterprises LLP	Danub Homes Private Limited	Trade Receivable	103.86	95.39	28.91	11.45
Casa Grande Enterprises LLP	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Advance from customer	0.04	0.04	-	-
Casa Grande Enterprises LLP	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term borrowings	-	-	-	0.04

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Enterprises LLP	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Payable	-	-	0.04	0.04
Casa Grande Enterprises LLP	Exotia Builder Private Limited	Trade Receivable	7.98	0.04	-	-
Casa Grande Enterprises LLP	Gazy Mag Private Limited	Trade Receivable	38.82	38.80	9.74	-
Casa Grande Enterprises LLP	Propel Holdings LLP	Advance to suppliers	-	21.00	-	-
Casa Grande Enterprises LLP	Propel Holdings LLP	Short term loans and advances	22.68	-	21.00	21.00
Casa Grande Garden City Builders Private Limited	AAK Realty Services LLP	Interest receivable	0.28	0.21	0.04	-
Casa Grande Garden City Builders Private Limited	AAK Realty Services LLP	Short term loans and advances	1.63	1.63	1.53	-
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Interest receivable	0.11	-	-	-
Casa Grande Garden City Builders Private Limited	Ambojini Property Developers Private Limited	Short term loans and advances	256.22	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.09	0.09
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.04	-
Casa Grande Garden City Builders Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	1.46	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.03	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.12	0.12	18.40	4.08
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	2.30	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	169.09	35.00
Casa Grande Garden City Builders Private Limited	Casa Grande Coimbatore LLP	Interest payable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.59	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Enterprises LLP	Trade Payable	50.48	22.71	166.48	31.33
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Interest receivable	2.48	2.48	7.76	0.17
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.17	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	-	95.71	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.02	-	0.08
Casa Grande Garden City Builders Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest payable	8.10	3.75	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Interest receivable	-	-	0.76	0.02
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	323.79	120.02	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	-	-	0.19	-
Casa Grande Garden City Builders Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.29	0.29	0.46	0.46
Casa Grande Garden City Builders Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	0.13	0.13	0.13	0.13

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.02	-	-	5.46
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	10.88	-
Casa Grande Garden City Builders Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	2.92	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	0.00	5.18	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Short term borrowings	0.40	-	-	-
Casa Grande Garden City Builders Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	-	77.40	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest payable	0.34	0.34	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Interest receivable	1.91	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	152.66	5.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Interest receivable	0.36	0.35	0.12	-
Casa Grande Garden City Builders Private Limited	Casagrand Avalon Private Limited	Short term loans and advances	0.22	0.22	4.12	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Bizpark Private Limited	Short term loans and advances	-	-	0.06	-
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Interest payable	0.00	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Covaan Private Limited	Short term borrowings	0.20	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.28	-	0.10	-
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.03	0.03	0.05	0.05
Casa Grande Garden City Builders Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	12.32	0.00	0.33	-
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Interest receivable	3.23	2.07	0.04	-
Casa Grande Garden City Builders Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	134.19	0.00	1.69	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest payable	0.01	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	0.00	5.59	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.60	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	94.41	0.10
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	1.50	0.09	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	36.51	30.34	0.29	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Interest receivable	8.45	2.68	2.31	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Short term borrowings	-	109.87	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Lotus Private Limited	Short term loans and advances	233.79	-	49.69	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	-	0.08	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	0.00	0.67	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	0.10	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	-	-	29.47	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.02	0.00	0.07	-
Casa Grande Garden City Builders Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.40	0.55	7.83	-
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	849.57	849.57	1,135.76	700.08
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	230.12	-	38.10	38.10
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	1,055.85	2,251.90
Casa Grande Garden City Builders Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	6,559.91	6,021.65	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.05	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	1.94	-	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Interest payable	0.80	0.80	0.97	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Short term borrowings	0.00	0.00	13.09	-
Casa Grande Garden City Builders Private Limited	Casagrand Staylogy Private Limited	Trade Payable	-	-	-	13.09
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Interest receivable	1.71	0.00	0.01	-
Casa Grande Garden City Builders Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	146.91	-	1.86	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest payable	0.22	0.21	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.04	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.86	0.00	-	-
Casa Grande Garden City Builders Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	3.38	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest payable	0.08	-	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Interest receivable	3.47	3.47	10.61	0.53
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Short term borrowings	4.61	0.25	-	-
Casa Grande Garden City Builders Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	124.52	0.10
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest payable	0.74	0.25	-	-
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.01	0.01
Casa Grande Garden City Builders Private Limited	Dawning Developers LLP	Short term borrowings	14.61	14.61	-	-
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Interest payable	0.02	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Garden City Builders Private Limited	Exotia Builder Private Limited	Short term borrowings	1.15	-	-	-
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest payable	-	-	53.83	53.83
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Interest receivable	55.91	39.00	32.38	5.71
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Short term borrowings	-	-	-	112.71
Casa Grande Garden City Builders Private Limited	Gazy Mag Private Limited	Short term loans and advances	443.71	452.85	489.54	-
Casa Grande Garden City Builders Private Limited	Grace Gated Community LLP	Interest payable	0.00	0.00	0.14	0.14
Casa Grande Garden City Builders Private Limited	Grace Gated Community LLP	Short term borrowings	0.00	0.00	-	-
Casa Grande Garden City Builders Private Limited	IRIS Development LLP	Interest receivable	0.01	0.00	-	-
Casa Grande Garden City Builders Private Limited	IRIS Development LLP	Short term loans and advances	0.10	0.10	-	-
Casa Grande Grace Private Limited	AAK Realty Services LLP	Interest payable	0.00	-	-	0.03
Casa Grande Grace Private Limited	AAK Realty Services LLP	Interest receivable	0.07	0.07	0.09	-
Casa Grande Grace Private Limited	AAK Realty Services LLP	Short term borrowings	0.07	0.07	-	0.10
Casa Grande Grace Private Limited	AAK Realty Services LLP	Short term loans and advances	-	-	0.10	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	-	0.24	0.24
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.03	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	0.02	0.02	-	-
Casa Grande Grace Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	-	-	0.36	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	-	-	11.28	11.28
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	52.64	44.67	69.93	-
Casa Grande Grace Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	399.43	227.73	848.20	8.47
Casa Grande Grace Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.01	0.01	-	-
Casa Grande Grace Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.00	0.00	-	0.18
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Advance to suppliers	-	-	-	7.20
Casa Grande Grace Private Limited	Casa Grande Enterprises LLP	Trade Payable	28.76	25.72	7.80	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	2.48	2.48	7.76	0.17
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.01	-	-	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	95.71	-
Casa Grande Grace Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.17	-	-	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	-
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.02	0.02	0.04
Casa Grande Grace Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	0.10	-
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.02	0.02	-	0.32
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	0.03	-
Casa Grande Grace Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.23	1.95	3.56	2.42
Casa Grande Grace Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.08	0.08	0.04	0.01
Casa Grande Grace Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.34	0.34	0.34	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	0.45	0.45	0.55	0.55
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	-	0.06	-
Casa Grande Grace Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	0.53	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.03	0.03	0.06	6.76
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.01	0.00	0.57	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	-	0.06	-	-
Casa Grande Grace Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.55	-	-	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.00	-	0.11	0.11
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.09	0.09	0.24	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	-	0.05	-	-
Casa Grande Grace Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.00	-	2.47	0.02
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest payable	-	-	0.06	0.03
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.34	0.34	0.12	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Short term borrowings	-	-	23.93	-
Casa Grande Grace Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.10	0.10	-	-
Casa Grande Grace Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.06	0.06	0.06	0.06
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest payable	0.06	0.06	0.02	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.00	-	0.02	0.02
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.02	-	2.69	-
Casa Grande Grace Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	0.15	-	-
Casa Grande Grace Private Limited	Casagrand Exotia Private Limited	Interest receivable	3.48	3.48	3.48	3.48
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	-	-	0.01	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	0.16	-
Casa Grande Grace Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.15	0.15	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Interest payable	0.21	0.16	-	-
Casa Grande Grace Private Limited	Casagrand Fresh Private Limited	Short term borrowings	1.29	1.29	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest payable	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.01	0.01	0.01	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	0.05	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	1.70	1.60	-	-
Casa Grande Grace Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	4.26	3.09	-	-
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	-	0.27	0.26
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest payable	-	-	0.85	0.85
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.16	0.16	0.18	-
Casa Grande Grace Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.00	0.00	1.87	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.17	-	-	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	20.54	-	36.36	-
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	102.49	102.49	381.22	381.22
Casa Grande Grace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	511.42	502.50	1,216.15	141.52
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.10	-	-	-
Casa Grande Grace Private Limited	Casagrand Staylogy Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Grace Private Limited	Casagrand Staylogy Private Limited	Short term loans and advances	0.00	0.00	0.01	0.01
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	0.01	0.01	0.07	0.02
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Casa Grande Grace Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	-	-	0.30	0.30
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.19	0.19	0.18	0.18
Casa Grande Grace Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.54	0.00	0.15	-
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Interest receivable	0.03	-	-	-
Casa Grande Grace Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	1.90	-	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest payable	7.33	5.75	-	-
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.03	0.03
Casa Grande Grace Private Limited	Casagrand Zingo Private Limited	Short term borrowings	49.80	49.90	-	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest payable	-	-	3.13	3.03
Casa Grande Grace Private Limited	Danub Homes Private Limited	Interest receivable	0.56	0.46	0.15	-
Casa Grande Grace Private Limited	Danub Homes Private Limited	Short term loans and advances	5.43	2.82	0.24	0.23
Casa Grande Grace Private Limited	Dawning Developers LLP	Interest payable	0.33	0.33	0.33	0.33
Casa Grande Grace Private Limited	Dawning Developers LLP	Short term borrowings	0.04	0.04	-	-
Casa Grande Grace Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Interest receivable	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Grace Private Limited	Exotia Builder Private Limited	Short term loans and advances	0.10	-	-	-
Casa Grande Grace Private Limited	Gallante Promoter LLP	Interest payable	0.04	0.04	0.02	0.01
Casa Grande Grace Private Limited	Gallante Promoter LLP	Short term borrowings	0.15	0.15	0.15	0.15
Casa Grande Grace Private Limited	Gazy Mag Private Limited	Interest payable	0.07	0.07	0.07	0.07
Casa Grande Grace Private Limited	Gazy Mag Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest payable	0.00	-	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Interest receivable	0.01	0.01	0.67	0.65
Casa Grande Grace Private Limited	Grace Gated Community LLP	Short term borrowings	0.00	0.00	-	-
Casa Grande Grace Private Limited	Grace Gated Community LLP	Short term loans and advances	-	-	0.18	0.11
Casa Grande Grace Private Limited	IRIS Development LLP	Interest payable	0.02	0.01	-	-
Casa Grande Grace Private Limited	IRIS Development LLP	Short term borrowings	0.07	0.07	0.07	-
Casa Grande Homes Private Limited	AAK Realty Services LLP	Interest receivable	0.00	-	-	0.03
Casa Grande Homes Private Limited	AAK Realty Services LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	0.03
Casa Grande Homes Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	-	0.46	0.15
Casa Grande Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.05	0.05	4.81	7.71
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Interest payable	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Short term borrowings	-	-	-	9.29
Casa Grande Homes Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.02	0.02	-	-
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.02	0.02	-	0.08
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.02	0.02	0.02	0.04
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Short term borrowings	-	-	0.10	-
Casa Grande Homes Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.01	0.01	-	-
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	-	3.23
Casa Grande Homes Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	0.03	-	-	-
Casa Grande Homes Private Limited	Casa Grande Propcare Private Limited	Trade Payable	-	1.36	0.49	-
Casa Grande Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.00	-	0.02	0.02
Casa Grande Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	0.11	0.10
Casa Grande Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	0.13	0.05
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	-	1.92
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	-	-	0.20	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.69	0.69	0.52	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	-	0.01	0.01
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	-	-	21.19	-
Casa Grande Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	0.01	-	6.24
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.04	-	-	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Short term borrowings	-	-	0.09	-
Casa Grande Homes Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	1.72	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Interest payable	0.02	0.01	0.01	-
Casa Grande Homes Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.10	-	0.40	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Interest payable	0.02	0.01	-	-
Casa Grande Homes Private Limited	Casagrand Fresh Private Limited	Short term borrowings	0.20	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.00	0.00	-	0.10
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	0.10	-	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	-	-	0.07
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	-	-	0.10	-
Casa Grande Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest payable	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Interest receivable	-	-	-	0.24
Casa Grande Homes Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	36.17	-	46.85	43.54
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	59.78	59.78	161.61	141.14
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	857.11	852.97	-	-
Casa Grande Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	-	-	382.76	645.81
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.03	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Homes Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.87	-	-	-
Casa Grande Homes Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.00	-	-	0.04
Casa Grande Homes Private Limited	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.05	0.04	-	-
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Interest receivable	-	-	-	1.06
Casa Grande Homes Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	0.50	0.10	-	-
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Interest payable	0.07	0.00	-	-
Casa Grande Homes Private Limited	Casagrand Zingo Private Limited	Short term borrowings	7.92	0.03	-	-
Casa Grande Homes Private Limited	Danub Homes Private Limited	Interest payable	7.05	3.63	0.01	0.50
Casa Grande Homes Private Limited	Danub Homes Private Limited	Short term borrowings	91.41	91.01	0.20	0.05
Casa Grande Homes Private Limited	Dawning Developers LLP	Interest receivable	0.00	-	-	0.06
Casa Grande Homes Private Limited	Dawning Developers LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Gallante Promoter LLP	Interest payable	-	-	0.06	0.06
Casa Grande Homes Private Limited	Gallante Promoter LLP	Interest receivable	2.77	2.38	1.04	NA
Casa Grande Homes Private Limited	Gallante Promoter LLP	Short term loans and advances	8.93	8.93	8.93	8.93
Casa Grande Homes Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	Grace Gated Community LLP	Interest receivable	0.00	-	-	0.15
Casa Grande Homes Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Homes Private Limited	IRIS Development LLP	Interest receivable	0.00	-	-	-
Casa Grande Homes Private Limited	IRIS Development LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Milestone Private Limited	AAK Realty Services LLP	Interest receivable	0.35	0.31	0.15	-
Casa Grande Milestone Private Limited	AAK Realty Services LLP	Short term loans and advances	0.90	0.90	0.90	0.10
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.02	-
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.34	0.34
Casa Grande Milestone Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.01	0.01	-	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	1.41	0.53	0.04	1.03
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	9.90	-
Casa Grande Milestone Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	33.29	29.47	2.84	1.19
Casa Grande Milestone Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.03	0.03	-	-
Casa Grande Milestone Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.10	0.00	-	0.10
Casa Grande Milestone Private Limited	Casa Grande Enterprises LLP	Trade Payable	5.53	2.26	4.62	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	0.76	0.02
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	8.10	3.75	-	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	0.19	-
Casa Grande Milestone Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	323.79	120.02	-	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	0.03	-
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.02	0.02	-	0.32
Casa Grande Milestone Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	0.00	-	3.23
Casa Grande Milestone Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.03	-	-	-
Casa Grande Milestone Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.41	0.70	0.77	1.43
Casa Grande Milestone Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.03	0.03	0.02	-
Casa Grande Milestone Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	-	-	0.10	-
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	-	1.57
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.14	0.14	0.17	0.14
Casa Grande Milestone Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.04	0.04	-	0.14
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.03	0.03	0.01	-
Casa Grande Milestone Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	-	-	0.10	-
Casa Grande Milestone Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	-	0.11	-
Casa Grande Milestone Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.04	0.02	-	-
Casa Grande Milestone Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	1.21	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	-	0.01	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.01	0.01	-	-
Casa Grande Milestone Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	0.00	0.00	0.09	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest payable	1.34	0.93	-	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Interest receivable	-	-	0.02	-
Casa Grande Milestone Private Limited	Casagrand Fresh Private Limited	Short term borrowings	9.90	36.87	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	0.00	0.06	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.05	-	-	-
Casa Grande Milestone Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	0.05	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.04	0.02	-	-
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	0.07	0.50
Casa Grande Milestone Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	0.80	0.80	-	-
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest payable	-	-	-	2.32
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.00	-	21.98	-
Casa Grande Milestone Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.00	0.00	-	132.90
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	61.24	61.24

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	512.33	450.34	156.09	28.68
Casa Grande Milestone Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,323.98	1,221.36	2,090.77	8.53
Casa Grande Milestone Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.00	-	-	0.01
Casa Grande Milestone Private Limited	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.12	0.11	-	-
Casa Grande Milestone Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.35	-	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	0.10	-
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Interest receivable	0.77	0.64	2.55	61.56
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Short term borrowings	-	-	-	61.65
Casa Grande Milestone Private Limited	Danub Homes Private Limited	Short term loans and advances	3.21	2.46	0.20	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest payable	0.00	0.00	-	-
Casa Grande Milestone Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.01	0.38
Casa Grande Milestone Private Limited	Dawning Developers LLP	Short term borrowings	0.01	0.01	-	-
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Interest payable	1.05	-	-	-
Casa Grande Milestone Private Limited	Exotia Builder Private Limited	Short term borrowings	75.95	-	-	-
Casa Grande Milestone Private Limited	Grace Gated Community LLP	Interest receivable	0.00	-	-	0.47
Casa Grande Milestone Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Milestone Private Limited	IRIS Development LLP	Interest receivable	2.02	1.78	0.12	-
Casa Grande Milestone Private Limited	IRIS Development LLP	Short term loans and advances	5.14	5.14	5.15	-
Casa Grande Milestone Private Limited	IRIS Development LLP	Trade Receivable	-	-	-	54.64
Casa Grande Milestone Private Limited	Upstay Builder Private Limited	Interest payable	0.04	0.04	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	AAK Realty Services LLP	Interest payable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	AAK Realty Services LLP	Short term borrowings	0.01	0.01	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Interest payable	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Axiom Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Interest receivable	21.63	19.29	10.74	6.77

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Civil Engineering Private Limited	Short term loans and advances	54.39	54.39	54.52	52.74
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Grace Private Limited	Interest payable	0.08	0.08	0.04	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Grace Private Limited	Short term borrowings	0.34	0.34	0.34	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Homes Private Limited	Interest receivable	0.00	-	0.02	0.02
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Propcare Private Limited	Trade Payable	0.98	0.16	1.72	0.77
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.04	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.82	0.82	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Anchor Private Limited	Interest payable	0.02	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Anchor Private Limited	Short term borrowings	0.54	0.54	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Horizons Private Limited	Interest receivable	0.07	0.05	0.01	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Horizons Private Limited	Short term loans and advances	0.28	0.28	0.28	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Interest receivable	4.59	3.85	1.16	0.11
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Magick Rufy Private Limited	Short term loans and advances	17.16	17.16	17.06	9.57
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Millenia Private Limited	Interest receivable	0.90	0.74	0.17	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Millenia Private Limited	Short term loans and advances	3.65	3.65	3.65	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	-	-	-	-15.50
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	59.86	57.70	50.29	50.29
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	49.01	48.21	44.86	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Vistaaz Private Limited	Interest payable	0.04	0.04	0.04	0.04
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Interest receivable	0.03	0.03	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Danub Homes Private Limited	Short term loans and advances	0.10	0.10	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Dawning Developers LLP	Interest payable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Dawning Developers LLP	Short term borrowings	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest payable	0.00	0.00	-	-
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Payable	0.11	0.11	0.11	0.11
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Grace Gated Community LLP	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Axiom Private Limited	Interest payable	-	-	0.09	0.09
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Axiom Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest payable	0.08	0.04	0.07	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	0.16	0.16
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Civil Engineering Private Limited	Short term borrowings	1.26	1.26	1.03	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Coimbatore LLP	Short term borrowings	-	-	-	2.24
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Enterprises LLP	Trade Payable	0.12	0.12	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Interest receivable	0.13	0.13	0.13	0.13
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest payable	0.00	-	0.06	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Interest receivable	0.44	0.44	0.55	0.55
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Grace Private Limited	Short term borrowings	0.00	0.00	0.53	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Interest payable	0.00	0.00	0.11	0.10
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	0.13	0.05
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Interest payable	0.03	0.03	0.02	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Milestone Private Limited	Short term borrowings	-	-	0.10	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	0.02	0.02
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.04	0.04	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	0.00	0.10	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.04	0.03	0.03	0.03
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	0.18	0.18	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Interest payable	0.01	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casa Grande Zest Private Limited	Short term borrowings	0.21	0.11	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Interest payable	0.01	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Anchor Private Limited	Short term borrowings	0.10	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Fresh Private Limited	Short term borrowings	0.20	0.10	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Horizons Private Limited	Interest payable	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Interest payable	0.25	0.24	0.16	0.11
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Magick Rufy Private Limited	Short term borrowings	0.38	0.38	0.88	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Millenia Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Millenia Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	-	-	-	-78.83
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	7.85	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	116.57	116.57	141.83	141.83
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	169.33	222.66	125.79	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Starpark Private Limited	Short term borrowings	-	-	-	9.65
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Vistaaz Private Limited	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Casagrand Vistaaz Private Limited	Short term loans and advances	0.00	-	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Chengalpattu Logistics Parks Private Limited	Short term loans and advances	-	-	-	0.30
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Interest payable	0.13	0.10	0.02	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Danub Homes Private Limited	Short term borrowings	0.85	0.85	0.50	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Interest receivable	1.57	1.38	0.80	0.41
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Dawning Developers LLP	Short term loans and advances	6.31	6.31	6.00	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Grace Gated Community LLP	Interest payable	0.12	0.12	0.12	0.12
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Grace Gated Community LLP	Short term borrowings	0.00	0.00	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	IRIS Development LLP	Interest payable	0.05	0.05	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	IRIS Development LLP	Short term borrowings	0.13	0.13	-	-
Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	IRIS Development LLP	Trade Payable	-	-	0.13	0.13
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Interest payable	0.13	0.13	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Interest receivable	0.00	-	0.37	0.31
Casa Grande Smart Value Homes Private Limited	AAK Realty Services LLP	Short term loans and advances	0.10	0.10	0.10	0.53
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.09	1.98
Casa Grande Smart Value Homes Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	0.01	0.01	-	0.04
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.84	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	1.99	1.99	22.65	1.19
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	35.66	27.98	2.87	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	-	13.70
Casa Grande Smart Value Homes Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.02	0.01	0.04	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.25	0.25	0.10	0.50
Casa Grande Smart Value Homes Private Limited	Casa Grande Enterprises LLP	Trade Payable	13.92	4.06	7.74	5.75
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	10.88	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.02	-	-	5.46
Casa Grande Smart Value Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	2.92	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	0.00	0.57	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.03	0.03	0.06	6.76
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.55	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	0.06	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest payable	-	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.01	0.01	-	1.92
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	-	-	0.20	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.14	0.14	0.17	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	-	1.57
Casa Grande Smart Value Homes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.04	0.04	-	0.14
Casa Grande Smart Value Homes Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.61	3.04	2.66	0.73
Casa Grande Smart Value Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	0.04	0.04	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	0.02	0.02
Casa Grande Smart Value Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	0.10	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	-	-	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest payable	0.00	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.01	0.01	-	0.10
Casa Grande Smart Value Homes Private Limited	Casa Grande Zest Private Limited	Short term borrowings	0.10	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.00	0.00	-	0.34
Casa Grande Smart Value Homes Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Interest payable	0.03	0.03	0.01	-
Casa Grande Smart Value Homes Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.18	-	0.10	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	0.05	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.05	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Interest payable	6.42	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Short term borrowings	500.25	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	-	0.25	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest payable	-	-	0.06	-
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.09	0.09	-	0.12
Casa Grande Smart Value Homes Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.05	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	1.15	1.15	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.00	-	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.00	-	0.10	1.68
Casa Grande Smart Value Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.14	0.12	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest payable	0.02	0.02	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.00	-	1.82	1.77
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Short term borrowings	-	-	0.03	-
Casa Grande Smart Value Homes Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.10	0.00	-	0.20
Casa Grande Smart Value Homes Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.00	0.00	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	667.61	627.95	440.59	256.23
Casa Grande Smart Value Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,172.42	1,076.38	1,489.78	1,337.92

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.20	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.00	-	-	0.33
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Interest receivable	0.00	-	0.02	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vistaaz Private Limited	Short term loans and advances	0.02	0.02	-	0.14
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.09	0.09	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Interest receivable	-	-	-	0.43
Casa Grande Smart Value Homes Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	0.10	-	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Interest payable	0.40	0.40	-	-
Casa Grande Smart Value Homes Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.00	0.00	0.10	-
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Interest receivable	0.15	0.15	3.75	3.27
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Short term borrowings	-	0.09	0.01	0.01
Casa Grande Smart Value Homes Private Limited	Danub Homes Private Limited	Short term loans and advances	0.99	-	-	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest payable	0.32	0.13	-	0.01
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.01	-
Casa Grande Smart Value Homes Private Limited	Dawning Developers LLP	Short term borrowings	5.60	5.60	-	-
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest payable	-	-	-	1.76
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Interest receivable	0.00	0.00	0.11	-
Casa Grande Smart Value Homes Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.02	0.02
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Axiom Private Limited	Short term borrowings	0.00	0.00	0.14	0.10
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Interest payable	1.86	1.66	0.86	0.43
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Civil Engineering Private Limited	Short term borrowings	6.81	6.72	6.61	0.73
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Coimbatore LLP	Short term borrowings	-	-	-	1.53
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Enterprises LLP	Advance to suppliers	0.52	0.52	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest payable	0.04	0.04	0.24	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Interest receivable	0.00	0.00	0.11	0.11

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Grace Private Limited	Short term borrowings	0.00	-	2.47	0.02
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest payable	0.00	0.00	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Interest receivable	0.69	0.69	0.52	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Homes Private Limited	Short term loans and advances	-	-	21.19	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Interest payable	0.03	0.03	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Milestone Private Limited	Short term borrowings	-	-	0.10	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Propcare Private Limited	Advance to suppliers	-	0.04	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Propcare Private Limited	Trade Payable	1.03	-	1.63	10.86
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.04	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.82	0.82	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.04	0.03	0.03	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.18	0.18	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casa Grande Zest Private Limited	Short term borrowings	0.05	0.05	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Interest payable	0.12	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Anchor Private Limited	Short term borrowings	0.77	0.77	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Interest payable	0.01	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Fresh Private Limited	Short term borrowings	0.10	0.10	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Interest payable	0.04	0.03	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Horizons Private Limited	Short term borrowings	0.20	0.20	0.10	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Interest payable	0.03	0.02	0.01	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Magick Rufy Private Limited	Short term borrowings	0.12	0.12	0.10	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Interest payable	-	-	0.03	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Interest receivable	0.04	0.03	0.04	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Millenia Private Limited	Short term loans and advances	0.13	0.13	0.13	0.03
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	-	-	-	-311.23
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	83.13	65.87	0.35	0.35
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	408.27	397.87	351.32	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Interest receivable	0.18	0.10	0.03	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Short term loans and advances	1.66	-	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Casagrand Staylogy Private Limited	Trade Receivable	-	1.68	1.70	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Interest receivable	0.06	0.02	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Danub Homes Private Limited	Short term loans and advances	0.91	0.91	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Interest payable	0.16	0.15	0.16	0.16
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Dawning Developers LLP	Short term borrowings	0.06	0.06	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest payable	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Payable	0.04	0.04	0.04	0.04
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Exotia Builder Private Limited	Short term borrowings	0.04	0.04	-	-
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Interest receivable	0.04	0.03	0.01	0.01
Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Grace Gated Community LLP	Short term loans and advances	0.12	0.12	0.10	-
Casa Grande Zest Private Limited	AAK Realty Services LLP	Interest payable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.01	0.01	0.35	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.08	0.08	2.58	-
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	1.98	1.61	2.53	0.84
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	-	39.33	32.88	9.14
Casa Grande Zest Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	70.25	-	-	-
Casa Grande Zest Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.03	0.03	-	-
Casa Grande Zest Private Limited	Casa Grande Enterprises LLP	Trade Payable	27.19	24.00	15.79	11.43
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	5.18	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.01	-	-	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	77.40	-
Casa Grande Zest Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.40	-	-	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest payable	0.34	0.34	0.12	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.06	0.03
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.10	0.10	-	-
Casa Grande Zest Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	-	23.93	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest payable	0.04	-	-	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.01	0.01	-	6.24
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Short term borrowings	1.72	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	-	-	0.09	-
Casa Grande Zest Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	-	0.11	-
Casa Grande Zest Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	0.00	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.77	3.26	1.55	1.81
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.21	0.11	-	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.01	0.01	-	0.10
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.00	-	0.01	-
Casa Grande Zest Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.10	0.00	-	-
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.01	0.01	-	-
Casa Grande Zest Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.05	0.05	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest payable	0.01	-	0.01	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.32	0.32	-	-
Casa Grande Zest Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.16	0.26	1.56	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Interest receivable	0.34	0.22	-	-
Casa Grande Zest Private Limited	Casagrand Astute Private Limited	Short term loans and advances	3.96	3.96	-	-
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.06	0.05	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.55	0.55	0.07	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest payable	0.01	0.01	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.10	-	-	-
Casa Grande Zest Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	3.20	3.27	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest payable	0.02	0.02	0.08	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	-	-	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Short term borrowings	-	-	0.59	-
Casa Grande Zest Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.03	-	-	0.10
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	8.75	4.91	1.73	0.01
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	-	-	0.02	-
Casa Grande Zest Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	132.62	105.83	-	14.98
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.00	-	0.10	0.10
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	0.01	0.01	-
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	0.10	0.10	-	-
Casa Grande Zest Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	-	-	0.10	-
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest payable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Interest receivable	-	-	0.01	0.01
Casa Grande Zest Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.04	0.04	-	-
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	592.93	580.48	513.95	290.57
Casa Grande Zest Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	275.15	366.81	332.65	1,208.76
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Interest payable	2.11	1.35	-	-
Casa Grande Zest Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	18.81	18.81	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest payable	0.00	-	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Interest receivable	2.55	2.55	-	-
Casa Grande Zest Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.10	0.10	-	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.08	0.07
Casa Grande Zest Private Limited	Danub Homes Private Limited	Interest receivable	1.44	1.12	0.03	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Short term borrowings	-	-	0.69	-
Casa Grande Zest Private Limited	Danub Homes Private Limited	Short term loans and advances	12.48	7.61	-	-
Casa Grande Zest Private Limited	Dawning Developers LLP	Interest payable	1.82	1.51	323.78	202.21
Casa Grande Zest Private Limited	Dawning Developers LLP	Short term borrowings	9.85	9.15	-	1,242.79
Casa Grande Zest Private Limited	Dawning Developers LLP	Short term loans and advances	-	-	0.01	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Interest receivable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Exotia Builder Private Limited	Short term loans and advances	0.04	0.14	-	-
Casa Grande Zest Private Limited	Grace Gated Community LLP	Interest payable	0.00	0.00	-	-
Casa Grande Zest Private Limited	Grace Gated Community LLP	Short term borrowings	0.00	0.00	-	-
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Interest receivable	5.10	3.98	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casa Grande Zest Private Limited	Headway Ace Induspark Private Limited	Short term loans and advances	36.00	36.00	-	-
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	9.63	9.12	7.06	4.91
Casagrand Aesthetic Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	21.61	21.61	21.62	22.06
Casagrand Aesthetic Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.57	0.57	-	-
Casagrand Aesthetic Private Limited	Casa Grande Grace Private Limited	Interest payable	0.06	0.06	0.06	0.06
Casagrand Aesthetic Private Limited	Casa Grande Propcare Private Limited	Trade Payable	-	-	-	0.08
Casagrand Aesthetic Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	0.00	-	0.34
Casagrand Aesthetic Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Interest payable	0.01	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.41	-	-	-
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Interest receivable	25.86	20.62	5.81	-
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Short term loans and advances	270.19	222.72	131.67	-
Casagrand Aesthetic Private Limited	Casagrand Arun MN Academy Foundation	Trade Receivable	-	-	-	0.17
Casagrand Aesthetic Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Aesthetic Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.06	0.05	-	-
Casagrand Aesthetic Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.56	0.56	-	-
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	162.27	137.83	66.24	37.61
Casagrand Aesthetic Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	605.97	537.27	359.17	112.69
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Aesthetic Private Limited	Danub Homes Private Limited	Short term borrowings	0.06	0.06	0.04	-
Casagrand Aesthetic Private Limited	Dawning Developers LLP	Interest payable	0.08	0.07	0.02	-
Casagrand Aesthetic Private Limited	Dawning Developers LLP	Short term borrowings	0.30	0.30	0.30	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.09	0.06	0.01	-
Casagrand Alphine Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	0.63	0.63	0.33	-
Casagrand Anchor Private Limited	AAK Realty Services LLP	Interest receivable	0.60	0.50	0.14	0.13
Casagrand Anchor Private Limited	AAK Realty Services LLP	Short term loans and advances	3.11	3.11	2.04	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.02	0.02	-	-
Casagrand Anchor Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	263.57	256.08	211.82	149.88
Casagrand Anchor Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	260.67	269.78	363.38	502.98
Casagrand Anchor Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.15	0.11	-	-
Casagrand Anchor Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	1.15	1.05	0.20	-
Casagrand Anchor Private Limited	Casa Grande Enterprises LLP	Trade Payable	125.40	101.42	54.55	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	1.91	-	-	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.34	0.34	-	-
Casagrand Anchor Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	152.66	5.00	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	0.02	0.02
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.06	0.06	0.02	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Short term borrowings	-	0.15	-	-
Casagrand Anchor Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.02	-	2.69	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.01	0.01	-
Casagrand Anchor Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.10	-	0.40	-
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.04	0.02	-	-
Casagrand Anchor Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	1.21	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Propcare Private Limited	Advance to suppliers	-	-	4.74	-
Casagrand Anchor Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.51	4.15	-	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.02	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.54	0.54	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.00	-	-
Casagrand Anchor Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.10	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.03	0.03	0.01	-
Casagrand Anchor Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.18	0.00	0.10	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.12	0.10	-	-
Casagrand Anchor Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.77	0.77	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest payable	0.32	0.32	-	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.01	-	0.01	-
Casagrand Anchor Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.16	0.26	1.56	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.01	-	-	-
Casagrand Anchor Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.41	-	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	0.01	0.01	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.10	0.07	-	-
Casagrand Anchor Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.87	0.88	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Interest receivable	1.13	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Anchor Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	33.33	34.99	-	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Interest receivable	2.25	2.22	0.11	-
Casagrand Anchor Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.54	20.54	12.37	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.70	0.00	-	-
Casagrand Anchor Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	35.20	0.02	0.02	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.79	0.66	0.04	-
Casagrand Anchor Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	3.36	4.70	4.14	-
Casagrand Anchor Private Limited	Casagrand Magnum Private Limited	Interest receivable	-	-	-	0.04
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.11	0.09	-	-
Casagrand Anchor Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.70	0.70	0.50	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	2.22	0.00	17.31	1.32
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	20.37	20.37	-	-
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	222.36	-	15.46
Casagrand Anchor Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	22.16	-	92.01	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.00	-	-	-
Casagrand Anchor Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.12	0.08	-	-
Casagrand Anchor Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	1.25	0.37	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Interest receivable	44.74	21.33	-	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Short term borrowings	-	-	0.10	-
Casagrand Anchor Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	754.01	772.61	-	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Interest receivable	14.93	10.33	0.40	-
Casagrand Anchor Private Limited	Danub Homes Private Limited	Short term loans and advances	140.84	136.31	50.74	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest payable	0.71	0.39	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.02	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Short term borrowings	9.51	9.51	-	-
Casagrand Anchor Private Limited	Dawning Developers LLP	Short term loans and advances	-	-	2.05	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Interest payable	0.01	-	-	-
Casagrand Anchor Private Limited	Exotia Builder Private Limited	Short term borrowings	0.37	-	-	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Interest receivable	0.01	0.00	-	-
Casagrand Anchor Private Limited	Grace Gated Community LLP	Short term loans and advances	0.05	0.05	-	-
Casagrand Anchor Private Limited	Upstay Builder Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.15	0.10	-	-
Casagrand Astute Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	1.46	1.44	-	-
Casagrand Astute Private Limited	Casa Grande Enterprises LLP	Trade Payable	2.52	1.48	1.48	1.48

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Astute Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.07	-	0.02	-
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Interest payable	0.34	0.22	-	-
Casagrand Astute Private Limited	Casa Grande Zest Private Limited	Short term borrowings	3.96	3.96	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	3.53	1.32	-	-
Casagrand Astute Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	82.66	82.49	-	-
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	42.99	30.43	3.13	0.03
Casagrand Astute Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	314.16	249.97	149.88	1.54
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.36	0.35	0.12	-
Casagrand Avalon Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	0.22	0.22	4.12	-
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	1.10	0.70	-	-
Casagrand Avalon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	9.45	9.10	0.01	-
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Beacon Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	0.10	0.10	0.01	-
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	1.57	1.10	0.19	0.01
Casagrand Beacon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	96.93	9.43	2.82	0.20
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.04	0.04	0.05	-
Casagrand Bizpark Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	0.49	-
Casagrand Bizpark Private Limited	Casa Grande Enterprises LLP	Trade Payable	1.74	-	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	-	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	0.06	-
Casagrand Bizpark Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casa Grande Propcare Private Limited	Trade Payable	11.39	8.64	10.01	-
Casagrand Bizpark Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	0.01	0.01	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Interest receivable	1.19	0.76	-	-
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Short term borrowings	-	-	0.30	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Bizpark Private Limited	Casagrand Everta Private Limited	Short term loans and advances	11.77	10.01	-	-
Casagrand Bizpark Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	0.01	-	-	-
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.38	0.33	0.17	0.17
Casagrand Bizpark Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	1.13	1.13	1.08	-
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	1.86	1.40	0.01	-
Casagrand Bizpark Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	12.20	10.64	1.01	-
Casagrand Bizpark Private Limited	Casagrand Millenia Private Limited	Interest payable	0.02	0.02	0.02	0.02
Casagrand Bizpark Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	739.10	592.84	191.22	38.18
Casagrand Bizpark Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	3,560.66	3,235.92	958.27	565.31
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Interest receivable	172.17	147.96	75.73	0.16
Casagrand Bizpark Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	593.39	519.01	419.11	414.78
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	5.10	4.49	2.65	-
Casagrand Blue Horizon Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	14.01	14.01	7.65	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Interest payable	25.92	22.90	8.68	-
Casagrand Blue Horizon Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	76.20	58.00	120.56	-
Casagrand Blue Horizon Private Limited	Dawning Developers LLP	Interest payable	111.27	101.39	48.00	-
Casagrand Blue Horizon Private Limited	Dawning Developers LLP	Short term borrowings	292.40	292.40	292.40	-
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Interest payable	1.96	1.17	NA	NA
Casagrand Blue Horizon Private Limited	Headway Logistix Induspark Private Limited	Short term borrowings	18.46	18.46	NA	NA
Casagrand Contracts Private Limited	Casa Grande Propcare Private Limited	Advance to suppliers	0.23	-	-	-
Casagrand Contracts Private Limited	Casa Grande Propcare Private Limited	Trade Payable	-	0.17	-	-
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	-	-	-
Casagrand Contracts Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	0.08	-	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	1.78	0.58	-	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	0.05	-
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	50.64	10.48	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Contracts Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	1.01	-
Casagrand Covaan Private Limited	AAK Realty Services LLP	Interest payable	2.40	1.24	-	-
Casagrand Covaan Private Limited	AAK Realty Services LLP	Short term borrowings	27.00	27.00	-	-
Casagrand Covaan Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	0.61	-	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore Llp	Interest receivable	4.96	2.61	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	34.01	85.36	-	-
Casagrand Covaan Private Limited	Casa Grande Coimbatore LLP	Trade Payable	-	-	0.09	-
Casagrand Covaan Private Limited	Casa Grande Enterprises LLP	Trade Payable	11.16	2.73	-	-
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	-	-
Casagrand Covaan Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Covaan Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.11	0.18	-	-
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.01	0.00	-	-
Casagrand Covaan Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	0.14	0.14	-	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	36.71	23.44	0.06	-
Casagrand Covaan Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	305.12	344.40	16.00	-
Casagrand Covaan Private Limited	Dawning Developers LLP	Interest payable	0.08	0.00	-	-
Casagrand Covaan Private Limited	Dawning Developers LLP	Short term borrowings	2.38	2.38	-	-
Casagrand Everta Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	90.36	71.01	1.17	-
Casagrand Everta Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	450.00	450.00	450.00	-
Casagrand Everta Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.06	0.06	-	-
Casagrand Everta Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.49	0.52	0.48	0.55
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Interest payable	1.19	0.76	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	11.77	10.01	-	-
Casagrand Everta Private Limited	Casagrand Bizpark Private Limited	Short term loans and advances	-	-	0.30	-
Casagrand Everta Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Everta Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.19	0.19	0.19	-
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	339.79	301.92	182.21	113.18
Casagrand Everta Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	888.72	905.18	702.59	534.60
Casagrand Everta Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	0.02	-	-	-
Casagrand Exotia Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Exotia Private Limited	Casa Grande Grace Private Limited	Interest payable	3.48	3.48	3.48	3.48
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	38.06	27.21	91.74	35.30

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Exotia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	344.87	172.87	455.98	449.67
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Exotia Private Limited	Exotia Builder Private Limited	Short term borrowings	0.04	0.04	-	-
Casagrand Fittedhomes Private Limited	AAK Realty Services LLP	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	AAK Realty Services LLP	Short term borrowings	0.17	0.17	0.07	-
Casagrand Fittedhomes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.46	0.30	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	5.35	5.02	0.35	-
Casagrand Fittedhomes Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	-	0.01
Casagrand Fittedhomes Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.08	0.03	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	1.07	0.96	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.03	0.03	0.05	0.05
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.28	-	0.10	-
Casagrand Fittedhomes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	12.32	0.00	0.33	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.15	0.15	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	-	-	0.16	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	0.01	-
Casagrand Fittedhomes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.00	-	0.09	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.02	0.02	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.05	-	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	-	-	0.05	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Interest payable	0.06	0.05	-	-
Casagrand Fittedhomes Private Limited	Casa Grande Zest Private Limited	Short term borrowings	0.55	0.55	0.07	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Interest payable	0.10	0.07	-	-
Casagrand Fittedhomes Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.87	0.88	-	-
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Interest receivable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Contracts Private Limited	Short term loans and advances	0.08	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Interest receivable	0.01	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Covaan Private Limited	Short term loans and advances	0.14	0.14	-	-
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Interest payable	0.09	0.06	-	-
Casagrand Fittedhomes Private Limited	Casagrand Fresh Private Limited	Short term borrowings	1.07	0.76	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest payable	0.02	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.01	0.01	0.03	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.86	0.67	-	-
Casagrand Fittedhomes Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	0.27	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Interest payable	0.04	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Lotus Private Limited	Short term borrowings	0.39	0.39	-	-
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	Casagrand Magick Rufy Private Limited	Short term borrowings	0.32	0.23	0.10	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Interest payable	0.04	0.03	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.38	0.38	-	-
Casagrand Fittedhomes Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	-	-	0.04	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.96	0.96	2.64	0.59
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	3.17	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	10.37	15.94
Casagrand Fittedhomes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	84.09	52.94	-	-
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.53	-	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.06	0.04	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	0.46	0.47	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivacity Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Vivacity Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.23	0.10	-	-
Casagrand Fittedhomes Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	0.02	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest payable	0.23	0.15	0.01	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Interest receivable	-	-	0.01	-
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Short term borrowings	2.48	1.95	0.31	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fittedhomes Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	-	0.07
Casagrand Fittedhomes Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Payable	-	-	-	0.87
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Casagrand Fittedhomes Private Limited	Exotia Builder Private Limited	Short term borrowings	0.06	-	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Interest payable	0.02	0.01	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Short term borrowings	0.27	0.19	-	-
Casagrand Fittedhomes Private Limited	Gazy Mag Private Limited	Short term loans and advances	-	-	0.05	-
Casagrand Fresh Private Limited	AAK Realty Services LLP	Interest payable	0.02	0.01	-	-
Casagrand Fresh Private Limited	AAK Realty Services LLP	Short term borrowings	0.06	0.06	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	66.50	64.61	14.37	0.01
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	0.24	-
Casagrand Fresh Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	26.72	115.88	421.18	-
Casagrand Fresh Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.05	0.04	-	-
Casagrand Fresh Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.40	0.30	-	-
Casagrand Fresh Private Limited	Casa Grande Enterprises LLP	Trade Payable	139.25	100.96	-	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	3.23	2.07	0.04	-
Casagrand Fresh Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	134.19	0.00	1.69	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.21	0.16	-	-
Casagrand Fresh Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	1.29	1.29	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.20	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest payable	-	-	0.02	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Interest receivable	1.34	0.93	-	-
Casagrand Fresh Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	9.90	36.87	-	-
Casagrand Fresh Private Limited	Casa Grande Propcare Private Limited	Trade Payable	3.84	1.58	1.24	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.20	0.10	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	6.42	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	-	0.25	-	-
Casagrand Fresh Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	500.25	-	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.01	0.00	-	-
Casagrand Fresh Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.10	0.10	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest payable	0.10	-	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Fresh Private Limited	Casa Grande Zest Private Limited	Short term borrowings	3.20	3.27	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest payable	1.13	-	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Fresh Private Limited	Casagrand Anchor Private Limited	Short term borrowings	33.33	34.99	-	-
Casagrand Fresh Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	0.01	-	-	-
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.09	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	1.07	0.76	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.08	0.06	-	-
Casagrand Fresh Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.70	0.68	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	44.82	13.95	-	-
Casagrand Fresh Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	820.00	820.00	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.16	0.12	-	-
Casagrand Fresh Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	1.05	1.05	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.00	-	-	-
Casagrand Fresh Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	285.96	257.49	92.51	11.13
Casagrand Fresh Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	982.55	879.32	1,175.77	641.33
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casagrand Fresh Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.24	-	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.16	0.11	-	-
Casagrand Fresh Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	1.20	1.00	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Interest payable	2.37	0.55	-	-
Casagrand Fresh Private Limited	Casagrand Zingo Private Limited	Short term borrowings	57.37	57.39	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.92	0.92
Casagrand Fresh Private Limited	Danub Homes Private Limited	Interest receivable	6.24	4.25	-	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Short term borrowings	-	-	0.01	-
Casagrand Fresh Private Limited	Danub Homes Private Limited	Short term loans and advances	65.33	40.04	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest payable	1.91	1.41	-	-
Casagrand Fresh Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.45	0.45
Casagrand Fresh Private Limited	Dawning Developers LLP	Short term borrowings	14.59	14.81	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Interest receivable	0.01	0.00	-	-
Casagrand Fresh Private Limited	Exotia Builder Private Limited	Short term loans and advances	0.29	0.32	-	-
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	81.57	123.09	9.32	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Gallantee Real Estate LLC	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	2,262.96	1,042.86	385.26	NA
Casagrand Horizons Private Limited	AAK Realty Services LLP	Interest payable	0.03	0.03	-	-
Casagrand Horizons Private Limited	AAK Realty Services LLP	Interest receivable	-	-	0.01	-
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Interest receivable	-	-	0.03	0.02
Casagrand Horizons Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	0.17	-
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	12.87	11.01	1.71	-
Casagrand Horizons Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	71.34	84.64	54.14	5.77
Casagrand Horizons Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.01	0.01	-	-
Casagrand Horizons Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.10	0.10	-	-
Casagrand Horizons Private Limited	Casa Grande Enterprises LLP	Trade Payable	55.48	49.54	73.64	9.00
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	5.59	-
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.01	-	-	-
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	94.41	0.10
Casagrand Horizons Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.60	-	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	0.01	0.01	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.00	-	-	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Short term borrowings	-	-	0.05	-
Casagrand Horizons Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	0.10
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	0.00	0.06	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	-	0.05	-	-
Casagrand Horizons Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.05	-	-	-
Casagrand Horizons Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.61	0.60	0.88	5.26
Casagrand Horizons Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.07	0.05	0.01	-
Casagrand Horizons Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.28	0.28	0.28	-
Casagrand Horizons Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.09	0.09	-	0.12
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	0.06	-
Casagrand Horizons Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.05	0.00	-	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.04	0.03	0.01	-
Casagrand Horizons Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.20	0.20	0.10	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest payable	0.00	-	-	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.02	0.02	0.08	-
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Short term borrowings	0.03	-	-	0.10
Casagrand Horizons Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	-	0.59	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Interest payable	2.25	2.22	0.11	-
Casagrand Horizons Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.54	20.54	12.37	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.01	0.01	0.03	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	-	-	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	0.27	-
Casagrand Horizons Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.86	0.67	-	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Interest payable	0.08	0.06	-	-
Casagrand Horizons Private Limited	Casagrand Fresh Private Limited	Short term borrowings	0.70	0.68	-	-
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	3.75	3.20	1.10	0.02
Casagrand Horizons Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	16.87	16.57	15.72	0.70
Casagrand Horizons Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.05	0.05	0.02	-
Casagrand Horizons Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.18	0.18	0.18	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	92.61	92.61
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	370.04	329.81	178.60	-
Casagrand Horizons Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,049.23	1,390.13	1,634.14	257.43
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.00	-	-	-
Casagrand Horizons Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.48	0.44	-	-
Casagrand Horizons Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	0.90	6.90	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Interest payable	11.65	11.55	-	-
Casagrand Horizons Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.90	99.90	-	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.10	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Interest receivable	2.00	1.61	0.92	0.92
Casagrand Horizons Private Limited	Danub Homes Private Limited	Short term borrowings	-	-	2.23	-
Casagrand Horizons Private Limited	Danub Homes Private Limited	Short term loans and advances	11.70	11.25	-	0.80
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest payable	0.00	-	-	-
Casagrand Horizons Private Limited	Dawning Developers LLP	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Horizons Private Limited	Dawning Developers LLP	Short term borrowings	0.02	0.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.20	0.20	0.05	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	1.21	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	-	20.68	0.55	-
Casagrand Hyderwise Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	124.32	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.00	0.00	-	-
Casagrand Hyderwise Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.03	0.03	-	-
Casagrand Hyderwise Private Limited	Casa Grande Enterprises LLP	Trade Payable	38.30	43.14	17.35	-
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	1.50	0.09	-	-
Casagrand Hyderwise Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	36.51	30.34	0.29	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Interest payable	1.70	1.60	-	-
Casagrand Hyderwise Private Limited	Casa Grande Grace Private Limited	Short term borrowings	4.26	3.09	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Hyderwise Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.98	1.98	3.05	0.93
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	0.01	0.01
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	1.15	1.15	-	-
Casagrand Hyderwise Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Interest payable	8.75	4.91	1.73	0.01
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Short term borrowings	132.62	105.83	-	14.98
Casagrand Hyderwise Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	-	0.02	-
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.70	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	35.20	0.02	0.02	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Hyderwise Private Limited	Casagrand Beacon Private Limited	Short term loans and advances	0.10	0.10	0.01	-
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Interest payable	0.35	0.30	0.17	0.17
Casagrand Hyderwise Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	1.13	1.13	1.08	-
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.00	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Interest payable	44.82	13.95	-	-
Casagrand Hyderwise Private Limited	Casagrand Fresh Private Limited	Short term borrowings	820.00	820.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.68	0.22	-	-
Casagrand Hyderwise Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	13.43	13.43	-	-
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	330.50	269.20	196.01	59.30

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Hyderwise Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	1,667.63	1,039.64	89.19	758.39
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.12	0.09	-	-
Casagrand Hyderwise Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	0.72	0.72	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Interest receivable	1.13	-	-	-
Casagrand Hyderwise Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	57.20	-	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest payable	0.73	-	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Interest receivable	0.20	0.20	0.12	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Short term borrowings	19.38	19.28	-	-
Casagrand Hyderwise Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	1.19	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest payable	0.04	0.04	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Interest receivable	0.21	-	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Short term borrowings	-	1.88	-	-
Casagrand Hyderwise Private Limited	Dawning Developers LLP	Short term loans and advances	12.12	-	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	8.51	8.51	11.56	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	-	-	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	-	-	143.81	-
Casagrand Lotus Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.10	0.10	-	-
Casagrand Lotus Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.00	-	-	-
Casagrand Lotus Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.10	-	-	-
Casagrand Lotus Private Limited	Casa Grande Enterprises LLP	Trade Payable	82.27	74.22	-	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	8.45	2.68	2.31	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	233.79	-	49.69	-
Casagrand Lotus Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	109.87	-	-
Casagrand Lotus Private Limited	Casa Grande Propcare Private Limited	Advance to suppliers	0.01	0.01	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Lotus Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.39	0.39	-	-
Casagrand Lotus Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	299.11	299.11	265.50	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	33.52	-	-	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	2,164.46	-
Casagrand Lotus Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,096.82	696.77	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.00	-	-	-
Casagrand Lotus Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Lotus Private Limited	Casagrand Zingo Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Interest receivable	0.03	0.02	-	-
Casagrand Lotus Private Limited	Danub Homes Private Limited	Short term loans and advances	0.40	0.30	0.10	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Interest receivable	1.39	1.18	-	-
Casagrand Lotus Private Limited	Gazy Mag Private Limited	Short term loans and advances	5.65	4.70	0.10	-
Casagrand Magick Rufy Private Limited	AAK Realty Services LLP	Interest payable	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.01	0.01	0.04	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	0.02	0.02
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	-	-	0.55	-
Casagrand Magick Rufy Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	36.12	32.04	18.11	8.81
Casagrand Magick Rufy Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	135.94	135.84	109.14	71.74
Casagrand Magick Rufy Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	-	0.10
Casagrand Magick Rufy Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.85	0.85	0.85	0.12
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.00	0.00	0.67	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	-	0.08	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	29.47	-
Casagrand Magick Rufy Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.10	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.27	0.26
Casagrand Magick Rufy Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.07
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	-	-	0.10	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest payable	-	-	0.07	0.50
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.04	0.02	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.80	0.80	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.05	1.73	1.54	0.76
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (C	Interest payable	4.59	3.85	1.16	0.11
Casagrand Magick Rufy Private Limited	Casa Grande Realtors Private Limited (C	Short term borrowings	17.16	17.16	17.06	9.57
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Co	Interest receivable	0.25	0.24	0.16	0.11
Casagrand Magick Rufy Private Limited	Casa Grande Shelter Private Limited (Co	Short term loans and advances	0.38	0.38	0.88	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Privat	Interest payable	0.00	-	0.10	1.68
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Privat	Interest receivable	0.01	0.01	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Smart Value Homes Privat	Short term borrowings	0.14	0.12	-	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Co	Interest receivable	0.03	0.02	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Vallam Private Limited (Co	Short term loans and advances	0.12	0.12	0.10	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest payable	0.01	0.01	0.01	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	-	0.10	0.10
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Short term borrowings	-	-	0.10	-
Casagrand Magick Rufy Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.10	0.10	-	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Interest payable	0.06	0.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Aesthetic Private Limited	Short term borrowings	0.56	0.56	-	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Interest payable	0.79	0.66	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Anchor Private Limited	Short term borrowings	3.36	4.70	4.14	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Interest receivable	3.53	1.32	-	-
Casagrand Magick Rufy Private Limited	Casagrand Astute Private Limited	Short term loans and advances	82.66	82.49	-	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Interest payable	1.82	1.36	0.01	-
Casagrand Magick Rufy Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	12.20	10.64	1.01	-
Casagrand Magick Rufy Private Limited	Casagrand Everta Private Limited	Interest payable	0.03	0.02	-	-
Casagrand Magick Rufy Private Limited	Casagrand Everta Private Limited	Short term borrowings	0.19	0.19	0.19	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.32	0.23	0.10	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Interest payable	0.16	0.12	-	-
Casagrand Magick Rufy Private Limited	Casagrand Fresh Private Limited	Short term borrowings	1.05	1.05	-	-
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Interest payable	3.75	3.20	1.10	0.02
Casagrand Magick Rufy Private Limited	Casagrand Horizons Private Limited	Short term borrowings	16.87	16.57	15.72	0.70
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.68	0.22	-	-
Casagrand Magick Rufy Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	13.43	13.43	-	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest payable	0.01	-	0.04	-
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.34	0.34	0.45	0.45
Casagrand Magick Rufy Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.42	0.42	0.43	0.02
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (for	Interest payable	-	-	37.01	37.01
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	732.10	703.47	577.97	265.41
Casagrand Magick Rufy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,078.45	1,068.96	2,075.82	2,779.53
Casagrand Magick Rufy Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.03	0.03	0.03	0.03
Casagrand Magick Rufy Private Limited	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest payable	0.07	-	-	-
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.87	0.87	0.93	0.93
Casagrand Magick Rufy Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	2.23	0.66	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Interest payable	0.01	0.00	-	-
Casagrand Magick Rufy Private Limited	Casagrand Zingo Private Limited	Short term borrowings	0.06	0.06	-	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest payable	0.31	0.26	0.17	-
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Interest receivable	-	-	0.03	0.03
Casagrand Magick Rufy Private Limited	Danub Homes Private Limited	Short term borrowings	1.20	1.05	1.24	0.69
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest payable	-	-	0.02	0.02
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Interest receivable	4.04	3.31	0.45	-
Casagrand Magick Rufy Private Limited	Dawning Developers LLP	Short term loans and advances	27.39	27.29	26.47	-
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest receivable	0.01	0.01	-	-
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term borrowings	0.01	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Magick Rufy Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Trade Payable	-	0.01	0.59	0.01
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest payable	0.07	0.04	-	-
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Interest receivable	-	-	0.01	0.01
Casagrand Magick Rufy Private Limited	Gazy Mag Private Limited	Short term borrowings	0.50	0.50	-	-
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest payable	-	-	0.01	0.01
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Interest receivable	3.51	2.94	0.70	-
Casagrand Magick Rufy Private Limited	Grace Gated Community LLP	Short term loans and advances	21.31	21.31	21.31	3.76
Casagrand Magnum Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	-	-	-	0.01
Casagrand Magnum Private Limited	Casa Grande Propcare Private Limited	Trade Payable	-	-	0.34	0.65
Casagrand Magnum Private Limited	Casagrand Anchor Private Limited	Interest payable	-	-	-	0.04
Casagrand Magnum Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	-	0.17
Casagrand Magnum Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	-	11.02
Casagrand Magnum Private Limited	Dawning Developers LLP	Short term borrowings	-	-	-	0.27
Casagrand Millenia Private Limited	AAK Realty Services LLP	Interest receivable	12.07	11.96	18.80	0.75
Casagrand Millenia Private Limited	AAK Realty Services LLP	Short term loans and advances	6.69	2.19	44.20	82.84
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.05	0.05
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	-
Casagrand Millenia Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	7.05	6.61	4.81	1.57
Casagrand Millenia Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	15.03	14.91	14.73	24.29
Casagrand Millenia Private Limited	Casa Grande Enterprises LLP	Advance to suppliers	1.65	2.05	3.03	-
Casagrand Millenia Private Limited	Casa Grande Enterprises LLP	Trade Payable	-	-	-	0.06
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	0.02	0.00	0.07	-
Casagrand Millenia Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	0.40	0.55	7.83	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest payable	0.16	0.16	0.18	-
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	0.85	0.85
Casagrand Millenia Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.00	0.00	1.87	-
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest payable	-	-	-	0.24
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	-	-	-
Casagrand Millenia Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.00	-	21.98	-
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Interest receivable	-	-	-	2.32
Casagrand Millenia Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	0.00	0.00	-	132.90
Casagrand Millenia Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.25	0.60	0.72	0.26

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.90	0.74	0.17	-
Casagrand Millenia Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	3.65	3.65	3.65	-
Casagrand Millenia Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	1.82	1.77
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.02	0.02	-	-
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.10	0.00	-	0.20
Casagrand Millenia Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	-	-	0.03	-
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.04	0.03	0.01	-
Casagrand Millenia Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	0.13	0.13	0.13	0.03
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest payable	-	-	0.01	0.01
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.04	0.04	-	-
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Interest payable	0.11	0.09	-	-
Casagrand Millenia Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.70	0.70	0.50	-
Casagrand Millenia Private Limited	Casagrand Arun MN Academy Foundation	Interest receivable	0.48	0.48	-	-
Casagrand Millenia Private Limited	Casagrand Arun MN Academy Foundation	Short term loans and advances	12.36	12.36	-	-
Casagrand Millenia Private Limited	Casagrand Bizpark Private Limited	Interest receivable	0.02	0.02	0.02	0.02
Casagrand Millenia Private Limited	Casagrand Bizpark Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	0.04	-
Casagrand Millenia Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.38	0.38	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Interest payable	0.00	-	-	-
Casagrand Millenia Private Limited	Casagrand Fresh Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Millenia Private Limited	Casagrand Horizons Private Limited	Interest payable	0.05	0.05	0.02	-
Casagrand Millenia Private Limited	Casagrand Horizons Private Limited	Short term borrowings	0.18	0.18	0.18	-
Casagrand Millenia Private Limited	Casagrand Luxor Private Limited	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Millenia Private Limited	Casagrand Luxor Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.34	0.34	0.45	0.45
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	-	0.04	-
Casagrand Millenia Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.42	0.42	0.43	0.02

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	274.57	213.13	75.15	30.16
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	-	-	1.38	1.38
Casagrand Millenia Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	1,780.36	1,310.26	432.64	393.99
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.01	-	-	-
Casagrand Millenia Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	0.81	-	-	-
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.95	0.95	22.11	0.95
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Short term borrowings	-	-	-	65.75
Casagrand Millenia Private Limited	Casagrand Vistaaz Private Limited	Trade Payable	94.28	92.81	87.07	-
Casagrand Millenia Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.98	0.98	0.98	0.98
Casagrand Millenia Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Interest payable	0.12	0.09	-	-
Casagrand Millenia Private Limited	Casagrand Zingo Private Limited	Short term borrowings	1.03	0.90	0.10	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Interest payable	1.90	1.88	1.76	1.66
Casagrand Millenia Private Limited	Danub Homes Private Limited	Short term borrowings	0.92	0.48	1.06	-
Casagrand Millenia Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	-	0.10
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest payable	0.03	-	0.07	-
Casagrand Millenia Private Limited	Dawning Developers LLP	Interest receivable	0.37	0.37	0.59	0.59
Casagrand Millenia Private Limited	Dawning Developers LLP	Short term borrowings	0.97	0.95	1.00	-
Casagrand Millenia Private Limited	Grace Gated Community LLP	Interest receivable	0.24	0.24	0.24	0.24
Casagrand Millenia Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Casagrand Millenia Private Limited	IRIS Development LLP	Interest receivable	5.75	5.30	3.01	-
Casagrand Millenia Private Limited	IRIS Development LLP	Short term loans and advances	14.60	14.60	-	15.50
Casagrand Millenia Private Limited	IRIS Development LLP	Trade Receivable	-	-	4.60	4.60
Casagrand Millenia Private Limited	Upstay Builder Private Limited	Trade Payable	-	-	0.27	-
Casagrand Perch Builder Private Limited	Casa Grande Enterprises LLP	Trade Payable	4.15	4.15	0.42	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.17	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	0.01	-	-	-
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	18.83	14.54	2.93	0.51
Casagrand Perch Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	107.15	103.94	41.51	10.30
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Perch Builder Private Limited	Danub Homes Private Limited	Short term borrowings	0.18	0.18	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Interest payable	0.04	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Interest receivable	13.42	13.42	12.34	3.06
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Short term borrowings	-	4.39	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	AAK Realty Services LLP	Short term loans and advances	0.43	-	21.51	110.92
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ambojini Property Developers Private Limited	Short term loans and advances	0.02	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun Hope Foundation	Interest receivable	1.82	1.55	0.80	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun Hope Foundation	Short term loans and advances	6.40	6.40	6.40	6.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun MN Estate and Family Welfare Trust	Interest receivable	0.54	0.40	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Arun MN Estate and Family Welfare Trust	Short term loans and advances	3.34	3.34	1.70	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blitzkrieg Technology Private Limited	Short term loans and advances	0.00	0.00	0.11	0.11
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blue Sea Homes Search LLP	Interest payable	0.01	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Blue Sea Homes Search LLP	Short term loans and advances	-	-	0.22	0.22
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Interest payable	144.72	132.34	86.73	39.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Interest receivable	-	-	9.14	9.14
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Axiom Private Limited	Short term borrowings	133.95	305.40	362.26	612.66
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest payable	578.10	498.96	272.05	23.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Interest receivable	-	-	113.56	78.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Civil Engineering Private Limited	Short term borrowings	3,084.00	2,381.40	2,791.97	1,410.77
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Current account balances	-	-	-	298.52
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Interest payable	10.96	10.16	7.15	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Interest receivable	9.28	9.28	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Short term borrowings	141.78	-	63.92	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Coimbatore LLP	Short term loans and advances	-	117.94	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Current account balances	779.70	510.80	508.88	177.84
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Enterprises LLP	Short term loans and advances	-	0.57	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest payable	230.12	-	38.10	38.10
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Interest receivable	849.57	849.57	1,135.76	700.08
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Short term borrowings	6,559.91	6,021.65	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	-	1,055.85	2,251.90
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest payable	102.49	102.49	381.22	381.22
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Interest receivable	20.54	-	36.36	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Grace Private Limited	Short term loans and advances	511.42	502.50	1,216.15	142.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest payable	59.78	59.78	161.61	141.14
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Interest receivable	36.17	-	46.85	43.54
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Short term borrowings	-	-	382.76	645.81
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Homes Private Limited	Short term loans and advances	857.11	852.97	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Interest payable	512.33	450.34	156.09	28.68
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Interest receivable	-	-	61.24	61.24
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Milestone Private Limited	Short term borrowings	1,323.98	1,221.36	2,090.77	8.53
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Propcare Private Limited	Advance to suppliers	107.85	115.19	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Propcare Private Limited	Short term loans and advances	-	-	122.57	115.19
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Propcare Private Limited	Trade Payable	-	-	11.36	5.72
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Current account balances	-	-	-	15.50
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	59.86	57.70	50.29	50.29
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	49.01	48.21	44.86	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Current account balances	-	-	-	78.83
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	116.57	116.57	141.83	141.83
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	7.85	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	169.33	222.66	125.79	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Interest payable	667.61	627.95	440.59	256.23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Smart Value Homes Private Limited	Short term borrowings	1,172.40	1,076.29	1,489.78	1,337.92
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Current account balances	-	-	-	311.23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	83.13	65.87	0.35	0.35
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	408.27	397.87	351.32	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Interest payable	592.93	580.48	513.95	290.57
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casa Grande Zest Private Limited	Short term borrowings	275.15	366.81	332.65	1,208.76
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Interest receivable	162.27	137.83	66.24	37.61
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Aesthetic Private Limited	Short term loans and advances	605.97	537.27	359.17	112.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Interest receivable	0.09	0.06	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Alphine Private Limited	Short term loans and advances	0.63	0.63	0.33	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest payable	20.37	20.37	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Interest receivable	2.22	0.00	17.31	1.32
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Short term borrowings	22.16	-	92.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Anchor Private Limited	Short term loans and advances	-	222.43	-	15.46
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Arun MN Academy Foundation	Short term loans and advances	-	2.34	0.10	0.10
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Arun MN Academy Foundation	Trade Receivable	2.34	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Interest receivable	42.99	30.43	3.13	0.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Astute Private Limited	Short term loans and advances	314.16	249.97	149.88	1.54

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Interest receivable	1.10	0.70	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Avalon Private Limited	Short term loans and advances	9.45	9.10	0.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Interest receivable	1.57	1.10	0.19	0.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Beacon Private Limited	Short term loans and advances	96.93	9.43	2.82	0.20
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Interest receivable	739.10	592.84	191.22	38.18
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Bizpark Private Limited	Short term loans and advances	3,560.66	3,235.92	958.27	565.31
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Interest receivable	5.10	4.49	2.65	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Blue Horizon Private Limited	Short term loans and advances	14.01	14.01	7.65	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Interest receivable	1.78	0.58	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Interest receivable	-	-	0.05	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Contracts Private Limited	Short term loans and advances	50.64	10.48	1.01	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Interest receivable	36.71	23.44	0.06	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Covaan Private Limited	Short term loans and advances	305.12	344.40	16.00	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Interest receivable	339.78	301.92	182.21	113.18
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Everta Private Limited	Short term loans and advances	888.72	905.18	702.59	534.60
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Interest receivable	38.06	27.21	91.74	35.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Exotia Private Limited	Short term loans and advances	344.87	172.87	455.98	449.67
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest payable	3.17	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Interest receivable	0.96	0.96	2.64	0.59
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Short term borrowings	84.08	52.94	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fittedhomes Private Limited	Short term loans and advances	-	-	10.37	15.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Interest receivable	285.96	257.49	92.51	11.13
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Fresh Private Limited	Short term loans and advances	982.55	879.32	1,175.77	641.33

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Interest receivable	81.57	123.06	9.32	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Gallantee Real Estate LLC	Short term loans and advances	2,262.96	1,042.82	385.26	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest payable	370.04	329.81	178.60	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Interest receivable	-	-	92.61	92.61
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Horizons Private Limited	Short term borrowings	1,049.23	1,390.13	1,634.14	257.43
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Interest receivable	330.50	269.20	196.01	59.30
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Hyderwise Private Limited	Short term loans and advances	1,667.63	1,039.64	89.19	758.39
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest payable	33.52	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Interest receivable	299.11	299.11	265.50	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Short term borrowings	1,096.82	696.77	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Lotus Private Limited	Short term loans and advances	-	-	2,164.46	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Luxor Private Limited	Interest receivable	2.14	1.76	0.48	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Luxor Private Limited	Short term loans and advances	8.68	8.68	7.31	0.21
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Interest payable	732.10	703.47	577.97	265.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	37.01	37.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magick Rufy Private Limited	Short term borrowings	1,078.45	1,068.96	2,075.82	2,779.53
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magnum Private Limited	Interest receivable	-	-	-	0.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Magnum Private Limited	Short term loans and advances	-	-	-	11.02
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Interest payable	-	-	1.38	1.38
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Interest receivable	274.57	213.13	75.15	30.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Millenia Private Limited	Short term loans and advances	1,780.36	1,310.26	432.64	393.99
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Interest receivable	18.83	14.54	2.93	0.51
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Perch Builder Private Limited	Short term loans and advances	107.15	103.94	41.51	10.30

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.00	0.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Interest receivable	136.73	113.16	2.72	1.57
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Regale Private Limited	Short term loans and advances	505.07	1,286.28	10.65	8.40
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Interest receivable	103.26	62.90	11.22	1.94
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Spaceintell Private Limited	Short term loans and advances	1,027.16	812.36	179.35	14.97
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Interest receivable	168.45	125.76	50.31	17.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Stage7 Private Limited	Short term loans and advances	1,226.53	975.02	323.85	220.69
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Starpark Private Limited	Interest receivable	-	-	-	165.59
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Starpark Private Limited	Short term loans and advances	-	-	-	224.79
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Advance from customer	22.97	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Interest payable	0.23	0.23	0.23	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Short term borrowings	-	-	-	0.39
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Short term loans and advances	-	-	1.57	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Staylogy Private Limited	Trade Payable	-	20.38	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Short term loans and advances	0.17	0.17	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Urbano Private Limited	Short term loans and advances	-	-	0.09	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest payable	-	-	0.55	0.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Interest receivable	33.10	32.73	31.22	26.95
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vistaaz Private Limited	Short term loans and advances	9.04	8.14	14.98	130.55
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Interest receivable	420.18	368.03	201.80	78.65
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivaace Private Limited	Short term loans and advances	1,265.65	1,294.07	1,034.92	942.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Interest receivable	12.16	9.72	3.47	0.02

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Vivacity Private Limited	Short term loans and advances	56.75	55.08	32.37	22.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest payable	23.66	-	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Interest receivable	830.83	830.83	796.62	260.82
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Short term borrowings	816.11	655.56	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Casagrand Zingo Private Limited	Short term loans and advances	-	-	2,054.84	1,649.76
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Interest payable	895.29	840.48	618.30	280.17
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Danub Homes Private Limited	Short term borrowings	1,365.19	1,400.29	1,944.04	1,605.03
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Current account balances	564.33	505.01	241.08	434.83
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest payable	7.23	7.23	33.38	31.31
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Interest receivable	-	-	26.15	2.38
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Dawning Developers LLP	Short term loans and advances	-	-	191.17	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Advance to suppliers	6.12	-	3.69	0.75
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Interest receivable	39.16	37.81	34.97	30.11
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term loans and advances	67.50	73.62	67.50	54.34
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Interest receivable	128.51	109.78	58.23	18.41
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Exotia Builder Private Limited	Short term loans and advances	489.35	413.74	322.35	318.75
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Interest receivable	0.04	0.03	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Flock Builder Private Limited	Short term loans and advances	0.31	0.31	0.13	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Interest payable	-	-	0.01	0.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Interest receivable	0.11	0.11	0.12	0.02
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gallante Promoter LLP	Short term loans and advances	0.00	0.00	-	0.10
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest payable	74.53	74.53	65.61	40.97
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Interest receivable	13.99	-	27.67	27.67

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Short term borrowings	-	-	109.58	207.65
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Gazy Mag Private Limited	Short term loans and advances	318.72	320.56	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Current account balances	241.56	435.37	510.90	537.48
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Interest payable	218.13	207.71	138.27	57.01
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Grace Gated Community LLP	Short term borrowings	-	-	480.42	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Ilv Distripark Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Interest receivable	2.29	1.79	1.37	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	IRIS Development LLP	Short term loans and advances	15.95	10.95	0.95	8.59
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Irris Whiteboard Private Limited	Interest receivable	0.27	0.16	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Irris Whiteboard Private Limited	Short term loans and advances	3.07	1.92	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Millenia WB Trust	Interest receivable	0.06	-	NA	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Millenia WB Trust	Short term loans and advances	1.30	1.30	NA	NA
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Mr. Arun MN	Loan from Director	73.94	73.94	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Nobilitas Home Search LLP	Interest receivable	0.01	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Nobilitas Home Search LLP	Short term loans and advances	-	-	0.22	0.22
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Propel Holdings LLP	Interest receivable	0.96	1.68	1.68	1.68
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Propel Holdings LLP	Short term loans and advances	22.25	22.26	22.26	22.26
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Sea View Home Search LLP	Interest receivable	0.01	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Sea View Home Search LLP	Short term loans and advances	-	-	0.16	0.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Solace Gated Community LLP	Short term loans and advances	-	-	0.16	0.16
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Interest receivable	14.19	11.16	6.32	2.20
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Upstay Builder Private Limited	Short term loans and advances	73.62	67.92	45.79	19.57
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Venerate Homes Search LLP	Interest receivable	0.02	0.02	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Venerate Homes Search LLP	Short term loans and advances	-	-	0.27	0.27
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Zest Home Search LLP	Interest payable	0.00	0.00	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Zest Home Search Llp	Interest receivable	0.00	0.01	-	-
Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Zest Home Search LLP	Short term loans and advances	0.17	0.17	0.17	0.17
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Interest receivable	126.31	106.95	-	-
Casagrand Regale Private Limited	Ambojini Property Developers Private Limited	Short term loans and advances	461.36	438.75	-	-
Casagrand Regale Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.34	0.34	0.31	-
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	136.73	113.16	2.72	1.57
Casagrand Regale Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	505.07	1,286.28	10.65	8.40
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Interest receivable	13.29	6.30	NA	NA
Casagrand Spaceintell Private Limited	Beacon Ace Induspark Private Limited	Short term loans and advances	296.02	89.21	NA	NA
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Interest receivable	1.69	0.00	NA	NA
Casagrand Spaceintell Private Limited	Beacon Logistix Induspark Private Limited	Short term loans and advances	259.80	0.05	NA	NA
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Interest receivable	11.60	9.06	0.05	-
Casagrand Spaceintell Private Limited	Beacon Premier Induspark Private Limited	Short term loans and advances	59.72	59.13	57.67	-
Casagrand Spaceintell Private Limited	Casa Grande Enterprises LLP	Trade Payable	2.66	2.66	2.66	2.66
Casagrand Spaceintell Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.30	0.44	-	-
Casagrand Spaceintell Private Limited	Casagrand Avalon Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Interest receivable	25.92	22.90	8.68	-
Casagrand Spaceintell Private Limited	Casagrand Blue Horizon Private Limited	Short term loans and advances	76.20	58.00	120.56	-
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	103.26	62.90	11.22	1.94
Casagrand Spaceintell Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	1,027.16	812.36	179.35	14.97
Casagrand Spaceintell Private Limited	Casagrand Starpark Private Limited	Short term borrowings	-	-	-	3.15
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest payable	4.34	0.00	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Interest receivable	9.32	6.75	8.97	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Short term borrowings	43.08	87.19	-	-
Casagrand Spaceintell Private Limited	CGD Industrial Parks Private Limited	Short term loans and advances	1.97	-	7.61	-
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Interest receivable	2.42	0.91	NA	NA
Casagrand Spaceintell Private Limited	CGD Spaceone Private Limited	Short term loans and advances	55.37	20.83	NA	NA

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Spaceintell Private Limited	Chengalpattu Logistics Parks Private Limited	Trade Receivable	-	-	-	3.06
Casagrand Spaceintell Private Limited	Chengalpattu Warehousing Parks Private Limited	Trade Receivable	-	-	-	2.66
Casagrand Spaceintell Private Limited	Danub Homes Private Limited	Interest receivable	0.01	0.01	-	-
Casagrand Spaceintell Private Limited	Danub Homes Private Limited	Short term loans and advances	0.02	0.02	0.02	0.02
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Interest payable	93.38	86.06	39.04	-
Casagrand Spaceintell Private Limited	Dawning Developers LLP	Short term borrowings	216.79	216.79	296.06	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Interest payable	39.60	31.07	-	-
Casagrand Spaceintell Private Limited	Grace Gated Community LLP	Short term borrowings	160.00	160.00	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Interest receivable	148.14	116.27	-	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Interest receivable	-	-	11.53	-
Casagrand Spaceintell Private Limited	Headway Ace Induspark Private Limited	Short term loans and advances	748.48	731.93	570.73	-
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Interest receivable	17.84	9.94	NA	NA
Casagrand Spaceintell Private Limited	Headway Logistix Induspark Private Limited	Short term loans and advances	196.28	169.75	NA	NA
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Interest receivable	13.45	10.82	1.28	-
Casagrand Spaceintell Private Limited	Headway Premier Induspark Private Limited	Short term loans and advances	69.45	61.04	60.56	-
Casagrand Spaceintell Private Limited	Mr. Arun MN	Loan from Director	-	-	48.62	-
Casagrand Spaceintell Private Limited	Mr. Prasad Motiram Kotpati	Loan from Director	299.96	299.96	267.76	-
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Interest receivable	0.50	-	NA	NA
Casagrand Spaceintell Private Limited	Vision Ace Induspark Private Limited	Short term loans and advances	13.09	-	NA	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest payable	0.03	-	-	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Interest receivable	0.62	0.05	-	NA
Casagrand Spaceintell Private Limited	Vision Logistix Induspark Private Limited	Short term loans and advances	14.26	12.40	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Interest receivable	12.45	9.43	-	NA
Casagrand Spaceintell Private Limited	Vision Premier Induspark Private Limited	Short term loans and advances	71.12	70.18	0.17	NA
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.03	0.02	-	-
Casagrand Stage7 Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	3.52	0.38	0.06	-
Casagrand Stage7 Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.02	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.70	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Enterprises LLP	Trade Payable	9.93	0.06	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.05	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	1.94	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.03	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.87	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Propcare Private Limited	Trade Payable	10.04	0.20	0.05	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Interest payable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Anchor Private Limited	Short term borrowings	0.20	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.53	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	0.24	-	-	-
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Lotus Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Interest payable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.81	-	-	-
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	168.45	125.76	50.31	17.69
Casagrand Stage7 Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	1,226.53	975.02	323.85	220.69
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.90	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Interest receivable	0.00	-	-	-
Casagrand Stage7 Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	0.10	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest payable	0.01	0.01	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Interest receivable	0.20	-	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Short term borrowings	-	0.25	-	-
Casagrand Stage7 Private Limited	Danub Homes Private Limited	Short term loans and advances	5.71	-	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Interest receivable	0.01	-	-	-
Casagrand Stage7 Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.20	-	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.01	0.01	-	-
Casagrand Staylogy Private Limited	Casa Grande Civil Engineering Private Limited	Trade receivable	-	-	0.01	0.01
Casagrand Staylogy Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.03	0.02	-	-
Casagrand Staylogy Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.16	0.16	-	8.12
Casagrand Staylogy Private Limited	Casa Grande Coimbatore LLP	Trade Receivable	-	-	0.16	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.80	0.80	0.97	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	13.09	-
Casagrand Staylogy Private Limited	Casa Grande Garden City Builders Private Limited	Trade receivable	-	-	-	13.09
Casagrand Staylogy Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Staylogy Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.00	0.00	0.01	0.01
Casagrand Staylogy Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.03	0.54	0.46	0.58
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.18	0.10	0.03	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	1.66	-	-	-
Casagrand Staylogy Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Trade Payable	-	1.66	1.70	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Advance to suppliers	22.97	-	-	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	0.23	0.23	0.23	-
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	1.57	0.39
Casagrand Staylogy Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Trade Receivable	-	20.38	-	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Interest receivable	0.03	0.03	0.03	-
Casagrand Staylogy Private Limited	Dawning Developers LLP	Trade receivable	-	-	-	0.73
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.02	0.01	-	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	0.17	0.17	-	-
Casagrand Urbano Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	0.09	-
Casagrand Vistaaz Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	-	0.07	0.07
Casagrand Vistaaz Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	5.59	5.59	5.59	5.58
Casagrand Vistaaz Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	0.02	0.02	0.02	0.02
Casagrand Vistaaz Private Limited	Casa Grande Coimbatore LLP	Interest payable	0.48	0.42	0.10	-
Casagrand Vistaaz Private Limited	Casa Grande Coimbatore LLP	Short term borrowings	1.40	1.40	1.40	0.70
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Interest payable	0.01	0.01	0.07	0.02
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Short term borrowings	-	-	0.30	0.30
Casagrand Vistaaz Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.00	-	-	0.04
Casagrand Vistaaz Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	-	-	0.01
Casagrand Vistaaz Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.05	0.05	0.05	0.05

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vistaaz Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.04	0.04	0.04	0.04
Casagrand Vistaaz Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Vistaaz Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term borrowings	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	-	0.02	-
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	-	0.19
Casagrand Vistaaz Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.02	0.02	-	0.14
Casagrand Vistaaz Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.03	0.03	0.03	0.03
Casagrand Vistaaz Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.95	0.95	22.11	0.95
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	-	-	-	65.75
Casagrand Vistaaz Private Limited	Casagrand Millenia Private Limited	Trade Receivable	94.28	92.81	87.07	-
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	33.10	32.73	31.22	26.95
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	-	-	0.55	0.55
Casagrand Vistaaz Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	9.04	8.14	14.98	130.55
Casagrand Vistaaz Private Limited	Danub Homes Private Limited	Interest receivable	0.01	0.01	0.01	0.01
Casagrand Vistaaz Private Limited	Danub Homes Private Limited	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Dawning Developers LLP	Interest receivable	0.57	0.57	0.57	0.57
Casagrand Vistaaz Private Limited	Dawning Developers LLP	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Grace Gated Community LLP	Interest receivable	0.05	0.05	0.05	0.05
Casagrand Vistaaz Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	-	-	-
Casagrand Vistaaz Private Limited	Propel Holdings LLP	Interest payable	0.20	0.09	-	-
Casagrand Vistaaz Private Limited	Propel Holdings LLP	Short term borrowings	2.49	2.49	2.49	2.49
Casagrand Vivaace Private Limited	AAK Realty Services LLP	Interest receivable	1.10	0.83	-	-
Casagrand Vivaace Private Limited	AAK Realty Services LLP	Short term loans and advances	3.00	8.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	-	0.17	0.17
Casagrand Vivaace Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.06	-	0.24	0.19
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	2.29	2.29	-	-
Casagrand Vivaace Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	24.55	2.06	0.68	-
Casagrand Vivaace Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.08	0.06	-	-
Casagrand Vivaace Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.60	0.70	-	-
Casagrand Vivaace Private Limited	Casa Grande Enterprises LLP	Trade Payable	99.06	89.26	0.52	-
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	1.71	0.00	0.01	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	146.91	-	1.86	-
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Interest payable	0.19	0.19	0.18	0.18
Casagrand Vivaace Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.54	0.00	0.15	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest payable	-	-	-	1.06
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.05	0.04	-	-
Casagrand Vivaace Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	0.50	0.10	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.12	0.11	-	-
Casagrand Vivaace Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	0.35	-	-	-
Casagrand Vivaace Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.78	0.99	0.31	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	-	-	-	0.43
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.09	0.09	-	-
Casagrand Vivaace Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.10	0.00	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Interest receivable	2.11	1.35	-	-
Casagrand Vivaace Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	18.81	18.81	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.12	0.08	-	-
Casagrand Vivaace Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	1.25	0.37	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.06	0.04	-	-
Casagrand Vivaace Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.46	0.47	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Interest receivable	0.16	0.11	-	-
Casagrand Vivaace Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	1.20	1.00	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Interest receivable	0.48	0.44	-	-
Casagrand Vivaace Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.90	6.90	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.12	0.09	-	-
Casagrand Vivaace Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	0.72	0.72	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	0.87	0.87	0.93	0.93
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.07	-	-	-
Casagrand Vivaace Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	2.23	0.66	-	-
Casagrand Vivaace Private Limited	Casagrand Millenia Private Limited	Interest payable	0.98	0.98	0.98	0.98
Casagrand Vivaace Private Limited	Casagrand Millenia Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	420.18	368.03	201.80	78.65
Casagrand Vivaace Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	1,265.65	1,294.07	1,034.92	942.41
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Casagrand Vivaace Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.90	-	-	-

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Interest payable	7.21	5.67	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Short term borrowings	48.58	48.58	-	-
Casagrand Vivaace Private Limited	Casagrand Zingo Private Limited	Short term loans and advances	-	-	0.02	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.16	0.16
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Interest receivable	5.47	3.77	-	-
Casagrand Vivaace Private Limited	Danub Homes Private Limited	Short term loans and advances	42.27	41.34	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest payable	0.95	0.55	-	-
Casagrand Vivaace Private Limited	Dawning Developers LLP	Interest receivable	-	-	0.85	0.85
Casagrand Vivaace Private Limited	Dawning Developers LLP	Short term borrowings	11.80	11.90	-	-
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Casagrand Vivaace Private Limited	Exotia Builder Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Vivaace Private Limited	Gallante Promoter LLP	Interest payable	0.01	-	-	NA
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.09	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	199.80	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.03	0.02	-	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Interest payable	0.03	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Grace Private Limited	Short term borrowings	1.90	-	-	-
Casagrand Vivacity Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.06	0.38	0.31	-
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Interest payable	172.17	147.96	75.73	0.16
Casagrand Vivacity Private Limited	Casagrand Bizpark Private Limited	Short term borrowings	593.39	519.01	419.11	414.78
Casagrand Vivacity Private Limited	Casagrand Everta Private Limited	Short term borrowings	0.02	-	-	-
Casagrand Vivacity Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Vivacity Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	0.00	0.00	-	-
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	12.16	9.72	3.47	0.02
Casagrand Vivacity Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	56.75	55.08	32.37	22.16
Casagrand Zingo Private Limited	AAK Realty Services LLP	Interest receivable	0.02	0.02	-	-
Casagrand Zingo Private Limited	AAK Realty Services LLP	Short term loans and advances	0.13	0.13	-	-
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	0.01	0.01	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	-	-	0.02	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	30.64	18.87	-	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	-	-	9.63	-
Casagrand Zingo Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	381.00	362.46	-	-
Casagrand Zingo Private Limited	Casa Grande Coimbatore LLP	Interest payable	0.16	0.09	-	-
Casagrand Zingo Private Limited	Casa Grande Coimbatore LLP	Short term borrowings	1.66	1.76	-	-
Casagrand Zingo Private Limited	Casa Grande Enterprises LLP	Trade Payable	0.12	-	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	0.04	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.22	0.21	-	-
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	3.38	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Zingo Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.86	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest payable	-	-	0.03	0.03
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Interest receivable	7.33	5.75	-	-
Casagrand Zingo Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	49.80	49.90	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Interest receivable	0.07	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	7.92	0.03	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	-	-	0.10	-
Casagrand Zingo Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.79	0.39	2.22	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.40	0.40	-	-
Casagrand Zingo Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	0.00	0.00	0.10	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest payable	2.55	2.55	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Interest receivable	0.00	-	-	-
Casagrand Zingo Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	0.10	0.10	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Interest payable	44.74	21.33	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Short term borrowings	754.01	772.61	-	-
Casagrand Zingo Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	-	-	0.10	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.01	-	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	0.02	-
Casagrand Zingo Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.23	0.10	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Interest receivable	2.37	0.55	-	-
Casagrand Zingo Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	57.37	57.39	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Interest receivable	11.65	11.55	-	-
Casagrand Zingo Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	0.90	99.90	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Interest payable	1.13	-	-	-
Casagrand Zingo Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	57.20	-	-	-
Casagrand Zingo Private Limited	Casagrand Lotus Private Limited	Interest payable	0.00	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.01	0.00	-	-
Casagrand Zingo Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.06	0.06	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Interest receivable	0.12	0.09	-	-
Casagrand Zingo Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	1.03	0.90	0.10	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	830.83	830.83	796.62	260.82

Note: '0.00' represents amount less than INR 5,000

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	23.66	-	-	-
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	2,054.84	1,649.76
Casagrand Zingo Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	816.11	655.56	-	-
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.00	-	-	-
Casagrand Zingo Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.10	-	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Interest receivable	7.21	5.67	-	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	-	-	0.02	-
Casagrand Zingo Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	48.58	48.58	-	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest payable	-	-	0.01	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Interest receivable	1.13	0.83	0.03	-
Casagrand Zingo Private Limited	Danub Homes Private Limited	Short term loans and advances	10.54	7.66	4.88	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Interest receivable	0.05	0.02	-	-
Casagrand Zingo Private Limited	Dawning Developers LLP	Short term loans and advances	1.26	0.16	0.10	-
Casagrand Zingo Private Limited	Gallante Promoter LLP	Interest payable	0.00	-	-	NA
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest payable	9.32	6.75	8.97	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Interest receivable	4.34	0.00	-	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	1.97	-	7.61	-
CGD Industrial Parks Private Limited	Casagrand Spaceintell Private Limited	Short term loans and advances	43.08	87.19	-	-
CGD Industrial Parks Private Limited	Mr. Prasad Motiram Kotpati	Loan from Director	-	-	0.35	-
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Interest payable	2.42	0.91	NA	NA
CGD Spaceone Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	55.37	20.83	NA	NA
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Interest payable	0.16	0.08	NA	NA
CGD Spaceone Private Limited	Headway Logistix Induspark Private Limited	Short term borrowings	1.75	1.75	NA	NA
Danub Homes Private Limited	AAK Realty Services LLP	Interest payable	0.33	0.28	2.93	0.04
Danub Homes Private Limited	AAK Realty Services LLP	Interest receivable	-	-	0.06	-
Danub Homes Private Limited	AAK Realty Services LLP	Short term borrowings	1.21	1.11	-	-
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest payable	-	-	0.82	0.82
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.01	0.00	0.07	-
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Short term borrowings	-	-	-	0.03
Danub Homes Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.52	-	1.22	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	30.96	26.59	16.50	-
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	-	1.75	6.70	6.70
Danub Homes Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	152.78	239.39	76.84	99.00
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Interest payable	0.01	0.01	-	-
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Interest receivable	0.03	0.01	-	-
Danub Homes Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	0.40	0.58	-	0.93
Danub Homes Private Limited	Casa Grande Enterprises LLP	Trade Payable	103.85	95.39	28.91	11.45

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	3.47	3.47	10.61	0.53
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.08	-	-	-
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	-	-	124.52	0.10
Danub Homes Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	4.61	0.25	-	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest payable	0.56	0.46	0.15	-
Danub Homes Private Limited	Casa Grande Grace Private Limited	Interest receivable	-	-	3.13	3.03
Danub Homes Private Limited	Casa Grande Grace Private Limited	Short term borrowings	5.43	2.82	0.24	0.23
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	0.00	-	-
Danub Homes Private Limited	Casa Grande Homes Private Limited	Interest receivable	7.05	3.63	0.01	0.50
Danub Homes Private Limited	Casa Grande Homes Private Limited	Short term loans and advances	91.41	91.01	0.20	0.05
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Interest payable	0.77	0.64	2.55	61.56
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Short term borrowings	3.21	2.46	0.20	-
Danub Homes Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	-	-	-	61.65
Danub Homes Private Limited	Casa Grande Propcare Private Limited	Trade Payable	1.16	1.83	3.32	3.24
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.03	0.03	0.01	0.01
Danub Homes Private Limited	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.10	0.10	-	-
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.13	0.10	0.02	-
Danub Homes Private Limited	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.85	0.85	0.50	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Interest payable	0.15	0.15	3.75	3.27
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.99	-	-	-
Danub Homes Private Limited	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	-	0.09	0.01	0.01
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.06	0.02	-	-
Danub Homes Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	0.91	0.91	-	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest payable	1.44	1.12	0.03	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Interest receivable	-	-	0.08	0.07
Danub Homes Private Limited	Casa Grande Zest Private Limited	Short term borrowings	12.48	7.61	-	-
Danub Homes Private Limited	Casa Grande Zest Private Limited	Short term loans and advances	-	-	0.69	-
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Interest receivable	0.01	0.01	-	-
Danub Homes Private Limited	Casagrand Aesthetic Private Limited	Short term loans and advances	0.06	0.06	0.04	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Interest payable	14.93	10.34	0.40	-
Danub Homes Private Limited	Casagrand Anchor Private Limited	Short term borrowings	140.84	136.31	50.74	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest payable	-	-	0.01	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.23	0.15	0.01	-
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	-	0.07
Danub Homes Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	2.48	1.95	0.31	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest payable	6.24	4.25	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Interest receivable	-	-	0.92	0.92
Danub Homes Private Limited	Casagrand Fresh Private Limited	Short term borrowings	65.33	40.04	-	-
Danub Homes Private Limited	Casagrand Fresh Private Limited	Short term loans and advances	-	-	0.01	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest payable	2.00	1.61	0.92	0.92
Danub Homes Private Limited	Casagrand Horizons Private Limited	Interest receivable	-	-	0.10	-
Danub Homes Private Limited	Casagrand Horizons Private Limited	Short term borrowings	11.70	11.25	-	0.80
Danub Homes Private Limited	Casagrand Horizons Private Limited	Short term loans and advances	-	-	2.23	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest payable	0.20	0.20	0.12	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Interest receivable	0.73	-	-	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Short term borrowings	-	-	1.19	-
Danub Homes Private Limited	Casagrand Hyderwise Private Limited	Short term loans and advances	19.38	19.28	-	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Interest payable	0.03	0.02	-	-
Danub Homes Private Limited	Casagrand Lotus Private Limited	Short term borrowings	0.40	0.30	0.10	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	-	0.03	0.03
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.31	0.26	0.17	-
Danub Homes Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	1.20	1.05	1.24	0.69
Danub Homes Private Limited	Casagrand Millenia Private Limited	Interest receivable	1.90	1.88	1.76	1.66
Danub Homes Private Limited	Casagrand Millenia Private Limited	Short term borrowings	-	-	-	0.10
Danub Homes Private Limited	Casagrand Millenia Private Limited	Short term loans and advances	0.92	0.48	1.06	-
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Interest receivable	0.01	0.00	-	-
Danub Homes Private Limited	Casagrand Perch Builder Private Limited	Short term loans and advances	0.18	0.18	-	-
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	895.30	840.48	618.30	280.17
Danub Homes Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	1,365.19	1,400.34	1,944.04	1,605.03
Danub Homes Private Limited	Casagrand Spaceintell Private Limited	Interest payable	0.01	0.01	-	-
Danub Homes Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	0.02	0.02	0.02	0.02
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.20	-	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Interest receivable	0.01	0.01	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	5.71	-	-	-
Danub Homes Private Limited	Casagrand Stage7 Private Limited	Short term loans and advances	-	0.25	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Danub Homes Private Limited	Casagrand Vistaaz Private Limited	Interest payable	0.01	0.01	0.01	0.01
Danub Homes Private Limited	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest payable	5.47	3.77	-	-
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Interest receivable	-	-	0.16	0.16
Danub Homes Private Limited	Casagrand Vivaace Private Limited	Short term borrowings	42.27	41.34	-	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest payable	1.13	0.83	0.03	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Interest receivable	-	-	0.01	-
Danub Homes Private Limited	Casagrand Zingo Private Limited	Short term borrowings	10.54	7.66	4.88	-
Danub Homes Private Limited	Dawning Developers LLP	Interest payable	0.08	-	0.09	-
Danub Homes Private Limited	Dawning Developers LLP	Interest receivable	2.58	2.58	2.90	2.90
Danub Homes Private Limited	Dawning Developers LLP	Short term borrowings	2.35	2.74	0.29	-
Danub Homes Private Limited	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term borrowings	0.00	0.00	-	-
Danub Homes Private Limited	Exotia Builder Private Limited	Interest payable	0.24	-	-	-
Danub Homes Private Limited	Exotia Builder Private Limited	Short term borrowings	7.72	-	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Interest payable	0.00	0.00	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	-	-	-
Danub Homes Private Limited	Gazy Mag Private Limited	Short term borrowings	-	-	0.05	-
Danub Homes Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.05	-	-	-
Danub Homes Private Limited	Grace Gated Community LLP	Interest receivable	0.12	0.12	0.12	0.12
Danub Homes Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Dawning Developers LLP	AAK Realty Services LLP	Interest receivable	2.34	2.28	2.31	-
Dawning Developers LLP	AAK Realty Services LLP	Short term borrowings	-	-	0.60	-
Dawning Developers LLP	AAK Realty Services LLP	Short term loans and advances	1.89	1.75	-	-
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest payable	-	-	0.30	0.30
Dawning Developers LLP	Casa Grande Axiom Private Limited	Interest receivable	0.00	-	-	-
Dawning Developers LLP	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Interest payable	42.08	37.87	20.64	3.86
Dawning Developers LLP	Casa Grande Civil Engineering Private Limited	Short term borrowings	140.48	140.47	149.08	117.96
Dawning Developers LLP	Casa Grande Coimbatore LLP	Interest receivable	0.17	0.13	-	-
Dawning Developers LLP	Casa Grande Coimbatore LLP	Short term borrowings	-	-	-	10.33
Dawning Developers LLP	Casa Grande Coimbatore LLP	Short term loans and advances	1.30	1.30	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest payable	-	-	0.01	0.01
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Interest receivable	0.74	0.25	-	-
Dawning Developers LLP	Casa Grande Garden City Builders Private Limited	Short term loans and advances	14.61	14.61	-	-
Dawning Developers LLP	Casa Grande Grace Private Limited	Interest receivable	0.33	0.33	0.33	0.33
Dawning Developers LLP	Casa Grande Grace Private Limited	Short term loans and advances	0.04	0.04	-	-
Dawning Developers LLP	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.06
Dawning Developers LLP	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest payable	-	-	0.01	0.38
Dawning Developers LLP	Casa Grande Milestone Private Limited	Interest receivable	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Milestone Private Limited	Short term loans and advances	0.01	0.01	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casa Grande Propcare Private Limited	Advance to suppliers	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Propcare Private Limited	Trade Payable	-	-	2.18	0.08
Dawning Developers LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest receivable	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term loans and advances	0.00	0.00	-	-
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest payable	1.57	1.38	0.80	0.41
Dawning Developers LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term borrowings	6.31	6.31	6.00	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest payable	-	-	0.01	-
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Interest receivable	0.32	0.13	-	0.01
Dawning Developers LLP	Casa Grande Smart Value Homes Private Limited	Short term loans and advances	5.60	5.60	-	-
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.16	0.15	0.16	0.16
Dawning Developers LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.05	0.05	-	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Interest receivable	1.82	1.51	323.78	202.21
Dawning Developers LLP	Casa Grande Zest Private Limited	Short term borrowings	-	-	0.01	-
Dawning Developers LLP	Casa Grande Zest Private Limited	Short term loans and advances	9.85	9.15	-	1,242.79
Dawning Developers LLP	Casagrand Aesthetic Private Limited	Interest receivable	0.08	0.07	0.02	-
Dawning Developers LLP	Casagrand Aesthetic Private Limited	Short term loans and advances	0.30	0.30	0.30	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest payable	-	-	0.02	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Interest receivable	0.71	0.39	-	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Short term borrowings	-	-	2.05	-
Dawning Developers LLP	Casagrand Anchor Private Limited	Short term loans and advances	9.52	9.52	-	-
Dawning Developers LLP	Casagrand Arun MN Academy Foundation	Trade Receivable	0.70	0.70	-	-
Dawning Developers LLP	Casagrand Blue Horizon Private Limited	Interest receivable	111.27	101.39	48.00	-
Dawning Developers LLP	Casagrand Blue Horizon Private Limited	Short term loans and advances	292.40	292.40	292.40	-
Dawning Developers LLP	Casagrand Covaan Private Limited	Interest receivable	0.08	0.00	-	-
Dawning Developers LLP	Casagrand Covaan Private Limited	Short term loans and advances	2.38	2.38	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest payable	-	-	0.45	0.45
Dawning Developers LLP	Casagrand Fresh Private Limited	Interest receivable	1.91	1.41	-	-
Dawning Developers LLP	Casagrand Fresh Private Limited	Short term loans and advances	14.59	14.81	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest payable	0.01	0.01	0.01	0.01
Dawning Developers LLP	Casagrand Horizons Private Limited	Interest receivable	0.00	-	-	-
Dawning Developers LLP	Casagrand Horizons Private Limited	Short term loans and advances	0.02	0.02	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest payable	0.21	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Interest receivable	0.04	0.04	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Short term borrowings	12.12	-	-	-
Dawning Developers LLP	Casagrand Hyderwise Private Limited	Short term loans and advances	-	1.88	-	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest payable	4.04	3.31	0.45	-
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	0.02	0.02
Dawning Developers LLP	Casagrand Magick Rufy Private Limited	Short term borrowings	27.39	27.29	26.47	-
Dawning Developers LLP	Casagrand Magnum Private Limited	Short term loans and advances	-	-	-	0.27
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest payable	0.37	0.37	0.59	0.59
Dawning Developers LLP	Casagrand Millenia Private Limited	Interest receivable	0.03	-	0.07	-
Dawning Developers LLP	Casagrand Millenia Private Limited	Short term loans and advances	0.97	0.97	1.00	-
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	564.33	505.01	241.08	-434.84
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	-	-	26.15	2.38
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	7.23	7.23	33.38	31.31
Dawning Developers LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	-	191.17	-
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Interest receivable	93.38	86.06	39.04	-
Dawning Developers LLP	Casagrand Spaceintell Private Limited	Short term loans and advances	216.79	216.79	296.06	-
Dawning Developers LLP	Casagrand Starpark Private Limited	Short term loans and advances	-	-	-	6.00
Dawning Developers LLP	Casagrand Staylogy Private Limited	Interest payable	0.03	0.03	0.03	-
Dawning Developers LLP	Casagrand Staylogy Private Limited	Trade Payable	-	-	-	0.73
Dawning Developers LLP	Casagrand Vistaaz Private Limited	Interest payable	0.57	0.57	0.57	0.57
Dawning Developers LLP	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest payable	-	-	0.85	0.85
Dawning Developers LLP	Casagrand Vivaace Private Limited	Interest receivable	0.95	0.55	-	-
Dawning Developers LLP	Casagrand Vivaace Private Limited	Short term loans and advances	11.80	11.90	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Interest payable	0.05	0.02	-	-
Dawning Developers LLP	Casagrand Zingo Private Limited	Short term borrowings	1.26	0.16	0.10	-
Dawning Developers LLP	Danub Homes Private Limited	Interest payable	2.58	2.58	2.90	2.90
Dawning Developers LLP	Danub Homes Private Limited	Interest receivable	0.08	-	0.09	-
Dawning Developers LLP	Danub Homes Private Limited	Short term loans and advances	2.35	2.74	0.29	-
Dawning Developers LLP	Gazy Mag Private Limited	Interest payable	0.01	0.00	0.03	0.03
Dawning Developers LLP	Gazy Mag Private Limited	Short term borrowings	0.10	0.10	-	-
Dawning Developers LLP	Grace Gated Community LLP	Interest payable	0.14	0.14	0.15	0.15
Dawning Developers LLP	Grace Gated Community LLP	Interest receivable	0.00	-	-	-
Dawning Developers LLP	Grace Gated Community LLP	Short term loans and advances	0.02	0.02	0.02	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Dawning Developers LLP	IRIS Development LLP	Interest receivable	2.06	1.70	-	-
Dawning Developers LLP	IRIS Development LLP	Short term loans and advances	10.63	10.63	10.63	10.63
Dawning Developers LLP	Upstay Builder Private Limited	Interest receivable	0.00	0.00	-	-
Dawning Developers LLP	Upstay Builder Private Limited	Short term loans and advances	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	1.47	-	-	-
Exotia Builder Private Limited	Casa Grande Enterprises LLP	Trade Payable	7.98	0.04	-	-
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	0.02	-	-	-
Exotia Builder Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	1.15	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Interest payable	0.00	-	-	-
Exotia Builder Private Limited	Casa Grande Grace Private Limited	Short term borrowings	0.10	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Interest receivable	1.05	-	-	-
Exotia Builder Private Limited	Casa Grande Milestone Private Limited	Short term loans and advances	75.95	-	-	-
Exotia Builder Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.21	0.27	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest receivable	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term loans and advances	0.04	0.04	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Interest payable	0.00	0.00	-	-
Exotia Builder Private Limited	Casa Grande Zest Private Limited	Short term borrowings	0.04	0.14	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Interest receivable	0.01	-	-	-
Exotia Builder Private Limited	Casagrand Anchor Private Limited	Short term loans and advances	0.37	-	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Interest receivable	0.00	0.00	-	-
Exotia Builder Private Limited	Casagrand Exotia Private Limited	Short term loans and advances	0.04	0.04	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.06	-	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Interest payable	0.01	0.00	-	-
Exotia Builder Private Limited	Casagrand Fresh Private Limited	Short term borrowings	0.29	0.32	-	-
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	128.51	109.78	58.23	18.41
Exotia Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	489.35	413.74	322.35	318.75
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Casagrand Vivaace Private Limited	Short term loans and advances	0.10	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Interest receivable	0.24	-	-	-
Exotia Builder Private Limited	Danub Homes Private Limited	Short term loans and advances	7.72	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	-	-	-
Exotia Builder Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.10	-	-	-
Exotia Builder Private Limited	Grace Gated Community LLP	Interest receivable	0.00	-	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Exotia Builder Private Limited	Grace Gated Community LLP	Short term loans and advances	0.10	-	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.00	0.00	-	-
Flock Builder Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	0.10	-	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.04	0.03	-	-
Flock Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	0.31	0.31	0.13	-
Gazy Mag Private Limited	Casa Grande Axiom Private Limited	Interest receivable	0.00	0.00	0.01	0.01
Gazy Mag Private Limited	Casa Grande Axiom Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest payable	0.64	0.64	0.26	0.05
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Interest receivable	0.00	-	-	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Short term borrowings	-	-	8.25	-
Gazy Mag Private Limited	Casa Grande Civil Engineering Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Coimbatore LLP	Short term loans and advances	-	-	-	0.05
Gazy Mag Private Limited	Casa Grande Enterprises LLP	Trade Payable	38.82	38.80	9.74	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest payable	55.91	39.00	32.38	5.71
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Interest receivable	-	-	53.83	53.83
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Short term borrowings	443.71	452.85	489.54	-
Gazy Mag Private Limited	Casa Grande Garden City Builders Private Limited	Short term loans and advances	-	-	-	112.71
Gazy Mag Private Limited	Casa Grande Grace Private Limited	Interest receivable	0.07	0.07	0.07	0.07
Gazy Mag Private Limited	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	-
Gazy Mag Private Limited	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Gazy Mag Private Limited	Casa Grande Propcare Private Limited	Trade Payable	0.43	0.42	-	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Interest receivable	0.02	0.01	-	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Short term borrowings	-	-	0.05	-
Gazy Mag Private Limited	Casagrand Fittedhomes Private Limited	Short term loans and advances	0.27	0.19	-	-
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Interest payable	1.39	1.18	-	-
Gazy Mag Private Limited	Casagrand Lotus Private Limited	Short term borrowings	5.65	4.70	0.10	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest payable	-	-	0.01	0.01
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Interest receivable	0.07	0.04	-	-
Gazy Mag Private Limited	Casagrand Magick Rufy Private Limited	Short term loans and advances	0.50	0.50	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	13.99	-	27.67	27.67

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	74.53	74.53	65.61	40.97
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	318.73	320.56	-	-
Gazy Mag Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	-	-	109.58	207.65
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Interest payable	0.01	-	-	-
Gazy Mag Private Limited	Casagrand Stage7 Private Limited	Short term borrowings	0.20	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest payable	0.00	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Interest receivable	0.00	0.00	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Short term borrowings	0.05	-	-	-
Gazy Mag Private Limited	Danub Homes Private Limited	Short term loans and advances	-	-	0.05	-
Gazy Mag Private Limited	Dawning Developers LLP	Interest receivable	0.01	0.00	0.03	0.03
Gazy Mag Private Limited	Dawning Developers LLP	Short term loans and advances	0.10	0.10	-	-
Gazy Mag Private Limited	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Gazy Mag Private Limited	Exotia Builder Private Limited	Short term borrowings	0.10	-	-	-
Gazy Mag Private Limited	Gazy Mag Private Limited	Interest receivable	0.00	0.00	-	-
Gazy Mag Private Limited	Gazy Mag Private Limited	Short term loans and advances	0.00	0.00	-	-
Gazy Mag Private Limited	Grace Gated Community LLP	Interest receivable	0.00	0.00	-	-
Gazy Mag Private Limited	Grace Gated Community LLP	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	AAK Realty Services LLP	Interest receivable	0.00	0.00	-	-
Grace Gated Community LLP	AAK Realty Services LLP	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Axiom Private Limited	Interest payable	-	-	0.08	0.08
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest payable	1.63	-	-	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Interest receivable	64.54	64.54	54.16	40.53
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Short term borrowings	54.40	54.40	-	-
Grace Gated Community LLP	Casa Grande Civil Engineering Private Limited	Short term loans and advances	-	-	172.33	223.30
Grace Gated Community LLP	Casa Grande Garden City Builders Private Limited	Interest receivable	0.00	0.00	0.14	0.14
Grace Gated Community LLP	Casa Grande Garden City Builders Private Limited	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest payable	0.01	0.01	0.67	0.65
Grace Gated Community LLP	Casa Grande Grace Private Limited	Interest receivable	0.00	-	-	-
Grace Gated Community LLP	Casa Grande Grace Private Limited	Short term borrowings	-	-	0.18	0.11
Grace Gated Community LLP	Casa Grande Grace Private Limited	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Homes Private Limited	Interest payable	0.00	-	-	0.15
Grace Gated Community LLP	Casa Grande Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Milestone Private Limited	Interest payable	0.00	-	-	0.47
Grace Gated Community LLP	Casa Grande Milestone Private Limited	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Interest payable	0.01	0.01	0.01	0.01

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Grace Gated Community LLP	Casa Grande Realtors Private Limited (Converted from Casa Grande Realtors LLP)	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Interest receivable	0.12	0.12	0.12	0.12
Grace Gated Community LLP	Casa Grande Shelter Private Limited (Converted from Casa Grande Shelter LLP)	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest payable	0.00	0.00	0.11	-
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Interest receivable	-	-	-	1.76
Grace Gated Community LLP	Casa Grande Smart Value Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Interest payable	0.04	0.03	0.01	0.01
Grace Gated Community LLP	Casa Grande Vallam Private Limited (Converted from Casa Grande Vallam LLP)	Short term borrowings	0.12	0.12	0.10	-
Grace Gated Community LLP	Casa Grande Zest Private Limited	Interest receivable	0.00	0.00	-	-
Grace Gated Community LLP	Casa Grande Zest Private Limited	Short term loans and advances	0.00	0.00	-	-
Grace Gated Community LLP	Casagrand Anchor Private Limited	Interest payable	0.01	0.00	-	-
Grace Gated Community LLP	Casagrand Anchor Private Limited	Short term borrowings	0.05	0.05	-	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest payable	3.51	2.94	0.70	-
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Interest receivable	-	-	0.01	0.01
Grace Gated Community LLP	Casagrand Magick Rufy Private Limited	Short term borrowings	21.31	21.31	21.31	3.76
Grace Gated Community LLP	Casagrand Millenia Private Limited	Interest payable	0.24	0.24	0.24	0.24
Grace Gated Community LLP	Casagrand Millenia Private Limited	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Current account balances	241.56	435.37	510.90	-537.48
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest receivable	218.13	207.71	138.27	57.01
Grace Gated Community LLP	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term loans and advances	-	-	480.42	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Interest receivable	39.60	31.07	-	-
Grace Gated Community LLP	Casagrand Spaceintell Private Limited	Short term loans and advances	160.00	160.00	-	-
Grace Gated Community LLP	Casagrand Vistaaz Private Limited	Interest payable	0.05	0.05	0.05	0.05
Grace Gated Community LLP	Casagrand Vistaaz Private Limited	Short term borrowings	0.00	-	-	-
Grace Gated Community LLP	Danub Homes Private Limited	Interest payable	0.12	0.12	0.12	0.12
Grace Gated Community LLP	Danub Homes Private Limited	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Dawning Developers LLP	Interest payable	0.00	-	-	-
Grace Gated Community LLP	Dawning Developers LLP	Interest receivable	0.14	0.14	0.15	0.15
Grace Gated Community LLP	Dawning Developers LLP	Short term borrowings	0.02	0.02	0.02	-
Grace Gated Community LLP	Domyhome Interior Design & Solutions Private Limited (Casa Interior Studio Private Limited)	Short term borrowings	-	-	-	0.12
Grace Gated Community LLP	Exotia Builder Private Limited	Interest payable	0.00	-	-	-
Grace Gated Community LLP	Exotia Builder Private Limited	Short term borrowings	0.10	-	-	-
Grace Gated Community LLP	Gazy Mag Private Limited	Interest payable	0.00	0.00	-	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Grace Gated Community LLP	Gazy Mag Private Limited	Short term borrowings	0.00	0.00	-	-
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Interest receivable	23.97	17.90	-	-
Grace Gated Community LLP	Headway Ace Induspark Private Limited	Short term loans and advances	114.00	114.00	-	-
Grace Gated Community LLP	IRIS Development LLP	Interest payable	-	-	0.17	-
Grace Gated Community LLP	IRIS Development LLP	Interest receivable	6.76	3.39	-	-
Grace Gated Community LLP	IRIS Development LLP	Short term borrowings	-	-	0.78	0.78
Grace Gated Community LLP	IRIS Development LLP	Short term loans and advances	59.99	59.99	-	-
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Interest receivable	0.01	0.00	NA	NA
Headway Ace Induspark Private Limited	Beacon Ace Induspark Private Limited	Short term loans and advances	0.05	0.05	NA	NA
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Interest payable	5.10	3.98	-	-
Headway Ace Induspark Private Limited	Casa Grande Zest Private Limited	Short term borrowings	36.00	36.00	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	148.14	116.27	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	-	-	11.53	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	748.48	731.93	-	-
Headway Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	-	-	570.73	-
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Interest payable	23.97	17.90	-	-
Headway Ace Induspark Private Limited	Grace Gated Community LLP	Short term borrowings	114.00	114.00	-	-
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Interest receivable	59.77	43.40	-	NA
Headway Ace Induspark Private Limited	Vision Logistix Induspark Private Limited	Short term loans and advances	379.93	379.54	-	NA
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Interest receivable	1.96	1.17	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Blue Horizon Private Limited	Short term loans and advances	18.46	18.46	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	17.84	9.94	NA	NA
Headway Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	196.28	169.75	NA	NA
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Interest receivable	0.16	0.08	NA	NA
Headway Logistix Induspark Private Limited	CGD Spaceone Private Limited	Short term loans and advances	1.75	1.75	NA	NA
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	13.45	10.82	1.28	-
Headway Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	69.45	61.04	60.56	-
Irris Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	0.27	0.16	-	-
Irris Whiteboard Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	3.07	1.92	-	-
Millenia WB Trust	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	-	1.30	-	-
Upstay Builder Private Limited	Casa Grande Milestone Private Limited	Interest receivable	0.04	0.04	-	-
Upstay Builder Private Limited	Casa Grande Propcare Private Limited	Advance to suppliers	0.00	0.00	-	-
Upstay Builder Private Limited	Casa Grande Propcare Private Limited	Trade Payable	-	-	-	0.21
Upstay Builder Private Limited	Casagrand Millenia Private Limited	Trade receivable	-	-	0.27	-

Company Name	Vendor Name	Nature	Jun-25	Mar-25	Mar-24	Mar-23
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Interest payable	14.19	11.16	6.32	2.20
Upstay Builder Private Limited	Casagrand Premier Builder Limited (formerly known as Casagrand Premier Builder Private Limited)	Short term borrowings	73.62	67.92	45.79	19.57
Upstay Builder Private Limited	Dawning Developers LLP	Interest payable	0.00	0.00	-	-
Upstay Builder Private Limited	Dawning Developers LLP	Short term borrowings	0.00	0.00	-	-
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	0.50	-	NA	NA
Vision Ace Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	13.09	-	NA	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	0.62	0.05	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest receivable	0.03	-	-	NA
Vision Logistix Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	14.26	12.40	-	NA
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Limited	Interest payable	59.77	43.40	-	NA
Vision Logistix Induspark Private Limited	Headway Ace Induspark Private Limited	Short term borrowings	379.93	379.54	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Interest payable	12.45	9.43	-	NA
Vision Premier Induspark Private Limited	Casagrand Spaceintell Private Limited	Short term borrowings	71.12	70.18	0.17	NA

45. Additional information as required by paragraph 2 of The General Instructions For Preparation Of Consolidated Financial Statements in Schedule III of the Companies Act, 2013 for the period ended 30 June 2025:

Name of the Entity	Country of incorporation and principal place of business	Portion of ownership interests held by the group as on 30-Jun-25
Casa Grande Enterprises LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Milestone Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Garden City Builders Private Limited	India,Bengaluru,Karnataka	100.00%
Casagrand Perch Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Smart Value Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Grace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Lotus Private Limited	India,Chennai,Tamil Nadu	100.00%
Gazy Mag Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Axiom Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Astute Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Zest Private Limited	India,Chennai,Tamil Nadu	100.00%
Grace Gated Community LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Civil Engineering Private Limited	India,Chennai,Tamil Nadu	100.00%
Dawning Developers LLP	India,Chennai,Tamil Nadu	99.00%
Casagrand Vistaaz Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magick Rufy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Horizons Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Regale Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Alphine Private Limited	India,Chennai,Tamil Nadu	100.00%
Danub Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Anchor Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Zingo Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Vivaace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Everta Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Exotia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Hyderwise Private Limited	India,Hyderabad,Telangana	100.00%
Casagrand Aesthetic Private Limited	India,Chennai,Tamil Nadu	90.00%
Casagrand Vivacity Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fresh Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Blue Horizon Private Limited	India,Chennai,Tamil Nadu	71.65%
Exotia Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Stage7 Private Limited	India,Chennai,Tamil Nadu	100.00%
Flock Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fittedhomes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Beacon Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Bizpark Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Millenia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Spaceintell Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Staylogy Private Limited	India,Chennai,Tamil Nadu	100.00%
Upstay Builder Private Limited	India,Chennai,Tamil Nadu	66.00%
Headway Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Contracts Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Gallantee Real Estate LLC	United Arab Emirates, Dubai	100.00%
Casagrand Covaan Private Limited	India,Coimbatore,Tamil Nadu	100.00%
Casagrand Urbano Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Avalon Private Limited	India,Chennai,Tamil Nadu	100.00%
CGD Industrial Parks Private Limited	India,Chennai,Tamil Nadu	71.65%
Headway Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Vision Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Beacon Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Casa Grande Shelter Private Limited	India,Chennai,Tamil Nadu	99.00%
Casa Grande Vallam Private Limited	India,Chennai,Tamil Nadu	99.00%
Casa Grande Realtors Private Limited	India,Chennai,Tamil Nadu	99.90%
Beacon Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Headway Logistix Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Irris Whiteboard Private Limited	India,Chennai,Tamil Nadu	80.00%
Vision Logistix Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Ambojini Property Developers Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Foundation Diagnostic Centre	India,Chennai,Tamil Nadu	100.00%
Vision Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
CGD Spaceone Private Limited	India,Chennai,Tamil Nadu	71.65%
Beacon Logistix Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Orbitex Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%

46.Additional information as required under schedule III of Companies Act 2013 for the period ended 30 June 2025:

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
	Holding Company:								
	Casagrand Premier Builder Limited	8%	763.38	40%	(128.70)	69%	(0.69)	40%	(129.39)
	Consolidation Eliminations/Adjustments	-5%	(466.60)	-8%	25.16	-14%	0.14	-8%	25.30
	Subsidiaries								
1	Casa Grande Enterprises LLP	8%	780.98	0%	0.01	0%	-	0%	0.01
2	Casa Grande Homes Private Limited	8%	765.26	15%	(47.97)	0%	-	15%	(47.97)
3	Casa Grande Milestone Private Limited	4%	393.03	-11%	36.80	0%	-	-11%	36.80
4	Casa Grande Garden City Builders Private Lim	2%	183.72	-19%	61.57	-31%	0.31	-19%	61.88
5	Casagrand Perch Builder Private Limited	-1%	(91.04)	1%	(1.75)	-2%	0.02	1%	(1.73)
6	Casa Grande Smart Value Homes Private Limit	12%	1,182.89	14%	(44.31)	0%	-	14%	(44.31)
7	Casa Grande Grace Private Limited	5%	479.41	0%	(0.29)	0%	-	0%	(0.29)
8	Casagrand Lotus Private Limited	0%	(4.47)	1%	(4.61)	0%	-	1%	(4.61)
9	Gazy Mag Private Limited	1%	123.52	13%	(41.97)	0%	-	13%	(41.97)
10	Casa Grande Axiom Private Limited	4%	378.87	-3%	9.10	0%	-	-3%	9.10
11	Casagrand Astute Private Limited	0%	(11.29)	0%	(1.10)	-1%	0.01	0%	(1.09)
12	Casa Grande Zest Private Limited	4%	419.72	-16%	51.58	0%	-	-16%	51.58
13	Grace Gated Community LLP	2%	213.69	6%	(19.15)	0%	-	6%	(19.15)
14	Casa Grande Civil Engineering Private Limited	14%	1,385.37	4%	(13.05)	-35%	0.35	4%	(12.70)
15	Dawning Developers LLP	6%	618.75	-3%	8.90	0%	-	-3%	8.90
16	Casagrand Vistaaz Private Limited	0%	44.48	0%	0.31	0%	-	0%	0.31
17	Casagrand Magick Rufy Private Limited	16%	1,531.47	-1%	2.32	0%	-	-1%	2.32
18	Casagrand Horizons Private Limited	9%	870.47	-3%	9.95	0%	-	-3%	9.95
19	Casagrand Regale Private Limited	0%	4.28	0%	(1.23)	0%	-	0%	(1.23)
20	Casagrand Alphine Private Limited	0%	(0.70)	0%	(0.28)	0%	-	0%	(0.28)
21	Danub Homes Private Limited	13%	1,247.69	2%	(5.79)	0%	-	2%	(5.79)
22	Casagrand Anchor Private Limited	3%	314.50	19%	(62.73)	0%	-	19%	(62.73)
23	Casagrand Zingo Private Limited	0%	(20.28)	5%	(15.99)	0%	-	5%	(15.99)
24	Casagrand Vivaace Private Limited	1%	88.97	-27%	86.94	0%	-	-27%	86.94
25	Casagrand Everta Private Limited	0%	(3.31)	1%	(1.73)	0%	-	1%	(1.73)
26	Casagrand Exotia Private Limited	0%	(1.51)	0%	(1.13)	0%	-	0%	(1.13)
27	Casagrand Hyderwise Private Limited	-1%	(64.38)	5%	(15.46)	8%	(0.08)	5%	(15.54)
28	Casagrand Aesthetic Private Limited	0%	(1.85)	1%	(4.14)	0%	-	1%	(4.14)
29	Casagrand Vivacity Private Limited	0%	(4.22)	0%	(1.33)	0%	-	0%	(1.33)
30	Casagrand Fresh Private Limited	0%	(13.78)	3%	(10.04)	0%	-	3%	(10.04)
31	Casagrand Blue Horizon Private Limited	0%	(1.01)	0%	(0.15)	0%	-	0%	(0.15)
32	Exotia Builder Private Limited	0%	(1.39)	0%	(1.20)	0%	-	0%	(1.20)
33	Casagrand Stage7 Private Limited	0%	0.15	0%	0.40	0%	-	0%	0.40
34	Flock Builder Private Limited	0%	(0.23)	0%	(0.02)	0%	-	0%	(0.02)
35	Casagrand Fittedhomes Private Limited	-1%	(87.91)	3%	(9.76)	10%	(0.10)	3%	(9.86)
36	Casagrand Beacon Private Limited	0%	(2.68)	0%	(0.02)	0%	-	0%	(0.02)
37	Casagrand Bizpark Private Limited	-1%	(75.11)	5%	(16.88)	2%	(0.02)	5%	(16.90)
38	Casagrand Millenia Private Limited	-11%	(1,086.10)	23%	(73.32)	0%	-	22%	(73.32)
39	Casagrand Spaceintell Private Limited	0%	(31.89)	2%	(6.95)	-7%	0.07	2%	(6.88)
40	Casagrand Staylogy Private Limited	0%	22.60	0%	1.34	0%	-	0%	1.34
41	Upstay Builder Private Limited	0%	(4.24)	0%	(0.50)	0%	-	0%	(0.50)
42	Headway Ace Induspark Private Limited	0%	(21.06)	0%	1.11	0%	-	0%	1.11
43	Casagrand Contracts Private Limited	0%	(7.50)	0%	(0.92)	0%	-	0%	(0.92)
44	Casagrand Gallantee Real Estate LLC	-2%	(184.40)	20%	(65.30)	71%	(0.71)	20%	(66.01)
45	Casagrand Covaan Private Limited	0%	(10.03)	2%	(7.79)	30%	(0.30)	2%	(8.09)
46	Casagrand Urbano Private Limited	0%	(0.19)	0%	(0.05)	0%	-	0%	(0.05)
47	Casagrand Avalon Private Limited	0%	(8.41)	0%	(0.64)	0%	-	0%	(0.64)
48	CGD Industrial Parks Private Limited	0%	23.16	-3%	10.09	0%	-	-3%	10.09

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Restated Consolidated Financial Statement for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
49	Headway Premier Induspark Private Limited	0%	(8.27)	0%	(1.22)	0%	-	0%	(1.22)
50	Vision Premier Induspark Private Limited	0%	(1.60)	0%	(0.28)	0%	-	0%	(0.28)
51	Beacon Premier Induspark Private Limited	0%	(1.33)	0%	(0.25)	0%	-	0%	(0.25)
52	Casa Grande Shelter Private Limited	1%	109.32	2%	(7.36)	0%	-	2%	(7.36)
53	Casa Grande Vallam Private Limited	0%	(13.57)	4%	(13.53)	0%	-	4%	(13.53)
54	Casa Grande Realtors Private Limited	0%	9.95	0%	0.62	0%	-	0%	0.62
55	Beacon Ace Induspark Private Limited	0%	(0.44)	0%	(0.12)	0%	-	0%	(0.12)
56	Headway Logistix Induspark Private Limited	0%	0.56	0%	(0.12)	0%	-	0%	(0.12)
57	Irris Whiteboard Private Limited	0%	(2.24)	0%	(0.50)	0%	-	0%	(0.50)
58	Vision Logistix Induspark Private Limited	0%	(0.69)	0%	(0.07)	0%	-	0%	(0.07)
59	Vision Ace Induspark Private Limited	0%	(0.51)	0%	(0.59)	0%	-	0%	(0.59)
60	Ambojini Property Developers Private Limited'	-1%	(62.47)	0%	(0.82)	0%	-	0%	(0.82)
61	CGD Spaceone Private Limited	0%	(0.46)	0%	(0.10)	0%	-	0%	(0.10)
62	Beacon Logistix Induspark Private Limited	0%	(0.18)	0%	(0.11)	0%	-	0%	(0.11)
63	Orbitex Induspark Private Limited	0%	-	0%	-	0%	-	0%	-
64	Casagrand Foundation Diagnostic Centre	0%	0.08	0%	-	0%	-	0%	-
	Total	**100%**	**9,658.94**	**100.00%**	**(325.12)**	**100.00%**	**(1.00)**	**100.00%**	**(326.12)**
	(Less) / Add : Non controlling interest		15.92		0.75		0.09		0.84
	Total after adjusting Non controlling interest		**9,674.86**		**(324.37)**		**(0.91)**		**(325.28)**

47. Additional information as required by paragraph 2 of The General Instructions For Preparation Of Consolidated Financial Statements in Schedule III of the Companies Act, 2013 for the year ended 31 March 2025:

Name of the Entity	Country of incorporation and principal place of business	Portion of ownership interests held by the group as on 31-Mar-25
Casa Grande Enterprises LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Milestone Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Garden City Builders Private Limited	India,Bengaluru,Karnataka	100.00%
Casagrand Perch Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Smart Value Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Grace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Lotus Private Limited	India,Chennai,Tamil Nadu	100.00%
Gazy Mag Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Axiom Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Astute Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Zest Private Limited	India,Chennai,Tamil Nadu	100.00%
Grace Gated Community LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Civil Engineering Private Limited	India,Chennai,Tamil Nadu	100.00%
Dawning Developers LLP	India,Chennai,Tamil Nadu	99.00%
Casagrand Vistaaz Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magick Rufy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Horizons Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Regale Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Alphine Private Limited	India,Chennai,Tamil Nadu	100.00%
Danub Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Anchor Private Limited [(1)]	India,Chennai,Tamil Nadu	100.00%
Casagrand Zingo Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Vivaace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Everta Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Exotia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Hyderwise Private Limited	India,Hyderabad,Telangana	100.00%
Casagrand Aesthetic Private Limited	India,Chennai,Tamil Nadu	90.00%
Casagrand Vivacity Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fresh Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Blue Horizon Private Limited	India,Chennai,Tamil Nadu	71.65%
Exotia Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Stage7 Private Limited	India,Chennai,Tamil Nadu	100.00%
Flock Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fittedhomes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magnum Private Limited [(1)]	India,Chennai,Tamil Nadu	0.00%
Casagrand Beacon Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Bizpark Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Millenia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Spaceintell Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Staylogy Private Limited	India,Chennai,Tamil Nadu	100.00%
Upstay Builder Private Limited	India,Chennai,Tamil Nadu	66.00%
Headway Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Contracts Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Gallantee Real Estate LLC	United Arab Emirates, Dubai	100.00%
Casagrand Covaan Private Limited	India,Coimbatore,Tamil Nadu	100.00%
Casagrand Urbano Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Avalon Private Limited	India,Chennai,Tamil Nadu	100.00%
CGD Industrial Parks Private Limited	India,Chennai,Tamil Nadu	71.65%
Headway Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Vision Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Beacon Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Casa Grande Shelter Private Limited	India,Chennai,Tamil Nadu	99.00%
Casa Grande Vallam Private Limited	India,Chennai,Tamil Nadu	99.00%
Casa Grande Realtors Private Limited	India,Chennai,Tamil Nadu	99.90%
Beacon Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Headway Logistix Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Irris Whiteboard Private Limited	India,Chennai,Tamil Nadu	80.00%
Vision Logistix Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Ambojini Property Developers Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Foundation Diagnostic Centre	India,Chennai,Tamil Nadu	100.00%
Vision Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
CGD Spaceone Private Limited	India,Chennai,Tamil Nadu	71.65%
Beacon Logistix Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%

Note :

1. Casagrand Magnum Private Limited has been mergerd with Casagrand Anchor Private Limited (Refer note no. 56 (ii))

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Restated Consolidated Financial Statement for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

48.Additional information as required under schedule III of Companies Act 2013 for the year ended 31 March 2025:

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
	Holding Company:								
	Casagrand Premier Builder Limited	8%	838.12	-26%	(621.05)	58%	(3.64)	-27%	(624.69)
	Consolidation Eliminations/Adjustments	-3%	(336.29)	1%	25.34	0%	(0.01)	1%	25.33
	Subsidiaries								
1	Casa Grande Enterprises LLP	5%	512.03	0%	(0.61)	0%	-	0%	(0.61)
2	Casa Grande Homes Private Limited	8%	813.23	-1%	(21.31)	0%	-	-1%	(21.31)
3	Casa Grande Milestone Private Limited	4%	356.23	8%	193.20	0%	-	8%	193.20
4	Casa Grande Garden City Builders Private Limit	1%	120.19	20%	461.01	-27%	1.72	20%	462.73
5	Casagrand Perch Builder Private Limited	-1%	(89.28)	-1%	(32.74)	-4%	0.28	-1%	(32.46)
6	Casa Grande Smart Value Homes Private Limite	12%	1,227.20	28%	646.41	0%	-	28%	646.41
7	Casa Grande Grace Private Limited	5%	479.70	2%	48.57	0%	-	2%	48.57
8	Casagrand Lotus Private Limited	0%	0.14	0%	0.21	0%	-	0%	0.21
9	Gazy Mag Private Limited	2%	165.49	-4%	(88.36)	0%	-	-4%	(88.36)
10	Casa Grande Axiom Private Limited	4%	369.75	0%	11.49	0%	-	0%	11.49
11	Casagrand Astute Private Limited	0%	(10.31)	0%	(4.83)	0%	(0.03)	0%	(4.86)
12	Casa Grande Zest Private Limited	4%	368.14	-1%	(24.48)	0%	-	-1%	(24.48)
13	Grace Gated Community LLP	4%	408.53	-4%	(90.83)	0%	-	-4%	(90.83)
14	Casa Grande Civil Engineering Private Limited	14%	1,391.99	6%	129.27	28%	(1.75)	5%	127.52
15	Dawning Developers LLP	6%	557.11	2%	37.66	0%	-	2%	37.66
16	Casagrand Vistaaz Private Limited	0%	44.17	0%	3.80	0%	-	0%	3.80
17	Casagrand Magick Rufy Private Limited	15%	1,529.15	34%	806.16	0%	-	34%	806.16
18	Casagrand Horizons Private Limited	9%	860.51	36%	837.35	0%	-	36%	837.35
19	Casagrand Regale Private Limited	0%	5.51	0%	6.97	0%	-	0%	6.97
20	Casagrand Alphine Private Limited	0%	(0.42)	0%	(0.36)	0%	-	0%	(0.36)
21	Danub Homes Private Limited	13%	1,253.73	13%	293.95	0%	-	13%	293.95
22	Casagrand Anchor Private Limited [(1)]	4%	377.23	1%	29.22	0%	-	1%	29.22
23	Casagrand Zingo Private Limited	0%	(4.29)	0%	(4.44)	0%	-	0%	(4.44)
24	Casagrand Vivaace Private Limited	0%	2.03	0%	2.83	0%	-	0%	2.83
25	Casagrand Everta Private Limited	0%	(1.58)	0%	(2.41)	0%	-	0%	(2.41)
26	Casagrand Exotia Private Limited	0%	(0.38)	0%	0.02	0%	-	0%	0.02
27	Casagrand Hyderwise Private Limited	0%	(48.91)	-1%	(28.81)	5%	(0.30)	-1%	(29.11)
28	Casagrand Aesthetic Private Limited	0%	2.29	0%	(7.43)	0%	-	0%	(7.43)
29	Casagrand Vivacity Private Limited	0%	(2.89)	0%	(2.65)	0%	-	0%	(2.65)
30	Casagrand Fresh Private Limited	0%	(3.74)	0%	(1.02)	0%	-	0%	(1.02)
31	Casagrand Blue Horizon Private Limited	0%	(0.86)	0%	(0.66)	0%	-	0%	(0.66)
32	Exotia Builder Private Limited	0%	(0.19)	0%	(0.06)	0%	-	0%	(0.06)
33	Casagrand Stage7 Private Limited	0%	(0.25)	0%	(0.11)	0%	-	0%	(0.11)
34	Flock Builder Private Limited	0%	(0.21)	0%	(0.09)	0%	-	0%	(0.09)
35	Casagrand Fittedhomes Private Limited	-1%	(78.05)	-2%	(45.48)	0%	(0.01)	-2%	(45.49)
36	Casagrand Beacon Private Limited	0%	(2.66)	0%	(0.08)	0%	-	0%	(0.08)
37	Casagrand Bizpark Private Limited	-1%	(58.23)	1%	22.72	-11%	0.67	1%	23.39
38	Casagrand Millenia Private Limited	-10%	(1,012.78)	-7%	(170.93)	0%	-	-7%	(170.93)
39	Casagrand Spaceintell Private Limited	0%	(24.62)	-1%	(16.30)	19%	(1.18)	-1%	(17.48)
40	Casagrand Staylogy Private Limited	0%	21.26	0%	0.41	0%	-	0%	0.41
41	Upstay Builder Private Limited	0%	(3.74)	0%	(2.56)	0%	-	0%	(2.56)
42	Headway Ace Induspark Private Limited	0%	(22.17)	-1%	(21.95)	0%	-	-1%	(21.95)
43	Casagrand Contracts Private Limited	0%	(6.57)	0%	(5.69)	0%	-	0%	(5.69)
44	Casagrand Gallantee Real Estate LLC	-1%	(118.39)	-5%	(110.10)	23%	(1.42)	-5%	(111.52)
45	Casagrand Covaan Private Limited	0%	(2.92)	0%	(7.41)	9%	(0.59)	0%	(8.00)
46	Casagrand Urbano Private Limited	0%	(0.14)	0%	(0.13)	0%	-	0%	(0.13)
47	Casagrand Avalon Private Limited	0%	(7.77)	0%	(4.35)	0%	-	0%	(4.35)
48	CGD Industrial Parks Private Limited	0%	13.07	1%	13.81	0%	-	1%	13.81

CASAGRAND PREMIER BUILDER LIMITED (formerly known as Casagrand Premier Builder Private Limited)
Notes to Restated Consolidated Financial Statement for the period ended 30 June 2025
(All amounts are in Million Indian Rupees, unless otherwise stated)

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
49	Headway Premier Induspark Private Limited	0%	(7.05)	0%	(6.43)	0%	-	0%	(6.43)
50	Vision Premier Induspark Private Limited	0%	(1.32)	0%	(1.23)	0%	-	0%	(1.23)
51	Beacon Premier Induspark Private Limited	0%	(1.08)	0%	(0.99)	0%	-	0%	(0.99)
52	Casa Grande Shelter Private Limited	1%	116.68	5%	105.60	0%	-	5%	105.60
53	Casa Grande Vallam Private Limited	0%	(0.04)	0%	(2.31)	0%	-	0%	(2.31)
54	Casa Grande Realtors Private Limited	0%	9.33	0%	2.95	0%	-	0%	2.95
55	Beacon Ace Induspark Private Limited	0%	(0.32)	0%	(0.33)	0%	-	0%	(0.33)
56	Headway Logistix Induspark Private Limited	0%	0.68	0%	0.67	0%	-	0%	0.67
57	Irris Whiteboard Private Limited	0%	(1.74)	0%	(1.84)	0%	-	0%	(1.84)
58	Vision Logistix Induspark Private Limited	0%	(0.62)	0%	(0.63)	0%	-	0%	(0.63)
59	Vision Ace Induspark Private Limited	0%	0.08	0%	(0.02)	0%	-	0%	(0.02)
60	Ambojini Property Developers Private Limited[2]	-1%	(61.64)	0%	(2.83)	0%	-	0%	(2.83)
61	CGD Spaceone Private Limited	0%	(0.36)	0%	(0.46)	0%	-	0%	(0.46)
62	Beacon Logistix Induspark Private Limited	0%	(0.07)	0%	(0.17)	0%	-	0%	(0.17)
63	Casagrand Foundation Diagnostic Centre[3]	0%	-	0%	-	0%	-	0%	-
	Total	**100%**	**9,931.69**	**100.00%**	**2,345.15**	**100.00%**	**(6.26)**	**100.00%**	**2,338.89**
	(Less) / Add : Non controlling interest		14.27		10.73		0.23		10.96
	Total after adjusting Non controlling interest		**9,945.96**		**2,355.88**		**(6.03)**		**2,349.85**

Note :

1. Casagrand Magnum Private Limited has been mergerd with Casagrand Anchor Private Limited (Refer note no. 56 (ii))

2. Ambojini Property Developers Private Limited was acquired on 9 October 2024. Hence post acquisition reserves is considered.(Refer note no. 56 (iii))

3. One of the subsidiary which is a Section 8 company, Casagrand Foundation Diagnostic Centre was incorporated on 27 February 2025 and first statutory financial will be prepared for year ended 31 March 2026 as per Section 2(41) of the Companies Act, 2013.

49. Additional information as required by paragraph 2 of The General Instructions For Preparation Of Consolidated Financial Statements in Schedule III of the Companies Act, 2013 for the year ended 31 March 2024:

Name of the Entity	Country of incorporation and principal place of business	Portion of ownership interests held by the group as on 31-Mar-24
Casa Grande Coimbatore LLP [1]	India,Coimbatore,Tamil Nadu	0.00%
Casa Grande Vallam LLP [2]	India,Chennai,Tamil Nadu	0.00%
Casa Grande Enterprises LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Shelter LLP [2]	India,Chennai,Tamil Nadu	0.00%
Casa Grande Realtors LLP [2]	India,Chennai,Tamil Nadu	0.00%
Casa Grande Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Milestone Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Garden City Builders Private Limited	India,Bengaluru,Karnataka	100.00%
Casagrand Perch Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Smart Value Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Grace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Lotus Private Limited	India,Chennai,Tamil Nadu	100.00%
Gazy Mag Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Axiom Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Astute Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Zest Private Limited	India,Chennai,Tamil Nadu	100.00%
Grace Gated Community LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Civil Engineering Private Limited	India,Chennai,Tamil Nadu	100.00%
Dawning Developers LLP	India,Chennai,Tamil Nadu	99.00%
Casagrand Vistaaz Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magick Rufy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Horizons Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Regale Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Alphine Private Limited	India,Chennai,Tamil Nadu	100.00%
Danub Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Anchor Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Zingo Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Vivaace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Everta Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Exotia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Hyderwise Private Limited	India,Hyderabad,Telangana	100.00%
Casagrand Aesthetic Private Limited	India,Chennai,Tamil Nadu	90.00%
Casagrand Vivacity Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fresh Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Blue Horizon Private Limited	India,Chennai,Tamil Nadu	71.65%
Exotia Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Stage7 Private Limited	India,Chennai,Tamil Nadu	100.00%
Flock Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fittedhomes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magnum Private Limited [3]	India,Chennai,Tamil Nadu	100.00%
Casagrand Beacon Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Bizpark Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Millenia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Spaceintell Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Staylogy Private Limited	India,Chennai,Tamil Nadu	100.00%
Upstay Builder Private Limited	India,Chennai,Tamil Nadu	66.00%
Headway Ace Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Contracts Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Gallantee Real Estate LLC	United Arab Emirates, Dubai	100.00%
Casagrand Covaan Private Limited	India,Coimbatore,Tamil Nadu	100.00%
Casagrand Urbano Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Avalon Private Limited	India,Chennai,Tamil Nadu	100.00%
CGD Industrial Parks Private Limited	India,Chennai,Tamil Nadu	71.65%
Headway Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Vision Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Beacon Premier Induspark Private Limited	India,Chennai,Tamil Nadu	71.65%
Casa Grande Shelter Private Limited	India,Chennai,Tamil Nadu	99.00%
Casa Grande Vallam Private Limited	India,Chennai,Tamil Nadu	99.00%
Casa Grande Realtors Private Limited	India,Chennai,Tamil Nadu	99.90%

Note :

1. Casa Grande Coimbatore LLP divested with effect from 30 March 2024 (Refer note no. 56 (i)).

2. During FY 2023-2024, Casa Grande Vallam LLP, Casa Grande Shelter LLP and Casa Grande Realtors LLP got converted into Private Limited Company.

3. Casagrand Magnum Private Limited is treated as asset acquisition. It is in process of merger with Casagrand Anchor Private Limited during the year ended 31 March 2024.

50.Additional information as required under schedule III of Companies Act 2013 for the year ended 31 March 2024:

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
	Holding Company:								
	Casagrand Premier Builder Limited	17%	1,213.93	-11%	(280.44)	129%	3.02	-11%	(277.42)
	Consolidation Eliminations/Adjustments	-2%	(153.74)	0%	(2.79)	-2%	(0.05)	0%	(2.84)
	Subsidiaries (directly held)								
1	Casa Grande Coimbatore LLP [1]	0%	-	9%	235.95	0%	-	9%	235.95
2	Casa Grande Vallam LLP [2]	0%	-	0%	8.90	0%	-	0%	8.90
3	Casa Grande Enterprises LLP	7%	510.01	0%	10.81	0%	-	0%	10.81
4	Casa Grande Shelter LLP [2]	0%	-	1%	15.05	0%	-	1%	15.05
5	Casa Grande Realtors LLP [2]	0%	-	0%	(0.67)	0%	-	0%	(0.67)
6	Casa Grande Homes Private Limited	12%	834.54	-6%	(146.00)	0%	-	-6%	(146.00)
7	Casa Grande Milestone Private Limited	2%	163.03	1%	12.94	0%	-	1%	12.94
8	Casa Grande Garden City Builders Private Limi	-5%	(350.75)	0%	(4.77)	-76%	(1.79)	0%	(6.56)
9	Casagrand Perch Builder Private Limited	-1%	(56.82)	-2%	(45.97)	-1%	(0.02)	-2%	(45.99)
10	Casa Grande Smart Value Homes Private Limit	8%	580.79	23%	587.34	0%	-	23%	587.34
11	Casa Grande Grace Private Limited	6%	431.13	1%	33.92	0%	-	1%	33.92
12	Casagrand Lotus Private Limited	0%	(0.07)	0%	(0.14)	0%	-	0%	(0.14)
13	Gazy Mag Private Limited	4%	253.85	11%	292.59	0%	-	11%	292.59
14	Casa Grande Axiom Private Limited	5%	358.29	-2%	(46.44)	0%	-	-2%	(46.44)
15	Casagrand Astute Private Limited	0%	(5.90)	0%	(4.00)	0%		0%	(4.00)
16	Casa Grande Zest Private Limited	6%	392.62	14%	352.58	0%	-	14%	352.58
17	Grace Gated Community LLP	7%	512.40	0%	3.40	0%	-	0%	3.40
18	Casa Grande Civil Engineering Private Limited	18%	1,235.92	0%	(7.81)	63%	1.48	0%	(6.33)
19	Dawning Developers LLP	4%	288.28	-5%	(138.32)	0%	-	-5%	(138.32)
20	Casagrand Vistaaz Private Limited	1%	40.46	0%	(4.29)	0%	-	0%	(4.29)
21	Casagrand Magick Rufy Private Limited	10%	722.99	25%	632.50	0%	-	25%	632.50
22	Casagrand Horizons Private Limited	0%	23.16	1%	24.44	0%	-	1%	24.44
23	Casagrand Regale Private Limited	0%	(1.46)	0%	(1.47)	0%	-	0%	(1.47)
24	Casagrand Alphine Private Limited	0%	(0.06)	0%	(0.13)	0%	-	0%	(0.13)
25	Danub Homes Private Limited	14%	959.78	38%	974.57	0%	-	38%	974.57
26	Casagrand Anchor Private Limited [3]	0%	(0.72)	0%	(0.68)	0%	-	0%	(0.68)
27	Casagrand Zingo Private Limited	0%	0.15	0%	0.08	0%	-	0%	0.08
28	Casagrand Vivaace Private Limited	0%	(0.80)	0%	(0.21)	0%	-	0%	(0.21)
29	Casagrand Everta Private Limited	0%	0.83	0%	0.79	0%	-	0%	0.79
30	Casagrand Exotia Private Limited	0%	(0.40)	0%	(0.21)	0%	-	0%	(0.21)
31	Casagrand Hyderwise Private Limited	0%	(20.13)	0%	(9.32)	0%	-	0%	(9.32)
32	Casagrand Aesthetic Private Limited	0%	9.72	0%	0.23	0%	-	0%	0.23
33	Casagrand Vivacity Private Limited	0%	(0.24)	0%	(0.29)	0%	-	0%	(0.29)
34	Casagrand Fresh Private Limited	0%	(2.72)	0%	(2.74)	0%	-	0%	(2.74)
35	Casagrand Blue Horizon Private Limited	0%	(0.19)	0%	(0.26)	0%	-	0%	(0.26)
36	Exotia Builder Private Limited	0%	(0.13)	0%	(0.20)	0%	-	0%	(0.20)
37	Casagrand Stage7 Private Limited	0%	(0.14)	0%	(0.21)	0%	-	0%	(0.21)
38	Flock Builder Private Limited	0%	(0.12)	0%	(0.19)	0%	-	0%	(0.19)
39	Casagrand Fittedhomes Private Limited	0%	(32.56)	-1%	(30.13)	0%	-	-1%	(30.13)
40	Casagrand Beacon Private Limited	0%	(2.58)	0%	(2.63)	0%	-	0%	(2.63)
41	Casagrand Bizpark Private Limited	-1%	(81.75)	0%	(9.34)	-18%	(0.43)	0%	(9.77)
42	Casagrand Millenia Private Limited	-12%	(841.85)	5%	128.24	0%	-	5%	128.24
43	Casagrand Spaceintell Private Limited	0%	(7.14)	0%	(1.21)	6%	0.13	0%	(1.08)
44	Casagrand Staylogy Private Limited	0%	20.85	0%	0.73	0%	-	0%	0.73
45	Upstay Builder Private Limited	0%	(1.18)	0%	(2.70)	0%	-	0%	(2.70)
46	Headway Ace Induspark Private Limited	0%	(0.22)	0%	(0.23)	0%	-	0%	(0.23)
47	Casagrand Contracts Private Limited	0%	(0.88)	0%	(0.98)	0%	-	0%	(0.98)
48	Casagrand Gallantee Real Estate LLC	0%	(6.87)	-1%	(13.60)	0%	-	-1%	(13.60)
49	Casagrand Covaan Private Limited	0%	(0.13)	0%	(0.23)	0%	-	0%	(0.23)
50	Casagrand Urbano Private Limited	0%	(0.01)	0%	(0.11)	0%	-	0%	(0.11)
51	Casagrand Avalon Private Limited	0%	(3.42)	0%	(3.52)	0%	-	0%	(3.52)
52	CGD Industrial Parks Private Limited	0%	(0.74)	0%	(0.16)	0%	-	0%	(0.16)

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
53	Headway Premier Induspark Private Limited	0%	(0.62)	0%	(0.63)	0%	-	0%	(0.63)
54	Vision Premier Induspark Private Limited	0%	(0.09)	0%	(0.10)	0%	-	0%	(0.10)
55	Beacon Premier Induspark Private Limited	0%	(0.09)	0%	(0.10)	0%	-	0%	(0.10)
56	Casa Grande Shelter Private Limited	0%	11.09	0%	10.09	0%	-	0%	10.09
57	Casa Grande Vallam Private Limited	0%	2.27	0%	2.17	0%	-	0%	2.17
58	Casa Grande Realtors Private Limited	0%	6.38	0%	5.38	0%	-	0%	5.38
	Total	**100%**	**6,997.95**	**100.00%**	**2,569.53**	**100.00%**	**2.34**	**100.00%**	**2,571.91**
	(Less) / Add : Non controlling interest		3.67		(21.05)		(0.04)		(21.09)
	Total after adjusting Non controlling interest		**7,001.62**		**2,548.48**		**2.30**		**2,550.82**

Note :

1. Casa Grande Coimbatore LLP divested with effect from 30 March 2024 (Refer note no. 56 (i)).

2. During FY 2023-2024, Casa Grande Vallam LLP, Casa Grande Shelter LLP and Casa Grande Realtors LLP got converted into Private Limited Company.

3. Casagrand Magnum Private Limited is treated as asset acquisition. It is in process of merger with Casagrand Anchor Private Limited during the year ended 31 March 2024.

4. One of the subsidiary Irris Whiteboard Private Limited was incorporated on 13 February 2024 and first financials is prepared for year ended 31 March 2025 as per Section 2(41) of the Companies Act, 2013.

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

Name of the Entity	Country of incorporation and principal place of business	Portion of ownership interests held by the group as on 31-Mar-23
Casa Grande Coimbatore LLP	India,Coimbatore,Tamil Nadu	90.00%
Casa Grande Vallam LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Enterprises LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Shelter LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Realtors LLP	India,Chennai,Tamil Nadu	99.90%
Casa Grande Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Milestone Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Garden City Builders Private Limited	India,Bengaluru,Karnataka	100.00%
Casagrand Perch Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Smart Value Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Grace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Lotus Private Limited	India,Chennai,Tamil Nadu	100.00%
Gazy Mag Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Axiom Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Astute Private Limited	India,Chennai,Tamil Nadu	100.00%
Casa Grande Zest Private Limited	India,Chennai,Tamil Nadu	100.00%
Grace Gated Community LLP	India,Chennai,Tamil Nadu	99.00%
Casa Grande Civil Engineering Private Limited	India,Chennai,Tamil Nadu	100.00%
Dawning Developers LLP	India,Chennai,Tamil Nadu	99.00%
Casagrand Vistaaz Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magick Rufy Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Horizons Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Regale Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Alphine Private Limited	India,Chennai,Tamil Nadu	100.00%
Danub Homes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Anchor Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Zingo Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Vivaace Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Everta Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Exotia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Hyderwise Private Limited	India,Hyderabad,Telangana	100.00%
Casagrand Aesthetic Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Vivacity Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fresh Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Blue Horizon Private Limited	India,Chennai,Tamil Nadu	100.00%
Exotia Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Stage7 Private Limited	India,Chennai,Tamil Nadu	100.00%
Flock Builder Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Fittedhomes Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Magnum Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Beacon Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Bizpark Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Millenia Private Limited	India,Chennai,Tamil Nadu	100.00%
Casagrand Spaceintell Private Limited	India,Chennai,Tamil Nadu	71.65%
Casagrand Staylogy Private Limited	India,Chennai,Tamil Nadu	100.00%
Upstay Builder Private Limited	India,Chennai,Tamil Nadu	66.00%

52.Additional information as required under schedule III of Companies Act 2013 for the year ended 31 March 2023:

S.No	Nature of entity	Net Assets(Total assets-Total liabilities)		Share in Profit/Loss		Share in other comprehensive income		Share in Total comprehensive income	
		As a % of consolidated net assets/(liabilities)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount	As a % of consolidated Profit/(Loss)	Amount
	Holding Company:								
	Casagrand Premier Builder Limited	34%	1,491.35	34%	758.45	70%	(7.18)	33%	751.27
	Consolidation Eliminations/Adjustments	-21%	(914.50)	2%	47.88	0%	-	2%	47.88
	Subsidiaries (directly held)								
1	Casa Grande Coimbatore LLP	10%	455.55	7%	166.47	10%	(1.06)	7%	165.41
2	Casa Grande Vallam LLP	6%	278.23	-1%	(20.27)	0%	-	-1%	(20.27)
3	Casa Grande Enterprises LLP	4%	186.36	0%	7.26	0%	-	0%	7.26
4	Casa Grande Shelter LLP	2%	93.74	1%	12.94	0%	-	1%	12.94
5	Casa Grande Realtors LLP	0%	19.81	1%	33.64	0%	-	1%	33.64
6	Casa Grande Homes Private Limited	22%	980.54	26%	597.04	0%	-	27%	597.04
7	Casa Grande Milestone Private Limited	3%	150.09	6%	135.29	0%	-	6%	135.29
8	Casa Grande Garden City Builders Private Lim	-8%	(344.19)	-8%	(172.07)	5%	(0.55)	-8%	(172.62)
9	Casagrand Perch Builder Private Limited	0%	(10.83)	0%	(10.95)	0%	-	0%	(10.95)
10	Casa Grande Smart Value Homes Private Limi	0%	(6.55)	0%	1.55	0%	-	0%	1.55
11	Casa Grande Grace Private Limited	9%	397.21	7%	167.53	0%	-	7%	167.53
12	Casagrand Lotus Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
13	Gazy Mag Private Limited	-1%	(38.74)	-1%	(27.48)	0%	-	-1%	(27.48)
14	Casa Grande Axiom Private Limited	9%	404.73	15%	328.72	0%	-	15%	328.72
15	Casagrand Astute Private Limited	0%	(1.90)	0%	(2.00)	0%	-	0%	(2.00)
16	Casa Grande Zest Private Limited	1%	40.04	0%	7.33	0%	-	0%	7.33
17	Grace Gated Community LLP	11%	509.01	1%	32.22	0%	-	1%	32.22
18	Casa Grande Civil Engineering Private Limited	28%	1,242.25	1%	13.75	15%	(1.54)	1%	12.21
19	Dawning Developers LLP	10%	426.62	-2%	(48.38)	0%	-	-2%	(48.38)
20	Casagrand Vistaaz Private Limited	1%	44.75	1%	23.65	0%	-	1%	23.65
21	Casagrand Magick Rufy Private Limited	2%	90.49	4%	90.05	0%	-	4%	90.05
22	Casagrand Horizons Private Limited	0%	(1.28)	0%	(0.52)	0%	-	0%	(0.52)
23	Casagrand Regale Private Limited	0%	0.01	0%	(0.03)	0%	-	0%	(0.03)
24	Casagrand Alphine Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
25	Danub Homes Private Limited	0%	(14.79)	0%	(1.61)	0%	-	0%	(1.61)
26	Casagrand Anchor Private Limited	0%	(0.04)	0%	(0.12)	0%	-	0%	(0.12)
27	Casagrand Zingo Private Limited	0%	0.07	0%	(0.01)	0%	-	0%	(0.01)
28	Casagrand Vivaace Private Limited	0%	(0.59)	0%	(0.09)	0%	-	0%	(0.09)
29	Casagrand Everta Private Limited	0%	0.04	0%	(0.04)	0%	-	0%	(0.04)
30	Casagrand Exotia Private Limited	0%	(0.19)	0%	(0.15)	0%	-	0%	(0.15)
31	Casagrand Hyderwise Private Limited	0%	(10.81)	0%	(7.58)	0%	-	0%	(7.58)
32	Casagrand Aesthetic Private Limited	0%	5.47	0%	2.92	0%	-	0%	2.92
33	Casagrand Vivacity Private Limited	0%	0.05	0%	(0.03)	0%	-	0%	(0.03)
34	Casagrand Fresh Private Limited	0%	0.02	0%	(0.06)	0%	-	0%	(0.06)
35	Casagrand Blue Horizon Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
36	Exotia Builder Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
37	Casagrand Stage7 Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
38	Flock Builder Private Limited	0%	0.07	0%	(0.03)	0%	-	0%	(0.03)
39	Casagrand Fittedhomes Private Limited	0%	(2.43)	0%	(2.53)	0%	-	0%	(2.53)
40	Casagrand Beacon Private Limited	0%	0.05	0%	(0.05)	0%	-	0%	(0.05)
41	Casagrand Bizpark Private Limited	-2%	(71.98)	-2%	(39.77)	-1%	0.06	-2%	(39.71)
42	Casagrand Millenia Private Limited	-22%	(970.09)	7%	160.31	0%	-	7%	160.31
43	Casagrand Spaceintell Private Limited	0%	(6.06)	0%	(1.89)	0%	0.01	0%	(1.88)
44	Casagrand Staylogy Private Limited	0%	20.12	0%	7.65	0%	-	0%	7.65
45	Upstay Builder Private Limited	0%	1.52	0%	2.40	0%	-	0%	2.40
	Total	**100%**	**4,443.57**	**100.00%**	**2,261.24**	**100.00%**	**(10.26)**	**100.00%**	**2,250.98**
	Less: Non controlling interest		(21.12)		(15.48)		-		(15.48)
	Total after adjusting Non controlling interest		**4,422.45**		**2,245.76**		**(10.26)**		**2,235.50**

53. Segment reporting

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

54. Ratio analysis and its elements

Ratio	As at 30 June 2025	As at 31 March 2025	As at 31 March 2024	As at 31 March 2023	Variance (%)		Reason for change	
					2025 vs 2024	2024 vs 2023	2025 vs 2024	2024 vs 2023
Current ratio	3.63	4.46	1.76	1.64	153.41%	7.32%	(i)	NA
Debt- Equity Ratio	4.62	4.25	5.19	5.54	-18.11%	-6.32%	NA	NA
Debt Service Coverage ratio	0.08	0.82	0.75	0.93	9.33%	-19.35%	NA	NA
Return on Equity ratio	-0.04	27.70	44.92	51.00	-38.32%	-11.93%	(ii)	NA
Inventory Turnover ratio	0.02	0.27	0.35	0.44	-22.86%	-20.45%	NA	NA
Trade Receivable Turnover Ratio	0.19	3.75	6.78	9.30	-44.69%	-27.10%	(iii)	(i)
Trade Payable Turnover Ratio	0.39	1.89	1.28	1.54	47.66%	-16.88%	(iv)	NA
Net Capital Turnover Ratio	0.02	0.29	0.71	0.95	-59.15%	-25.26%	(v)	(ii)
Net Profit ratio	-0.19	0.09	0.10	0.09	-10.00%	11.11%	NA	NA
Return on Capital Employed	0.01	6.97	15.80	19.00	-55.91%	-16.84%	(vi)	NA
Return on Investment	0.09	0.36	0.47	0.11	-23.40%	327.27%	NA	(iii)

Ratio	Numerator	Denominator
Current ratio	Current Assets	Current Liabilities
Debt- Equity Ratio	Total Debt	Shareholder's Equity
Debt Service Coverage ratio	Earnings for debt service = Net Profit after taxes + Finance cost (including interest considered as operation cost) + non cash operating expenses	Debt service = Finance cost (including interest considered as operation cost) + Lease payments + Principal repayments
Return on Equity ratio	Total profit/(loss) for the year	Average Shareholder's Equity
Inventory Turnover ratio	Cost of goods sold	Average Inventory
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities
Net Profit ratio	Net Profit	Net sales = Total sales - sales return
Return on Capital Employed	Earnings before interest (including interest considered as operation cost) and taxes	Capital Employed = Total asset - Current liabilities
Return on Investment	Finance Income	Investment

Explanation for Variance in ratios by more than 25%

1. June 2025 vs March 2025

These ratios are not comparable

2. March 2025 vs March 2024

i) Increase in Current ratio is due to increase in Inventories.

ii) Decrease in Return on Equity ratio is due to increase in shareholders equity

iii) Decrease in Trade receivable Turnover Ratio is due to increase in trade receivables

iv) Increase in Trade Payable Turnover Ratio is due to increase in trade payables

v) Decrease in Net Capital Turnover ratio is due to increase in working capital

vi) Decrease in Return on Capital Employed is due to increase in capital employed

3. March 2024 vs March 2023

i) Decrease in Trade receivable Turnover Ratio is due to increase in trade receivables

ii) Decrease in Net Capital Turnover ratio is due to increase in working capital

iii) Increase in Return on Investment is due to increase in income from investment

55. Other statutory information prescribed under the Companies Act 2013 and the rules made thereunder

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

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

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

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

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

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of The Group (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

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

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,

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

(viii) The borrowings obtained by the Group from banks and financial institutions have been applied for the purposes for which such loans were was taken.

(ix) The Group has not been declared wilful defaulter by any bank or financial Institution or other lender.

(x) The Group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous years.

(xi) The Group has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of layers) Rules 2017.

(xii) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and the Group does not have any CICs, which are part of the Group.

(xiii) Pursuant to scheme of arrangement Casagrand Luxor Private Limited has been demerged from Casagrand Millenia Private Limited vide demerger order (Ref CP No. 17/S.233/2022-23 dated 12 September 2022) Casagrand Millenia Private Limited (CG Millenia) - the entity was incorporated for real estate business and over time the Company has made financial investments in entities interested in real estate and allied businesses as well as strategic investments in real estate, facility management, and interior designing business through special purpose vehicles. The real estate segment of CG Millenia gained quite a familiarity and was renowned in the market for its projects and CG Millenia's board evaluated options to consolidate the real estate business of the entity with the other real estate verticals in the group. Further CG Millenia's board envisaged retaining all the investments of the entity under a single independent company so that the investments business can be monitored better. Therefore, as per the approved scheme CG Millenia retained the Real Estate projects and transferred all the investments held in the original entity to Casagrand Luxor Private Limited (CG Luxor)- the Resulting Company.

(xiv) One land parcel was held as inventory in one of the subsidiary Casagrand Magick Rufy Private Limited till the financial year 2021-2022 for which the Company has General Power of Attorney. On January 2023, the company got the approval from CMDA for construction of commercial building. The Company has transferred the land from inventory to investment property for the year ended 2023. As per representation made by the management, the title deeds were supposed to be transferred in the name of company in financial year 2023-24, but the transfer of title was delayed.

(xv) Donation of ₹40 Million has been made to Political Party during the financial year 2024-2025.

56. Businesses Divestment

i) Divestment of Casa Grande Coimbatore LLP ("CG Coimbatore")

Casa Grande Coimbatore LLP a limited liability partnership firm which was incorporated on 28 November 2011. It's capital and profit share was as follows -
Casagrand Premier Builder Limited as 90% and Mr. D.Senthilkumar 10%

During Oct 2023, T J Manivannan and Lalitha Manivannan were admitted as partners and Mr. D.Senthilkumar exited.
On 30 March 2024, Casagrand Premier Builder Limited exited it's partnership with the Casa Grande Coimbatore LLP due to operational reasons. This transaction represents a change in ownership within the LLP and the Company ceased to have control over Casa Grande Coimbatore LLP. Refer note 2.3(y) relating to accounting treatment on loss of control.

ii) Scheme of amalgamation between our Subsidiaries, Casagrand Anchor Private Limited ("CG Anchor") and Casagrand Magnum Private Limited ("CG Magnum")

Pursuant to a resolution dated February 12, 2024 adopted by the board of directors of one of our step-down Subsidiaries, CG Magnum, approved and filed the Scheme of Amalgamation under section 233 of the Companies Act, 2013 before the RoC, official liquidator, Chennai and Regional Director, Southern Region, Ministry of Corporate Affairs ("RD"). The RD, through its order dated August 21, 2024 approved the Scheme of Amalgamation, and CG Magnum ("Transferor") was amalgamated with one of our step-down Subsidiaries, CG Anchor under section 233 of the Companies Act, 2013. Pursuant to the Scheme of Amalgamation, all the assets and liabilities, rights, and interest pertaining to CG Magnum; movable assets, immovable properties, other assets including outstanding loans, industrial and intellectual properties, approvals, authorisations etc., stood transferred to and vested in and or were deemed to be transferred to and vested in CG Anchor. Further, immediately prior to the Scheme of Amalgamation, CG Magnum had issued (a) 30,15,85,020 equity shares of ₹10 each, aggregating to ₹3,015.85 million; and (b) 1,000,000 5% redeemable non-convertible preference shares aggregating to ₹10.00 million to its shareholders.

Since the entire equity shareholding of CG Magnum immediately prior to the Scheme of Amalgamation was held by CG Anchor, no equity shares of CG Anchor (as the Transferor) could be issued to itself as consideration for the acquisition of the business undertaking of CG Magnum to CG Anchor. Further, at the option of the preference shareholders of CG Magnum, (a) 1(one) fully paid up 5% redeemable non-convertible preference shares of ₹10 each of CG Anchor for every 1(one) 5% redeemable non-convertible preference share of ₹10 each held in CG Magnum; or (b) a cash consideration was offered as consideration to the preference shareholders of CG Magnum.

iii) Acquisition of Ambojini Property Developers Private Limited ("Ambojini")

An application was filed by M/s Nuvoco Vistas Corporation Limited before the Hon'ble National Company Law Tribunal, New Delhi Bench to initiate the corporate insolvency resolution process ("CIRP") against Ambojini under section 9 of the Insolvency and Bankruptcy Code, 2016. Pursuant to such application, our Subsidiary, Casagrand Regale Private Limited ("CG Regale") submitted a resolution plan for takeover/revival of Ambojini dated December 1, 2020 read with addendum dated December 3, 2020 ("Resolution Plan"), under the terms of which CG Regale would infuse (a) ₹815.00 million into Ambojini by way of equity infusion, debt, ICDs or any other quasi debt/quasi equity instrument (including non-convertible debentures and compulsorily convertible debentures); and (b) ₹700.00 million by way of fresh equity, debt raised from ARC/AIF/ private equity funds as deemed fit with the purpose of seamless implementation of the resolution plan. Under the Resolution Plan, CG Regale proposed a reorganisation of the capital structure of Ambojini by cancellation of 100% of its equity shares and simultaneous subscription of fresh equity by infusion of funds by CG Regale or our Company. The Resolution Plan was approved by the NCLT on April 16, 2024.

Ambojini Property Developers Private Limited was acquired on 9 October 2024.

iv) Millenia WB Trust

Millenia WB Trust, sponsor / settled by the Casagrand Urbano Private Limited Group's subsidiary, is not consolidated as control does not lie with the Group. Although the fund manager IRRIS Whiteboard Private Limited which is a Group subsidiary. The substantive power to direct the relevant activities of the Trust rests with the independent trustee - "Beacon Trusteeship Limited", which holds removal rights over the fund manager. Consequently, the Group lacks the practical ability to direct the relevant activities of the Trust unilaterally and therefore does not consolidate it.

57. Expenditure in Foreign Currency	**30 June 2025**	**31 March 2025**	**31 March 2024**	**31 March 2023**
Dubai branch expenses (salary, rent and other expenses)	3.50	6.03	13.32	23.99
Purchase of fixed assets for Dubai branch	-	10.06	0.04	7.94
Dubai entity expenses (salary, rent and other expenses)	15.73	29.12	13.59	-
Purchase of fixed assets for Dubai entity	0.44	46.24	-	-

58. Statement of restatement adjustments and regrouping

Part A: Summarised below are the restatement adjustments made to the equity of the Audited Consolidated Financial Statements of the Group for the period/ years ended June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023 and their consequential impact on the equity of the Group:

Reconciliation between audited Total Equity and Restated Total Equity:

Particulars	**30 June 2025**	**31 March 2025**	**31 March 2024**	**31 March 2023**
Total Equity (as per consolidated financial statements)	9,658.94	9,931.69	6,997.95	4,443.57
Adjustments:				
i) Audit qualifications	-	-	-	-
ii) Adjustments due to change in accounting p	-	-	-	-
Total adjustments (i) + (ii)	-	-	-	-
Total Equity (as per restated consolidated financial information)	**9,658.94**	**9,931.69**	**6,997.95**	**4,443.57**

Part B: Summarised below are the restatement adjustments made to the net profit of the audited consolidated financial statements of the Group for the period/ years ended June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023 and their impact on the profit of the Group:

Reconciliation between audited profit after tax and restated profit after tax:

Particulars	**30 June 2025**	**31 March 2025**	**31 March 2024**	**31 March 2023**
Profit after tax (as per consolidated financial statements)	(326.12)	2,338.89	2,571.85	2,250.98
Adjustments:				
i) Audit qualifications	-	-	-	-
ii) Adjustments due to change in accounting p	-	-	-	-
Total adjustments (i) + (ii)	-	-	-	-
Profit after tax (as per restated consolidated financial information)	**(326.12)**	**2,338.89**	**2,571.85**	**2,250.98**

Part C: Material regrouping

Appropriate regroupings have been made in the Restated Consolidated Statement of Assets and Liabilities, Restated Consolidated Statement of Profit and Loss and the

Part D: Non adjusting items

a) There are no audit qualification in auditor's report on the Statutory Consolidated Financial Statements for the period/ years ended June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023

b) Certain statements/ comments included in the CARO in the standalone financial statements, which do not require any adjustments in the Restated Consolidated Financial Information are reproduced below in respect of the financial statements presented. The information presented below is for the Parent Company and its subsidiaries whose audited financial statements are forming part of consolidated financial statements for each of the respective years.

As at and for the year ended 31 March, 2025

Clause (i)(c) of Companies (Auditor's Report) Order, 2020

According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties

Name of the entity	**Description of properties**	**Gross Carrying Value (Rs. In millions)**	**Held in the name of**	**Whether Promoters, directors or their relative employee**	**Period held since**	**Reason for not being held in the name of the Company**
Casagrand Magick Rufy Private Limited	Land	160.56	V. Guruswamy Naidu & Co. Private Limited	No	2019-20	The Land was held as inventory till the previous year 21-22 for which the Company has General Power of Attorney. On Jan-23, the Company got an approval from CMDA for construction of commercial building. The Company has transferred the land from inventory to investment property for the year ended 2023. As represented by the management, the transfer of title deeds in the company's name, initially expected to be completed during FY 2023-24, was delayed due to technical reasons. While the management of the company had indicated that the transfer of title would be completed by the end of FY 2024-25, but as on the reporting date the title deeds still have not been transferred in the company's name.

Clause (vii) of Companies (Auditor's Report) Order, 2020
Clause (vii) (a) - In our opinion, and according to the information and explanations given to us, undisputed statutory dues of the group including provident fund, employees'
Clause (vii) (b) - There are no dues in respect of the statutory dues which have not been deposited for the group on account of any dispute except the following:

S No.	Particulars	Disputed Dues	Undisputed Dues
1	Indirect Tax Exposure	192.19	21.11
2	Direct Tax Exposure	1621.62	2.77
2	Other Matters	-	46.40

As at and for the year ended 31 March, 2024
Clause (i)(c) of Companies (Auditor's Report) Order, 2020

According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties disclosed in the financial statement are held in the name of the Company except as disclosed hereunder:

Name of the entity	Description of properties	Gross Carrying Value (Rs. In millions)	Held in the name of	Whether Promoters, directors or their relative employee	Period held since	Reason for not being held in the name of the Company
Casagrand Magick Rufy Private Limited	Land	160.56	V. Guruswamy Naidu & Co. Private Limited	No	2019-20	The Land was held as inventory till the previous year 21-22 for which the Company has General Power of Attorney. On Jan-23, the company got an approval from CMDA for construction of commercial building. The Company has transferred the land from inventory to investment property for the year ended 2023. As per representation made by the management, the title deeds were supposed to be transferred in the name of company in FY 23-24, but due to technical reasons, the transfer of title was delayed, but the company is confident that the same will be transferred in the name of the company in FY 24-25.

Clause (vii) of Companies (Auditor's Report) Order, 2020
Clause (vii) (a) - In our opinion, and according to the information and explanations given to us, undisputed statutory dues of the group including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, except for the dues mentioned below. The following are the arrears of outstanding undisputed statutory dues on the last day of financial year for a period more than six months from the date they become payable.
Clause (vii) (b) - There are no dues in respect of the statutory dues which have not been deposited for the group on account of any dispute except the following:

S No.	Particulars	Disputed Dues	Undisputed Dues
1	Indirect Tax Exposure	160.88	42.27
2	Direct Tax Exposure	1102.82	1.85

As at and for the year ended 31 March, 2023
Clause (i)(c) of Companies (Auditor's Report) Order, 2020
According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of all the immovable properties disclosed in the financial statement are held in the name of the Company except as disclosed hereunder:

Name of the entity	Description of properties	Gross Carrying Value (Rs. In millions)	Held in the name of	Whether Promoters, directors or their relative employee	Period held since	Reason for not being held in the name of the Company
Casagrand Magick Rufy Private Limited	Land	160.56	V. Guruswamy Naidu & Co. Private Limited	No	2019-20	The land was held as inventory till year 2021-2022. During Fiscal 2023, it was transferred to investment property. As per representation made by the management, the title deeds will be transferred in its name Fiscal 2024.

Clause (vii) of Companies (Auditor's Report) Order, 2020
Clause (vii) (a) - In our opinion, and according to the information and explanations given to us, undisputed statutory dues of the group including provident fund, employees' state insurance, income-tax, goods and service tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, except for the dues mentioned below. The following are the arrears of outstanding undisputed statutory dues on the last day of financial year for a period more than six months from the date they become payable.
Clause (vii) (b) - There are no dues in respect of the statutory dues which have not been deposited for the group on account of any dispute except the following:

S No.	Particulars	Disputed Dues	Undisputed Dues
1	Indirect Tax Exposure	22.03	36.88
2	Direct Tax Exposure	924.76	2.05

59. Events after reporting date

There have been no material events after the balance sheet date that would require adjustments or disclosure in the restated consolidated financial statements.

60. Audit Trail

The company maintains proper books of account as required by the law. The books of account are also electronically maintained by the company. The backup is maintained in servers located in India. The accounting software has the feature of recording audit trail of each and every transaction. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, as amended for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Group with effect from 1st April, 2023. The audit trail has been preserved by the company as per the statutory requirements for record retention.

61. Employee Stock Option Plan 2023

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

Further to the Shares Split & Bonus shares issuance by the Company, the maximum number of Stock Options available for being Granted under this Plan, as specified above, stands modified as 19,405,550 options (as per the ESOP 2023 Scheme).

Set out below is a summary of options granted under the plan:
Employee stock option scheme (ESOP, 2023 as amended by the Shareholders by way of a Special Resolution dated 28th June 2024)

Particulars	June 30, 2025		March 31, 2025	
	Average exercise price per share option	Number of options	Average exercise price per share option	Average exercise price per share option
	(₹)		(₹)	(₹)
Opening balance	-	-	-	-
Granted during the period	2.00	1,67,48,974	2.00	1,70,73,972
Exercised during the period	-	-	-	-
Lapsed during the period	-	(3,68,606)	-	(3,24,998)
Forfeited during the period	-	-	-	-
Closing balance		**1,63,80,368**		**1,67,48,974**
Options outstanding at the end of the period		**1,63,80,368**		**1,67,48,974**

Share options outstanding at the end of the year have the following expiry date and exercise prices:

Grant date	Expiry date	Exercise price	June 30, 2025 Share options	March 31, 2025 Share options
July 05, 2024	July 05, 2030	2.00	1,63,80,368	1,67,48,974
Total			**1,63,80,368**	**1,67,48,974**

Fair value of options granted:

The fair value of grant date of options granted during the period ended 30 June 2025 is mentioned in the table below. The fair value at grant date is determined using the Discounted Cash flow model which takes into account the exercise price, the term of option, the share price at grant date and expected price volatility of the underlying share, the expected dividend yield and the risk free interest rate for the term of the option.

Share options outstanding at the end of the year have the following expiry date and fair value:

Grant date	Expiry date	Fair value	June 30, 2025 Share options	March 31, 2025 Share options
July 05, 2024	July 05, 2030	45.00	1,63,80,368	1,67,48,974
Total			**1,63,80,368**	**1,67,48,974**

**The above is not applicable for March 2023 & March 2024*

62. Code on Social Security

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

As per our report of even date attached

For Vaithisvaran & Co LLP
Chartered Accountants
Firm Registration Number : 004494S/S200037

M.Sundar
Partner
Membership Number : 022493

Place : Chennai
Date : 23/12/2025

For and on behalf of the Board of Directors of
Casagrand Premier Builder Limited
CIN : U70101TN2003PLC051989

Arun MN
Chairman and Managing Director
DIN: 00793551

Place : Chennai
Date : 23/12/2025

Raghunathan Sumanth Krishna
Whole Time Director
DIN: 07640054

Place : Chennai
Date : 23/12/2025

Hanuman Joshi
Chief Financial Officer

Place : Chennai
Date : 23/12/2025

Nisha Abhishek Jha
Company Secretary
M No: A26250

Place : Chennai
Date : 23/12/2025

OTHER FINANCIAL INFORMATION

In accordance with the requirements under SEBI ICDR Regulations, the audited standalone financial statements of (i) our Company and our Material Subsidiaries as identified in accordance with paragraph 11, I(A)(ii)(b) of Schedule VI SEBI ICDR Regulations, i.e., CG Garden City, CG Smart Value Homes, CG Civil Engineering, CG Magick, CG Horizons, CG Homes, Gazy Mag, CG Zest, CG Axiom, Dawning Developers and Danub Homes for the Financial Years 2025, 2024 and 2023 together with all the annexures, schedules and notes thereto (collectively, the "**Audited Standalone Financial Statements**") are available at https://casagrand.co.in/investor-relation-category/standalone-financials-of-material-subsidiaries/. Our Company is providing a link to this website solely to comply with the requirements specified in the SEBI ICDR Regulations. The Audited Standalone Financial Statements and the reports thereon do not constitute, (i) a part of this Draft Red Herring Prospectus; or (ii) a part of the Red Herring Prospectus; or (iii) a prospectus, a statement in lieu of a prospectus, an offering circular, an offering memorandum, an advertisement, an offer or a solicitation of any offer or an offer document to purchase or sell any securities under the Companies Act, 2013, the SEBI ICDR Regulations, or any other applicable law in India or elsewhere in the world. The Audited Standalone Financial Statements and the reports thereon should not be considered as part of information that any investor should consider to subscribe for or purchase any securities of our Company, its Subsidiaries or any entity in which it or its shareholders have significant influence (collectively, the "**Group**") and should not be relied upon or used as a basis for any investment decision. None of the Group or any of its advisors, nor any of the BRLMs or the Selling Shareholders nor any of their respective employees, directors, affiliates, agents, or representatives accept any liability whatsoever for any loss, direct or indirect, arising from any information presented or contained in the Audited Standalone Financial Statements, or the opinions expressed therein.

The details of accounting ratios derived from our Restated Consolidated Financial Information required to be disclosed under Clause 11 of Part A of the SEBI ICDR Regulations are set forth below:

Particulars	As at and for the three months ending	As at and for the Fiscals ending		
	June 30, 2025*	March 31, 2025	March 31, 2024	March 31, 2023
Restated earnings per share (EPS)				
- Basic EPS (in ₹)(1)	(1.86)	13.43	14.71	12.95
- Diluted EPS (in ₹)(2)	(1.86)	13.43	14.71	12.95
RoNW (in %)(3)	(3.37%)	23.61%	36.72	50.89
Net asset value (NAV) per Equity Share (in ₹)(4)	55.30	56.87	40.07	25.44
EBITDA (in ₹ million) (5)	740.02	8,183.24	8,137.14	6,418.03

**Not annualized.*

Notes:

(1) Basic earnings per Equity Share (₹) = Profit/ (loss) attributed to Equity Shareholders of the Company for the period/ year divided by weighted average number of Equity Shares outstanding during the period/ year.

(2) Diluted earnings per Equity Share (₹) = Profit/ (loss) attributed to Equity Shareholders of the Company for the period/ year divided by weighted average number of dilutive Equity Shares outstanding during the period/ year.

(3) RoNW (%) = Profit/ (loss) for the period/ year divided by the Net Worth at the end of the period/ year.

(4) Net Asset Value per Equity Share (₹) = Net Worth at the end of the period/ year (Net Worth includes value of the non-controlling interests) divided by the Weighted average number of Equity Shares outstanding during the period/ year.

(5) EBITDA is calculated as profit/(loss) for the year plus Finance Costs plus tax expense plus depreciation and amortization expense. EBITDA for peers is calculated as profit/(loss) for the year plus Finance Costs plus income tax expense/(income) plus depreciation and amortisation expense less Exceptional gain/(loss) less share of associates' and JV's profit/(loss). For Our Company, the finance cost is calculated after adding back the interest cost transferred to construction cost.

Related Party Transactions

For details of the related party transactions as per Ind AS 24 read with the SEBI ICDR Regulations for the three months ended June 30, 2025, and the Financial Years 2025, 2024 and 2023, see "***Restated Consolidated Financial Information –Note 44 – Related party disclosure***" on page 562.

CAPITALISATION STATEMENT

The following table sets forth our Company's capitalisation as at June 30, 2025, derived from our Restated Consolidated Financial Information and as adjusted for the Offer. This table below should be read in conjunction with the sections titled "***Risk Factors***", "***Financial Information***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations***", on pages 45, 457 and 892, respectively.

(in ₹ million, except for ratios)

Particulars	Pre-Offer as at June 30, 2025	As adjusted for the proposed Offer[#]
Total Borrowings		
Non-current borrowings* (A)	39,503.62	[●]
Current borrowings* (B)	5,218.05	[●]
Total Borrowings (C) = (A+B)	44,721.67	[●]
Total Equity		
Equity share capital*	349.30	[●]
Other equity*	9,325.56	[●]
Equity attributable to equity holders of the parent (D)	9,674.86	[●]
Non-current borrowings / Equity attributable to equity holders of the parent ratio (A/D)	4.08	[●]
Total borrowings/ Equity attributable to equity holders of the parent ratio (C/D)	4.62	[●]

Notes:

** These terms shall carry the meaning as per Schedule III of the Companies Act, 2013.*

[#] The corresponding post-Offer capitalization data for each of the amounts given in the above table is not determinable at this stage pending the completion of the Book Building Process and has therefore not been provided in the above statement. To be updated upon finalization of the Offer Price and Offer expenses.

FINANCIAL INDEBTEDNESS

Our Company and Subsidiaries avail credit facilities and issue debentures in our ordinary course of business for meeting our working capital requirements, capital expenditure, business requirements, land acquisition, reimbursement of construction costs, towards costs of obtaining approvals required in relation to its projects, for refinancing of loans from certain lenders, for meeting construction finance of our projects and other general corporate purposes. Further, we, from time to time, provides certain unsecured loans to our related parties. Our Company also provides guarantees and non-disposal undertakings in relation to the loans availed by our Subsidiaries as and when required.

Our Board is empowered to borrow money in accordance with Sections 179 and 180 of the Companies Act and our Articles of Association. For details regarding the borrowing powers of our Board, see "***Our Management – Borrowing Powers***" on page 436.

The details of aggregate indebtedness of our Company and our Subsidiaries, outstanding as on September 30, 2025 is provided below:

(*in ₹ million*)

Category of borrowing	Sanctioned amount (to the extent applicable)	Total amount outstanding as on September 30, 2025*
Fund based facilities		
Secured Borrowings		
Term loans – Banks	13,764.00	7,613.55
Bank overdrafts / Cash credit	465.84	434.25
Term loans - Financial institutions	38,432.50	20,188.29
Vehicle and Equipment loans	513.65	355.59
Bill discounting facility	-	-
Non-convertible debentures	25,576.00	17,804.86
Short-term borrowings	-	-
Total (A)	**78,751.99**	**46,396.54**
Unsecured Borrowings		
Short-term borrowings – others	2,629.55	1,647.39
Short-term borrowings – banks	5.00	1.29
Short-term borrowings – financial institutions	305.00	245.00
Loans repayable on demand from related parties	NA	482.34
Loans from directors#	NA	363.40
Total (B)	**2,939.55**	**2,739.42**
Total Borrowings (A+B)	**81,691.54**	**49,135.96**
Non-fund based facilities		
Bank guarantees	873.01	NA
Total indebtedness	**82,564.55**	**49,135.96**

Note: (1) The above outstanding amount of borrowings as on September 30, 2025 includes processing fees of ₹346.81 million.
#Loan from directors include loan from directors of Subsidiaries.
** As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, by way of their certificate dated December 24, 2025.*

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Details of outstanding indebtedness of our Company and Subsidiaries during/ as of the period ended September 30, 2025 and the Fiscals ended March 31, 2025, March 31, 2024 and March 31, 2023 are as follows:

For the six months ended September 30, 2025:

(*in ₹ million*)

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
A. Secured									
September 30, 2025	Aditya Birla Real Estate Credit Opportunities Fund	NCD	250.00	190.00	-	133.50	56.50	-	56.50
	Aditya Birla Capital Limited	Term Loan - Financial Institutions	7,200.00	4,479.55	1,853.98	1,438.51	4,895.02	46.89	4,848.13
	Aditya Birla Housing Finance Limited	Term Loan - Financial Institutions	350.00	41.55	100.00	128.04	13.51	0.60	12.91
	Arnya Real Estate Fund - Debt	NCD	1,300.00	201.00	1,099.00	-	1,300.00	17.10	1,282.90
	Ascendas IT Park Chennai Ltd	NCD	1,858.00	591.00	200.00	-	791.00	-	791.00
	Axis Bank Limited	Vehicle & Equipment Loan	20.00	16.82	-	1.18	15.64	-	15.64
	Axis Finance Limited	Term Loan - Financial Institutions	1,000.00	-	50.00	-	50.00	-	50.00
	Axis Rera Opportunities Fund - II	NCD	400.00	260.00	140.00	-	400.00	-	400.00
	Bajaj Housing Finance Limited	Term Loan - Financial Institutions	2,700.00	1,476.30	100.00	404.31	1,171.99	14.55	1,157.44
	Bank of Maharashtra	Term Loan - Bank	484.00	305.59	-	48.76	256.83	3.26	253.57
	Brios Finvest India Limited	Short Term Borrowings - Financial Institutions	500.00	425.00	-	425.00	-	-	-
	Certus Investment Management Private Limited	NCD	800.00	404.10	-	-	404.10	4.04	400.06
	Credit Solutions India Trust	NCD	6,280.00	2,000.00	4,280.00	-	6,280.00	-	6,280.00

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	DCB Bank Limited	Term Loan - Bank	1,330.00	47.25	700.00	117.88	629.37	6.58	622.79
	HDFC Bank Limited	Bank Overdrafts / Cash Credit	269.00	247.58	17.10	2.12	262.56	-	262.56
		Term Loan - Bank	3,600.00	741.67	270.00	25.00	986.67	15.34	971.33
		Vehicle & Equipment Loan	164.52	78.04	46.18	16.97	107.25	-	107.25
	Hero Fincorp Limited	Term Loan - Financial Institutions	5,500.00	1,785.26	2,500.00	1,038.58	3,246.68	38.33	3,208.35
	ICICI Bank Limited	Bank Overdrafts / Cash Credit	196.84	90.82	88.84	7.97	171.69	-	171.69
	ICICI Bank Limited	Term Loan - Bank	4,800.00	3,609.54	150.00	276.11	3,483.43	24.07	3,459.36
	ICICI Bank Limited	Vehicle & Equipment Loan	254.44	186.08	8.63	26.93	167.78	-	167.78
	India Realty Excellence Fund IV	NCD	1,810.00	1,440.02	-	419.38	1,020.64	-	1,020.64
	India Realty Excellence Fund VI	NCD	2,880.00	1,230.00	1,460.00	-	2,690.00	-	2,690.00
	Indian Bank	Vehicle & Equipment Loan	31.20	18.87	-	3.29	15.58	-	15.58
	Indusind Bank	Term Loan - Bank	900.00	900.00	-	15.70	884.30	7.37	876.93
	JM Financials Credit Solutions Limited	NCD	1,080.00	1,030.00	-	1,030.00	-	-	-
	Kotak Mahindra Investments Limited	Term Loan - Financial Institutions	4,800.00	1,414.39	1,950.00	1,382.44	1,981.95	35.78	1,946.17

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Kotak Real Estate Fund - X	NCD	7,500.00	2,948.11	-	1,649.11	1,299.00	-	1,299.00
	LIC Housing Finance Limited	Term Loan - Financial Institutions	7,175.00	2,573.97	380.00	1,043.08	1,910.89	9.81	1,901.08
	LICHFL Trustee Company Private Limited	NCD	838.00	433.62	-	-	433.62	-	433.62
	Motilal Oswal Finvest Limited	NCD	2,820.00	2,151.90	-	521.90	1,630.00	-	1,630.00
	Motilal Oswal Finvest Limited	Term Loan - Financial Institutions	400.00	280.00	-	33.61	246.39	-	246.39
	Motilal Oswal Home Finance Limited	Term Loan - Financial Institutions	1,540.00	655.08	-	293.32	361.76	-	361.76
	Oxyzo Financial Services Limited	Term Loan - Financial Institutions	300.00	-	300.00	27.29	272.71	1.61	271.10
	SBI Bank	Term Loan - Bank	1,830.00	893.86	170.00	275.31	788.55	3.76	784.79
	Standard Chartered Bank	Term Loan - Bank	1,500.00	600.00	-	115.60	484.40	6.53	477.87
	Standard Chartered Capital Limited	Term Loan - Financial Institutions	5,350.00	3,083.00	-	546.90	2,536.10	28.80	2,507.30
	State Bank Of India	Term Loan - Bank	450.00	-	100.00	-	100.00	1.59	98.41
	STCI Finance Limited	Term Loan - Financial Institutions	850.00	565.54	-	329.96	235.58	1.61	233.97
	Sundaram Home Finance Limited	Term Loan - Financial Institutions	257.50	237.12	-	29.72	207.40	2.37	205.03

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Tata Capital Housing Finance Limited	Term Loan - Financial Institutions	9,450.00	3,354.75	1,240.00	1,536.44	3,058.31	48.32	3,009.99
	Union Bank	Vehicle & Equipment Loan	76.84	55.56	-	6.22	49.34	-	49.34
	Vivriti Asset Management Private Limited	NCD	1,800.00	-	800.00	-	800.00	-	800.00
	Yubi Markets Private Limited	NCD	700.00	-	700.00	-	700.00	28.50	671.50
	Total (A)		**93,595.34**	**41,042.94**	**18,703.73**	**13,350.13**	**46,396.54**	**346.81**	**46,049.73**
	B. Unsecured								
	Short Term Borrowings	Short Term Borrowings	4,591.05	1,132.00	2,215.00	1,453.32	1,893.68	-	1,893.68
	AAK Realty Services LLP	Loan Repayable on Demand - Related Party	NA	34.58	0.88	-	35.46	-	35.46
	Casa Grande Coimbatore LLP	Loan Repayable on Demand - Related Party	NA	3.16	440.88	-	444.04	-	444.04
	Gallante Promoter LLP	Loan Repayable on Demand - Related Party	NA	0.15	-	-	0.15	-	0.15
	Iris Development LLP	Loan Repayable on Demand - Related Party	NA	0.20	-	-	0.20	-	0.20
	Propel Holdings LLP	Loan Repayable on Demand - Related Party	NA	2.49	-	-	2.49	-	2.49
	Arun Mn	Loan from Directors	NA	73.94	-	-	73.94	-	73.94
	Motiram Prasad	Loan from Directors of subsidiaries	NA	270.46	19.00	-	289.46	-	289.46
	Total B		**4,591.05**	**1,516.98**	**2,675.76**	**1,453.32**	**2,739.42**	**-**	**2,739.42**

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Total (A+B)		**98,186.39**	**42,559.92**	**21,379.49**	**14,803.45**	**49,135.96**	**346.81**	**48,789.15**

**Certain lenders are affiliates of the BRLMs to the Offer as set out below:*

- *Motilal Oswal Finvest Limited and Motilal Oswal Home Finance Limited are affiliates of Motilal Oswal Investment Advisors Limited*

*However, the Net Proceeds are not proposed to be utilised for repayment or prepayment of borrowings availed by us from any of the lenders who are affiliates of the BRLMs to the Offer. Also see, "**Risk Factors - Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the Book Running Lead Managers ("BRLMs") and we cannot assure you that this will not be perceived as a current or potential conflict of interest**" on page 109.*

For financial year ended March 31, 2025:

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
A. Secured									
Fiscal 2025	Aastamangalam Finance Limited	Short Term Borrowings - Financial Institutions	120.00	84.00	-	84.00	-	-	-
	Aditya Birla Capital Limited	Term Loan - Financial Institutions	6,300.00	1,188.74	4,822.38	1,531.57	4,479.55	42.17	4,437.38
	Aditya Birla Housing Finance Limited	Term Loan - Financial Institutions	850.00	328.62	-	287.07	41.55	2.11	39.44
	Aditya Birla Real Estate Credit Opportunities Fund	NCD	250.00	-	190.00	-	190.00	-	190.00
	Arnya Real Estate Fund	NCD	1,300.00	-	201.00	-	201.00	-	201.00

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Ascendas IT Park Chennai Limited	NCD	1,858.00	317.00	274.00	-	591.00	-	591.00
	Axis Bank Limited	Vehicle and Equipment Loan	20.00	19.04	-	2.22	16.82	-	16.82
	Axis Rera Opportunities Fund - II	NCD	400.00	-	260.00	-	260.00	-	260.00
	Bajaj Housing Finance Limited	Term Loan - Financial Institutions	2,700.00	-	2,240.00	763.70	1,476.30	18.91	1,457.39
	Bank of Maharashtra	Term loan - Bank	484.00	144.80	234.00	73.21	305.59	1.98	303.61
	Brios Finvest India Limited	Short Term Borrowings	595.00	90.00	500.00	165.00	425.00	-	425.00
	Certus Investment Management Private Limited	NCD	800.00	-	404.10	-	404.10	4.04	400.06
	Credit Solutions India Trust	NCD	4,600.00	2,100.00	2,000.00	2,100.00	2,000.00	-	2,000.00
	DCB Bank Limited	Term loan - Bank	1,230.00	609.49	-	562.24	47.25	0.47	46.78
	HDFC Bank Limited	Bank Overdrafts / Cash Credit	250.00	249.80	-	2.22	247.58	-	247.58
		Bill Discounting Facility	300.00	228.62	184.02	412.64	-	-	-
		Term loan - Bank	1,900.00	691.67	100.00	50.00	741.67	4.87	736.80
		Vehicle and Equipment Loan	143.30	32.88	75.33	30.17	78.04	-	78.04
	Hero Fincorp Limited	Term Loan - Financial Institutions	5,100.00	2,572.32	2,033.75	2,820.81	1,785.26	21.08	1,764.18

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	ICICI Bank Limited	Term loan - Bank	4,800.00	3,989.20	315.00	694.66	3,609.54	26.33	3,583.21
		Bank Overdrafts / Cash Credit	233.40	110.72	35.21	55.11	90.82	-	90.82
		Vehicle and Equipment Loan	267.59	66.27	162.07	42.26	186.08	-	186.08
	India Realty Excellence Fund IV	NCD	1,810.00	1,810.00	-	369.98	1,440.02	-	1,440.02
	India Realty Excellence Fund V	NCD	480.00	108.88	-	108.88	-	-	-
	India Realty Excellence Fund Vi	NCD	1,260.00	-	1,230.00	-	1,230.00	-	1,230.00
	India Realty Excellence Iii	NCD	500.00	335.00	-	335.00	-	-	-
	Indian Bank	Vehicle and Equipment Loan	31.20	24.92	-	6.05	18.87	-	18.87
	Indusind Bank Limited	Term loan - Bank	900.00	-	900.00	-	900.00	7.50	892.50
	JM Financial Products Limited	Term Loan - Financial Institutions	1,350.00	183.93	-	183.93	-	-	-
	JM Financials Credit Solutions Limited	NCD	1,670.00	1,416.18	-	386.18	1,030.00	-	1,030.00
	JM Financials Credit Solutions Limited	Term Loan - Financial Institutions	700.00	523.14	-	523.14	-	-	-
	Kotak Mahindra Investments Limited	Term Loan - Financial Institutions	6,490.00	2,447.28	1,940.00	2,972.89	1,414.39	17.36	1,397.03
	Kotak Real Estate Fund - X	NCD	7,500.00	3,450.00	899.00	1,400.89	2,948.11	-	2,948.11

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	LIC Housing Finance Limited	Term Loan - Financial Institutions	7,175.00	2,027.26	2,189.99	1,643.28	2,573.97	15.54	2,558.43
	LICHFL Trustee Company Private Limited	NCD	838.00	386.00	47.62	-	433.62	-	433.62
	Motilal Oswal Finvest Limited	NCD	3,345.00	2,735.00	610.00	1,193.10	2,151.90	-	2,151.90
	Motilal Oswal Finvest Limited	Term Loan - Financial Institutions	400.00	-	280.00	-	280.00	-	280.00
	Motilal Oswal Home Finance Limited	Term Loan - Financial Institutions	1,990.00	981.86	420.00	746.78	655.08	-	655.08
	RBL Bank Limited	Bank Overdrafts / Cash Credit	52.25	47.92	-	47.92	-	-	-
	Standard Chartered Bank	Term loan - Bank	1,500.00	-	600.00	-	600.00	7.08	592.92
	Standard Chartered Capital Limited	Term Loan - Financial Institutions	6,500.00	2,046.64	3,350.00	2,313.64	3,083.00	34.75	3,048.25
	State Bank Of India	Term loan - Bank	1,830.00	772.20	400.00	278.34	893.86	5.12	888.74
	STCI Finance Limited	Term Loan - Financial Institutions	850.00	-	700.00	134.46	565.54	2.98	562.56
	Sundaram Home Finance Limited	Term Loan - Financial Institutions	257.50	40.81	207.50	11.19	237.12	2.75	234.37
	Tata Capital Housing Finance Limited	Term Loan - Financial Institutions	7,950.00	2,879.37	3,030.00	2,554.62	3,354.75	47.50	3,307.25
	Union Bank Limited	Vehicle and Equipment Loan	82.94	64.36	5.46	14.26	55.56	-	55.56
	Total (A)		**89,963.18**	**35,103.92**	**30,840.43**	**24,901.41**	**41,042.94**	**262.54**	**40,780.40**
B. Unsecured									

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Short Term Borrowings	Short Term Borrowings	4,867.81	1,048.13	3,154.75	3,070.89	1,132.00	-	1,132.00
	AAK Realty Services LLP	Loan repayable on demand - from related parties	NA	0.67	33.91	-	34.58	-	34.58
	Casa Grande Coimbatore LLP	Loan repayable on demand - from related parties	NA	65.32	-	62.16	3.16	-	3.16
	Gallante Promoter LLP	Loan repayable on demand - from related parties	NA	0.15	-	-	0.15	-	0.15
	Iris Development LLP	Loan repayable on demand - from related parties	NA	0.86	-	0.66	0.20	-	0.20
	Propel Holdings LLP	Loan repayable on demand - from related parties	NA	2.49	-	-	2.49	-	2.49
	Arun Mn	Loan from director	NA	48.62	25.32	-	73.94	-	73.94
	Motiram Prasad	Loan from director of subsidiaries	NA	268.11	2.35	-	270.46	-	270.46
	Total (B)		**4,867.81**	**1,434.35**	**3,216.33**	**3,133.71**	**1,516.98**	**-**	**1,516.98**
	Total (A+B)		**94,830.99**	**36,538.27**	**34,056.76**	**28,035.12**	**42,559.92**	**262.54**	**42,297.38**

**Certain lenders are affiliates of the BRLMs to the Offer as set out below:*

- *Motilal Oswal Finvest Limited and Motilal Oswal Home Finance Limited are affiliates of Motilal Oswal Investment Advisors Limited*

*However, the Net Proceeds are not proposed to be utilised for repayment or prepayment of borrowings availed by us from any of the lenders who are affiliates of the BRLMs to the Offer. Also see, "**Risk Factors - Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the Book Running Lead Managers ("BRLMs") and we cannot assure you that this will not be perceived as a current or potential conflict of interest**" on page 109.*

For the financial year ended March 31, 2024:

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
A. Secured									
Fiscal 2024	Aastamangalam Finance Limited	Term Loan - Financial institutions	120.00	-	120.00	36.00	84.00	-	84.00
	Aditya Birla Finance Limited	Term Loan - Financial institutions	1,770.00	-	1,599.60	410.87	1,188.73	9.02	1,179.71
	Aditya Birla Housing Finance Limited	Term Loan - Financial institutions	1,150.00	258.70	578.00	508.08	328.62	6.57	322.05
	Aditya Birla Real Estate Credit AIF	NCD	450.00	400.00	-	400.00	-	-	-
	Ascendas IT Park Chennai Limited	NCD	1,087.00	-	317.00	-	317.00	-	317.00
	Axis Bank Limited	Vehicle loans	20.00	-	20.00	0.96	19.04	-	19.04
	Bank of Maharashtra	Term loan - Bank	250.00	195.17	-	50.37	144.80	1.53	143.27
	Brios Finvest India Limited	Term Loan - Financial institutions	814.90	433.00	95.00	438.00	90.00	3.94	86.06
	Credit Solution India Trust	NCD	4,200.00	3,200.00	-	1,100.00	2,100.00	-	2,100.00
	DCB Bank Limited	Term loan - Bank	1,230.00	479.64	400.00	270.14	609.50	8.43	601.07
	HDFC Bank Limited	Bank overdrafts / Cash Credit	250.00	234.05	15.74	-	249.79	-	249.79
		Term loan - Bank	2,140.00	250.00	678.61	8.33	920.28	0.49	919.79
		Vehicle loans	70.98	47.76	1.85	16.69	32.92	-	32.92
	HDFC Limited	Term Loan - Financial institutions	1,850.00	947.38	-	947.38	-	-	-

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Hero Fincorp Limited	Term Loan - Financial institutions	3,600.00	-	3,066.25	493.94	2,572.31	36.67	2,535.64
	ICICI Bank Limited	Bank overdrafts / Cash Credit	120.90	-	110.71	-	110.71	-	110.71
		Term loan - Bank	4,800.00	643.31	3,565.00	219.12	3,989.19	23.02	3,966.17
		Vehicle loans	125.70	35.30	51.85	20.86	66.29	-	66.29
	India Housing Fund - Series 3	NCD	1,150.00	313.99	-	313.99	-	-	-
	India Realty Excellence Fund Iv	NCD	1,260.00	-	1,260.00	-	1,260.00	-	1,260.00
	India Realty Excellence Fund V	NCD	1,960.00	892.89	750.00	984.01	658.88	-	658.88
	India Realty Excellence Fund Iii	NCD	500.00	500.00	-	165.00	335.00	-	335.00
	Indian Bank	Vehicle loans	31.20	30.45	-	5.53	24.92	-	24.92
	JM Financial Products Limited	Term Loan - Financial institutions	1,350.00	953.82	-	769.90	183.92	-	183.92
	JM Financials Credit Solutions Limited	NCD	1,940.00	1,886.30	-	470.12	1,416.18	-	1,416.18
		Term Loan - Financial institutions	700.00	-	700.00	176.86	523.14	6.17	516.97
	Kotak Mahindra Investments Limited	Term Loan - Financial institutions	5,040.00	1,469.51	2,875.30	1,897.54	2,447.27	30.67	2,416.60
	Kotak Real Estate Fund - X	NCD	7,500.00	1,700.00	1,750.00	-	3,450.00	-	3,450.00
	LIC Housing Finance Limited	Term Loan - Financial institutions	5,625.00	2,595.32	887.60	1,455.67	2,027.25	13.93	2,013.32
	LICHFL Trustee Company Private Limited (as Trustee of LICHFL Housing and Infrastructure Fund)	NCD	838.00	-	386.00	-	386.00	-	386.00
	Motilal Oswal Finvest Limited	NCD	3,345.00	1,135.00	2,210.00	610.00	2,735.00	-	2,735.00

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Motilal Oswal Home Finance Limited	Term Loan - Financial institutions	1,390.00	800.00	480.00	298.14	981.86	-	981.86
	RBL Bank Limited	Bank overdrafts / Cash Credit	52.25	-	47.93	-	47.93	-	47.93
	State Bank Of India	Term loan - Bank	1,030.00	627.27	395.00	250.07	772.20	2.08	770.12
	Standard Chartered Bank	Term loan - Bank	400.00	195.00	-	195.00	-	-	-
	Standard Chartered Capital Limited	Term Loan - Financial institutions	4,850.00	896.66	2,700.00	1,550.01	2,046.65	19.77	2,026.88
	Sundaram Home Finance Limited	Term Loan - Financial institutions	50.00	50.00	-	9.19	40.81	0.07	40.74
	Tata Capital Housing Finance Limited	Term Loan - Financial institutions	4,900.00	2,403.79	1,890.00	1,414.42	2,879.37	39.39	2,839.98
	Union Bank	Vehicle loans	77.48	72.98	-	8.62	64.36	-	64.36
Total (A)			**68,038.41**	**23,647.29**	**26,951.44**	**15,494.81**	**35,103.92**	**201.75**	**34,902.17**
B. Unsecured									
Fiscal 2024	Short Term Borrowing	Short Term Borrowings	4,880.59	972.65	3,697.59	3,625.51	1,044.73	-	1,044.73
	Axis Bank Limited	Term loan - Bank	5.00	-	5.00	1.60	3.40	-	3.40
	AAK Realty Services LLP	Loan repayable on demand - from related parties	Not applicable	0.10	0.67	0.10	0.67	-	0.67
	Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan repayable on demand - from related parties	Not applicable	0.16	-	0.16	-	-	-
	IRIS Development LLP	Loan repayable on demand - from related parties	Not applicable	0.78	0.08	-	0.86	-	0.86

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Gallante Promoter LLP	Loan repayable on demand - from related parties	Not applicable	0.15	-	-	0.15	-	0.15
	Casa Grande Coimbatore LLP	Loan repayable on demand - from related parties	Not applicable	-	65.32	-	65.32	-	65.32
	Propel Holdings LLP	Loan repayable on demand - from related parties	Not applicable	2.49	-	-	2.49	-	2.49
	Arun MN	Loan from director	Not applicable	-	48.62	-	48.62	-	48.62
	Moti Prasad	Loan from director of subsidiaries	Not applicable	-	268.11	-	268.11	-	268.11
	Total (B)		**4,885.59**	**976.33**	**4,085.39**	**3,627.37**	**1,434.35**	**-**	**1,434.35**
	Total (A+B)		**72,924.00**	**24,623.62**	**31,036.83**	**19,122.18**	**36,538.27**	**201.75**	**36,336.52**

**Certain lenders are affiliates of the BRLMs to the Offer as set out below:*

- *Motilal Oswal Finvest Limited and Motilal Oswal Home Finance Limited are affiliates of Motilal Oswal Investment Advisors Limited*

*However, the Net Proceeds are not proposed to be utilised for repayment or prepayment of borrowings availed by us from any of the lenders who are affiliates of the BRLMs to the Offer. Also see, "**Risk Factors - Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the Book Running Lead Managers ("BRLMs") and we cannot assure you that this will not be perceived as a current or potential conflict of interest**" on page 109.*

For the financial year ended March 31, 2023:

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
A. Secured									
Fiscal 2023	Aditya Birla Finance Limited	Term Loan - Financial institutions	1,100.00	-	1,050.00	1,050.00	-	-	-
	Aditya Birla Housing Finance Limited	Term Loan - Financial institutions	500.00	157.98	265.00	164.28	258.70	3.60	255.10

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Aditya Birla Real Estate Credit AIF	NCD	450.00	-	400.00	-	400.00	-	400.00
	Bank of Maharashtra	Term loan - Bank	250.00	142.56	100.00	47.39	195.17	1.93	193.24
	Brios Finvest India Limited	Financial institutions	719.90	-	719.90	286.90	433.00	-	433.00
	Credit Solution India Trust	NCD	4,690.00	1,540.00	2,100.00	440.00	3,200.00	-	3,200.00
	DCB Bank Limited	Term loan - Bank	830.00	-	830.00	350.36	479.64	4.80	474.84
	HDFC Bank Limited	Bank overdrafts / Cash Credit	250.00	235.34	-	1.29	234.05	-	234.05
		Term loan - Bank	250.00	236.00	14.00	-	250.00	-	250.00
		Vehicle loans	112.31	57.44	33.59	43.27	47.76	-	47.76
	HDFC Limited	Term Loan Financial institutions	1,850.00	635.69	1,145.00	833.31	947.38	9.10	938.28
	ICICI Bank Limited	Term loan - Bank	1,520.00	-	720.00	76.69	643.31	13.67	629.64
		Vehicle loans	73.85	53.12	0.57	18.39	35.30	-	35.30
	India Housing Fund - Series 3	NCD	1,150.00	-	900.00	586.01	313.99	-	313.99
	India Realty Excellence Fund Iv	NCD	2,708.00	2,178.00	458.00	2,636.00	-	-	-
	India Realty Excellence Fund V	NCD	1,410.00	259.65	830.00	196.76	892.89	0.35	892.54
	India Realty Excellence Fund III	NCD	1,167.00	1,037.30	-	537.30	500.00	0.21	499.79
	Indian Bank	Vehicle loans	31.20	-	31.20	0.75	30.45	-	30.45
	JM Financial Products Limited	Term Loan - Financial institutions	1,350.00	-	1,350.00	396.18	953.82	-	953.82
	JM Financials Credit Solutions Limited	NCD	2,800.00	754.80	1,945.60	814.10	1,886.30	-	1,886.30
		Term Loan - Financial institutions	5,545.00	1,912.08	2,150.00	4,062.08	-	-	-
	KKR India Asset Finance Limited	Term Loan - Financial institutions	1,930.00	-	213.73	213.73	-	-	-

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
	Kotak Mahindra Investments Limited	Term Loan - Financial institutions	4,790.00	590.01	2,034.68	1,155.18	1,469.51	17.30	1,452.21
	Kotak Real Estate Fund - X	NCD	2,500.00	-	1,700.00	-	1,700.00	-	1,700.00
	LIC Housing Finance Limited	Term Loan - Financial institutions	6,875.00	1,559.18	2,722.41	1,686.27	2,595.32	23.71	2,571.61
	Motilal Oswal Finvest Limited	NCD	1,135.00	-	1,135.00	-	1,135.00	-	1,135.00
	Motilal Oswal Home Finance Limited	Term Loan - Financial institutions	1,650.00	313.70	800.00	313.70	800.00	-	800.00
	State Bank Of India	Term loan - Bank	1,030.00	-	630.00	2.73	627.27	4.66	622.61
	Standard Chartered Bank	Term loan - Bank	400.00	-	195.00	-	195.00	4.72	190.28
	Standard Chartered Capital Limited	Term Loan - Financial institutions	1,200.00	-	1,085.34	188.68	896.66	10.09	886.57
	Sundaram Home Finance Limited	Term Loan - Financial institutions	89.30	24.84	50.00	24.84	50.00	0.40	49.60
	Tata Capital Housing Finance Limited	Financial institutions	4,250.00	-	3,250.00	846.21	2,403.79	39.98	2,363.81
	Union Bank	Vehicle loans	77.48	-	77.48	4.50	72.98	-	72.98
Total (A)			**54,684.04**	**11,687.69**	**28,936.50**	**16,976.90**	**23,647.29**	**134.52**	**23,512.77**
B. Unsecured									
Fiscal 2023	Short Term Borrowing	Short Term Borrowings	1,887.00	406.65	1,154.60	588.60	972.65	-	972.65
	AAK Realty Services LLP	Loan repayable on demand - from related parties	Not applicable	4.03	-	3.93	0.10	-	0.10
	Domyhome Interior Designs & Solutions Private Limited (Casa Interior Studio Private Limited)	Loan repayable on demand -	Not applicable	0.16	-	-	0.16	-	0.16

Fiscal/ period	Name of lender	Nature of facility	Sanctioned amount	Opening balance as of the beginning of the Fiscal/ period	Total addition during the Fiscal/ period	Amount repaid during the Fiscal/ period	Closing balance as of the end of the Fiscal/ period	Processing fee	Closing Balance After Adjusting Processing Fee
		from related parties							
	IRIS Development LLP	Loan repayable on demand - from related parties	Not applicable	-	0.78	-	0.78	-	0.78
	Gallante Promoter LLP	Loan repayable on demand - from related parties	Not applicable	1.01	-	0.86	0.15	-	0.15
	Casagrand Starpark Private Limited	Loan repayable on demand - from related parties	Not applicable	9.80	3.15	-	12.95	-	12.95
	Propel Holdings LLP	Loan repayable on demand - from related parties	Not applicable	2.49	-	-	2.49	-	2.49
	Total B		**1,887.00**	**424.14**	**1,158.53**	**593.39**	**989.28**	**-**	**989.28**
	Total (A+B)		**56,571.04**	**12,111.83**	**30,095.03**	**17,570.29**	**24,636.57**	**134.52**	**24,502.05**

**Certain lenders are affiliates of the BRLMs to the Offer as set out below:*

- *Motilal Oswal Finvest Limited and Motilal Oswal Home Finance Limited are affiliates of Motilal Oswal Investment Advisors Limited*

*However, the Net Proceeds are not proposed to be utilised for repayment or prepayment of borrowings availed by us from any of the lenders who are affiliates of the BRLMs to the Offer. Also see, "**Risk Factors - Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the Book Running Lead Managers ("BRLMs") and we cannot assure you that this will Our Company and its Subsidiaries have availed borrowings from certain lenders which are affiliates/ subsidiaries of the Book Running Lead Managers ("BRLMs") and we cannot assure you that this will not be perceived as a current or potential conflict of interest**" on page 109.*

Key details of the borrowings availed by our Company and Subsidiaries:

Instances of past defaults: There have been no instances of past defaults on borrowings by our Company and Subsidiaries during the three months ended June 30, 2025 and Fiscals 2025, 2024 and 2023.

Consents: We have obtained the necessary consents required under the relevant loan documentation for undertaking activities in relation to the Offer.

Key terms of the borrowings availed by our Company and Subsidiaries:

The details provided below are indicative and there may be additional terms, conditions and requirements under the various borrowing arrangements entered into by our Company and Subsidiaries.

Tenor: The tenor of the term loans availed typically range from 36 months to 120 months for loans availed by our Company and from 24 months to 144 months for loans availed by our Subsidiaries. Further, the maturity period for the NCDs issued by our Company typically ranges from 21 months to 64 months and 15 months to 360 months for our Subsidiaries. Further, the short-term borrowings availed by our Subsidiaries are typically repayable within a period of up to 12 months.

Interest rate: The interest rates for the term loans and facilities availed by our Company ranges from 9.95% to 13.50% per annum and from 8.40% to 13.75% per annum for the various loans availed by our Subsidiaries, calculated as the base rate of the relevant lender plus a specified spread per annum. Further, the interest or coupon rate of non-convertible debentures issued by our Company varies from 10.00% to 21.75% per annum and from 10.00%* to 22.00% for non-convertible debentures issued by our Subsidiaries. Further, the short-term borrowings availed by us are typically subject to an interest rate of 15.00% to 24.00%.

** The non-convertible debentures of ₹700.00 million, issued by Gazy Mag to India Realty Excellence Fund VI, having a coupon rate of 0.001% (with IRR of 22%), is not considered for the range as it not representative of the interest range.*

Further, as of September 30, 2025, our Company has issued certain non-convertible debentures, details of which are set out below:

Name of the Lender	Sanctioned amount (in ₹ million)	Amount outstanding as of September 30, 2025 (in ₹ million)	Coupon rate per annum	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
Aditya Birla Real Estate Credit Opportunities Fund	250.00	56.50	IRR of 16.00%	36 months	Repayable in six unequal quarterly instalments from the end of the 7th quarter.	No prepayment penalty clause
Certus Investment Management Private Limited	800.00	404.10	14.20%	52 months	Repayable in ten unequal quarterly instalments starting from June 30, 2026.	No prepayment penalty clause
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	2,000.00	2,000.00	21.75%	30 months	Repayable at the end of 30 months which is inclusive of the lock-in period of 24 months.	No prepayment penalty clause
Credit Solutions India Trust (through Vistra ITCL (India) Limited)	2,000.00	2,000.00	21.75%	21 months	Repayable at the end of 21 months which is inclusive of the lock-in period of 15 months.	No prepayment penalty clause

Name of the Lender	Sanctioned amount (in ₹ million)	Amount outstanding as of September 30, 2025 (in ₹ million)	Coupon rate per annum	Tenor	Repayment / redemption Schedule	Prepayment penalty conditions
India Realty Excellence Fund VI	670.00	610.00	Coupon 10.00% IRR – 19.00%	64 months	Repayable in four equal quarterly instalments from March 31, 2030 which is inclusive of the lock-in period of 24 months .	No prepayment penalty clause

Security: Our Company and certain of our Subsidiaries have provided corporate guarantees to lenders under the borrowings availed by our Subsidiaries. Under the terms of our secured borrowings, we are required, *inter alia,* to create:

(a) charge by way of mortgage on all immovable assets including project land, building and structures thereon, both present and future;

(b) guarantee by Subsidiaries, Individual Promoter, Corporate Promoter and/or Directors of our Company;

(c) charge by way of hypothecation and escrow over receivables from the secured assets under the loan;

(d) assignment of receivables from their respective projects;

(e) demand promissory notes;

(f) pledge on the shares of certain of our Subsidiaries and non-disposal undertakings from our Individual Promoter and Corporate Promoter in respect of loans and non-convertible debentures availed by our Company and our Subsidiaries; and/or

(g) creation/ maintenance of fixed deposit against the credit facility granted.

Details of equitable mortgage of specific properties and corporate guarantees by the Company to lender for loans granted to Subsidiaries as of September 30, 2025 are set out below:

Sr. No.	Name of Subsidiary	Name of Lender	Time Period	Sanctioned Loan Amount (in ₹ million)
Mortgages by Company				
1.	Casa Grande Civil Engineering Private Limited	Bank of Maharashtra	5 years	150.00
		Bank of Maharashtra	5 years	100.00
		Bank of Maharashtra	5 years	54.00
2	Casa Grande Enterprises LLP	Bank of Maharashtra	5 years	180.00
Corporate Guarantees by Company				
1	Casagrand Hyderwise Private Limited	Motilal Oswal Finvest Limited	5 years	530.00
		Motilal Oswal Finvest Limited	2 years	80.00
		Oxyzo Financial Services Limited	2.5 years	300.00
2	Casa Grande Civil Engineering Private Limited	Bank of Maharashtra	5 years	54.00
		Bank of Maharashtra	5 years	100.00
		Bank of Maharashtra	5 years	150.00
3	Gazy Mag Private Limited	India Realty Excellence Fund – VI	3.75 years	700.00
4	Casa Grande Enterprises LLP	Bank of Maharashtra	5 years	180.00

Sr. No.	Name of Subsidiary	Name of Lender	Time Period	Sanctioned Loan Amount (in ₹ million)
5	Casa Grande Garden City Builders Private Limited	India Realty Excellence Fund – VI	4.5 years	950.00
		ICICI Bank Limited	2 years	500.00
6	Casagrand Aesthetic Private Limited	HDFC Bank Limited	7 years	250.00
7	Casagrand Everta Private Limited	HDFC Bank Limited	4 years	1,650.00
8	Casagrand Magick Rufy Private Limited	ICICI Bank Limited	12 years	600.00
9	Casagrand Bizpark Private Limited	ICICI Bank Limited	3 years	2,780.00
10	Casagrand Lotus Private Limited	Arnya Real Estate Fund	6 years	1,300.00
11	Casagrand Beacon Private Limited	Credit Solution India Trust	1.25 years	2,280.00
12	Casa Grande Shelter Private Limited	Axis Rera Opportunities Fund II	3.75 years	400.00
13	Danub Homes Private Limited	India Realty Excellence Fund – VI	6 years	560.00
		LIC Housing Finance Limited	5 years	3,800.00
14	Casa Grande Grace Private Limited	State Bank of India	2.83 years	800.00
		State Bank of India	2.5 years	800.00
		YUBI Markets Private Limited	1.5 years	700.00
15	Casagrand Fresh Private Limited	India Realty Excellence Fund – IV	3.82 years	1,260.00
		Motilal Oswal Housing Finance Limited	3 years	600.00
		Motilal Oswal Finvest Limited	3 years	400.00
		Motilal Oswal Finvest Limited	4 years	1,600.00
16	Casagrand Anchor Private Limited	Standard Chartered Capital Limited	4 years	2,500.00
17	Casagrand Zingo Private Limited	Standard Chartered Capital Limited	5 years	2,850.00
		Standard Chartered Bank	5 years	1,500.00
		Foreign portfolio investors (undisbursed)	5 years	900.00
18	CGD Industrial Parks Private Limited	Aditya Birla Finance Limited	10 years	300.00
		Aditya Birla Finance Limited	12 years	450.00
19	Casagrand Blue Horizon Private Limited	LICHFL Trustee Company Limited (as trustee of LICHFL Housing and Infrastructure Fund)	3 years	838.00
20	Beacon Ace Induspark Private Limited	Vivriti Asset Management Pvt Ltd	2.5 years	900.00
21	Beacon Logistix Induspark Private Limited	Vivriti Asset Management Pvt Ltd	3 years	900.00

Prepayment: The borrowings availed by our Company and Subsidiaries typically have prepayment provisions which allow for prepayment of the outstanding amount at any given point in time and may carry a pre-payment penalty on the pre-paid amount except for certain loans which may be repaid out of project receivables, or on the outstanding amount subject to terms and conditions stipulated under the facility documents, typically at 2.00% of the loan amount being prepaid. Further, the non-convertible debentures issued by our Company and our Subsidiaries have provisions relating to premature redemption at a premium which is typically a multiple of the amount disbursed or the amount of interest payable on actual redemption of the non-convertible debentures, whichever is higher. Certain of our borrowings require consent and intimation for prepayment of the outstanding amount.

***Penal Interest*:** Our Company and Subsidiaries are typically bound to pay additional interest to our lenders for defaults in the payment of interest or other monies due and payable. This additional interest is charged as per the terms of our respective loan agreements / debenture documents and typically ranges from 2.00% to 24.00% over the applicable interest rate.

Repayment: The repayment of some facilities is subject to the repayment schedules provided by the respective lenders. Our Company is required to repay the borrowings availed in accordance with the repayment schedule stipulated in the relevant loan documentation, which typically involves repayment in instalments on the completion of a specified moratorium period. Certain of the non-convertible debentures availed by us are also subject to a redemption premium that would contribute towards generating a certain internal rate of return which is typically 16.00% to 19.00% for our Company and ranges from 14.00% to 22.00% for our Subsidiaries. The short-term borrowings availed by us are typically repayable on a monthly basis.

Restrictive covenants: Borrowing arrangements entered into by our Company and Subsidiaries typically contain various restrictive conditions and covenants mandating either the prior written consent and/or an intimation to our lenders in respect of certain corporate actions. An indicative list of such covenants is set forth below.

(a) change in the name and shareholding of the Company;

(b) change in the capital structure of our Company and our Subsidiaries;

(c) change in the shareholding pattern, ownership and control of our Company and our Subsidiaries;

(d) amendments to the memorandum of association and articles of association of our Company and our Subsidiaries;

(e) changes in the management/ operating structure or composition of the board of directors and the key managerial personnel of the Company and our Subsidiaries;

(f) investment by our Company by way of deposits, loans or share capital in other entities (including in Subsidiaries);

(g) undertaking a new scheme of expansion (including through schemes of merger or arrangement) of any current business or taking up an allied line of business;

(h) declaration of or payment any dividend or making of any distribution to the shareholders of our Company and our Subsidiaries;

(i) changes in accounting methods or policies in relation to the financial statements of the Company; and

(j) undertaking an initial public offer by the Company and Subsidiaries.

(k) Entering into agreements for sale of units of the relevant project for which the facility was sanctioned.

Events of Default: In terms of the borrowing arrangements entered into by our Company and Subsidiaries, the occurrence of any of the following, *inter alia*, constitutes an event of default:

(a) Non-payment or default in payment of principal and/or interest due on the loan obligations;

(b) commission of an act of bankruptcy or filing of an application in relation to insolvency or bankruptcy against our Company or our Subsidiaries or issuance of notice of insolvency against our Company or filing of an application for winding up of the Company by any person or if any such order is made;

(c) failure to deposit receivables from secured assets to designated escrow accounts;

(d) occurrence or existence of such events or circumstances, which in the opinion of the lender, could have a material adverse effect;

(e) change in control;

(f) change in the purpose of utilization of credit facility other than as sanctioned;

(g) cross-default;

(h) creation of any matter of interest in the security;

(i) non-creation of security or depreciation of security or failure to create additional security;

(j) cessation of business operations temporarily or permanently; and

(k) encroachment by any person on the secured assets.

Consequences of events of default: In terms of our borrowing arrangements, the following, *inter alia*, are the consequences of occurrence of events of default, whereby our lenders may:

(a) terminate the sanctioned facilities;

(b) seek immediate repayments of the facilities;

(c) levy an additional interest rate;

(d) termination of the lender's obligations;

(e) appropriation of amounts in designated escrow accounts under the terms of the facility documents;

(f) conversion of outstanding amounts under the borrowings into Equity Shares of our Company and our Subsidiaries.

(g) appoint a third-party developer to develop, construct, operate and maintain the relevant project;

(h) appointment of receiver or manager and disclosure of the same to CIBIL, RBI etc.;

(i) require our Company, our Individual Promoter or Corporate Promoter to purchase the debentures issued by our Company or our Subsidiaries as applicable;

(j) appointment of a nominee director in the Company or change in the composition of board of directors and management or change in the managing director or persons holding substantial powers of management; and

(k) amendment or modification of constitutional documents;

(l) affect the promissory notes and post-dated cheques issued in relation to the loan; and

(m) enforce their security interest which includes, among others, taking possession and/or transfer of the assets to such other third parties by way of lease, leave and license, sale or otherwise.

This is an indicative list and there may be additional terms that may require the consent of the relevant lender, the breach of which may amount to an event of default under various borrowing arrangements entered into by our Company and Subsidiaries with their respective lenders, and the same may lead to consequences other than those stated above.

For further details of financial and other covenants required to be complied with in relation to our borrowings, see "***Risk Factors - Our financing agreements impose certain restrictions on our operations, and our failure to comply with operational and financial covenants may adversely affect our reputation, business and financial condition***" on page 114.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion is intended to convey the management's perspective of our financial condition and results of operations as of and for the three months ended June 30, 2025 and the years ended March 31, 2025, 2024 and 2023, and should be read in conjunction with our Restated Consolidated Financial Information on page 457.

*This Draft Red Herring Prospectus may include forward-looking statements that involve risks and uncertainties, and our actual financial performance may materially vary from the conditions contemplated in such forward-looking statements as a result of various factors, including those described below and elsewhere in this Draft Red Herring Prospectus. For further information, see "**Forward-Looking Statements**" on page 21. Also read "**Risk Factors**" and "**- Significant Factors Affecting our Results of Operations and Financial Condition**" on pages 45 and 892, respectively, for a discussion of certain factors that may affect our business, financial condition or results of operations.*

*Our Company's Fiscal commences on April 1 and ends on March 31 of the immediately subsequent year, and references to a particular Fiscal are to the 12 months ended March 31 of that particular year. Unless otherwise indicated or the context otherwise requires, the financial information as at and for the three months ended June 30, 2025 and Fiscals 2025, 2024 and 2023, included herein is derived from the Restated Consolidated Financial Information, included in this Draft Red Herring Prospectus. For further information, see "**Restated Consolidated Financial Information**" on page 457.*

We are engaged in only one segment i.e., 'Real estate and allied activities' and as such there is no separate reportable segment as per Ind AS 108 'Operating Segments'.

*Unless otherwise indicated, industry and market data used in this section has been derived from (i) the report titled "Industry Report – Residential, Commercial Office and Warehousing" dated December 23, 2025 (the "**CBRE Report**") prepared and issued by CBRE South Asia Private Limited ("**CBRE**") and (ii) the report titled "Dubai Real Estate Market" dated November 12, 2025 (the "**Colliers Report**") prepared and issued by MENA Real Estate Solutions LLC (Dubai Branch) trading as Colliers ("**Colliers**") and both CBRE Report and Colliers Report were exclusively commissioned and paid for by us to enable the investors to understand the industry in which we operate in connection with the Offer. We engaged CBRE in connection with the preparation of the CBRE Report pursuant to the letter of engagement dated January 20, 2023 read with an addendum dated October 9, 2025. Further, we appointed Colliers in connection with the preparation of the Colliers Report pursuant to the consultancy services agreement dated November 10, 2025. The CBRE Report and Colliers Report are available on the website of the Company at https://casagrand.co.in/investor-relation-category/industry-report/. Any reference to the CBRE and Colliers reports must be read in conjunction with the CBRE Report & Colliers Report, respectively. The data included in this section from the* CBRE *Report and Colliers Report may have been re-ordered by us for the purposes of presentation. There are no parts, data or information (which may be relevant for this Offer), that has been left out or changed in any manner. Unless otherwise indicated, financial, operational, industry and other related information derived from the CBRE Report and Colliers Report and included herein with respect to any particular Calendar Year / Fiscal refers to such information for the relevant Calendar Year / Fiscal. Also see, "**Certain Conventions, Presentation of Financial, Industry and Market Data – Industry and Market Data**" on page 19.*

OVERVIEW

For details regarding the business operations of our Company, see "***Our Business – Overview***" on page 285.

SIGNIFICANT FACTORS AFFECTING OUR RESULTS OF OPERATIONS AND FINANCIAL CONDITION

General economic and real estate conditions in South India

A majority of our projects are located in South India, particularly Chennai (Tamil Nadu), Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). The economic condition of these regions has a significant impact on our revenues and results of operations. The table below sets forth the geography-wise break-up of our Completed, Ongoing and Forthcoming Projects as of June 30, 2025 in these regions:

Geography	Completed Projects		Ongoing Projects		Forthcoming Projects	
	Number of Projects	Total Saleable Area (Million Square Feet)	Number of Projects	Total Saleable Area (Million Square Feet)	Number of Projects	Total Estimated Saleable Area (Million Square Feet)
Chennai (Tamil Nadu)	83	18.01	38	33.12	11	13.48
Bengaluru (Karnataka)	7	1.76	12	7.00	4	4.19
Coimbatore (Tamil Nadu)	13	2.02	1	0.26	-	-
Hyderabad (Telangana)	-	-	5	3.16	4	3.98
Pune (Maharashtra)	-	-	1	0.56	1	1.99
Dubai (UAE)	-	-	-	-	1	0.17
Total	**103**	**21.79**	**57**	**44.10**	**21**	**23.81**

We are dependent on the state of the Indian real estate sector, particularly the real estate sector in South India and the Indian economy in general. As demand for new residential properties is driven by increased employment and increasing disposable income, any slowdown or perceived slowdown in the Indian economy, or in specific sectors of the Indian economy, could adversely affect our business and financial performance. The real estate market in these regions may perform differently in terms of supply, absorption and selling price from real estate markets in other parts of India. Any change in the performance of these real estate markets, including as a result of other factors described in this section may affect our results of operations and financial condition. For further information on the real estate market, see "***Industry Overview***" on page 217.

Diversification into select tier-I cities within South India

While we have a significant presence in Chennai (Tamil Nadu) we also operate in other regions such as Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). We intend to deepen our presence in select tier-I South Indian cities such as Bengaluru (Karnataka), Hyderabad (Telangana) and Coimbatore (Tamil Nadu). Our success in these tier-I cities will depend on our ability to analyse the market dynamics, consumer preferences and regulatory requirements of each such region. While we will strive to replicate the success achieved in Chennai (Tamil Nadu), we may experience unexpected challenges in these newer markets. Factors such as market acceptance, competition, and the efficacy of our marketing strategies could impact our ability to achieve the desired results.

Sales volumes and recognition of revenues and costs

In the three months ended June 30, 2025 and Fiscal 2025, 2024 and 2023, our Pre-Sales were ₹ 31,960.72 million, ₹ 62,177.82 million, ₹ 47,835.56 million and ₹ 35,468.12 million, respectively. Pre-Sales refers to the value of all units sold (net of any cancellations) during such Fiscal, for which the booking amount has been received. The volume of sales depends on various factors including our ability to design projects that will meet customer preferences and market trends, timely marketing of our projects, the willingness of customers to pay for the projects or enter into sale agreements well in advance of receiving possession of the projects and general market conditions. We market and pre-sell our projects (in phases for larger projects) from the date of launch of the project after receiving requisite approvals, including those required under the RERA, which is typically after the acquisition of the land or land development rights, conversion of the use of land to residential and during the process of planning and designing the project, up until the time we complete our project.

On March 28, 2018, the MCA notified Ind AS 115, Revenue from Contracts with Customers, applicable from April 1, 2018. Ind AS 115 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. Under Ind AS 115, the revenue from real estate projects is recognised at a point in time upon our Company satisfying its performance obligation and the customer obtaining control of the underlying asset as compared to the earlier percentage of completion method as per the Guidance Note on Accounting for Real Estate Transactions.

Further, our revenue and costs may fluctuate from period to period due to a combination of other factors beyond our control, including completion of the project or receipt of approvals on completion from relevant authorities in a particular period, volatility in expenses such as costs to acquire land or development rights and construction costs. Further, our revenues are also dependent on the nature of projects we undertake. We undertake a

comprehensive range of projects, including apartments of varying sizes and independent villas with lifestyle amenities under the luxury, mid-end and affordable categories, all under our "Casagrand" brand.

We cannot predict with certainty when our projects will be completed and sold as our project timetables may be disrupted by and are subject to unforeseen circumstances at different stages of planning and execution. As a result of the factors mentioned above and the nature of our business and operations, we may have certain projects that contribute significantly to our revenue in a particular period on account of completion of the said projects, including obtaining the necessary approvals from relevant authorities for the same.

Regulatory framework

The real estate sector in India is highly regulated. Our operations, the acquisition of land parcels and land development rights and the implementation of our projects require us to obtain regulatory approvals and licenses and require us to comply with the land acquisition and conversion rules and regulations of a variety of regulatory authorities. We are also subject to local and municipal laws relating to real estate development activities such as Tamil Nadu Town and Country Planning Act, 1971, Karnataka Town and Country Planning Act, 1961,Coimbatore City Municipal Corporation Act, 1981, each as amended, including rules, regulations and byelaws made thereunder, and the relevant development control regulations. These require approvals for construction and development of real estate projects including approvals for the ratio of built-up area to land area, plans for road access, community facilities, open spaces, water supply, sewage disposal systems, electricity supply, environmental suitability, zoning regulations and size of the project under various legislations including the Bruhat Bengaluru Mahanagara Palike Act, 2020, Chennai City Municipal Corporation Act, 1919 and the Hyderabad Metropolitan Development Authority Act, 2008. Any delay or failure in getting any of these approvals for our Ongoing Projects and Forthcoming Projects may affect our business and result of operations.

The RERA was notified on March 26, 2016 to regulate the real estate industry and ensure, amongst others, imposition of certain responsibilities on real estate developers and accountability towards customers and protection of their interest. RERA requires the mandatory registration of real estate projects and developers are not permitted to issue advertisements, market, book, sell or invite persons to purchase the property forming part of real estate project unless such projects are registered. RERA also imposes restrictions on receipt and use of funds received from customers prior to project completion and taking customer approval for major changes in sanction plan. In addition, with the introduction of RERA we will have to comply with specific legislations enacted by the relevant State Governments, where our Ongoing Projects, Forthcoming Projects are, or future projects may be located. Our results of operation may, therefore, be impacted on account of the significant resources and management time we expend to ensure compliance with the RERA and other regulatory requirements.

Cost of acquisition and supply of land

Our operations and growth are dependent on the availability of land at appropriate locations for our developments, the cost of acquisition of land and in some cases, the terms of sharing of revenues, profits or Saleable Areas for our joint development arrangements. The table below gives the split between development of projects done on acquired land and developments through joint development arrangements ("**JDAs**"), as of June 30, 2025:

Particulars	Completed Projects		Ongoing Projects		Forthcoming Projects	
	Saleable Area (Million Square Feet)	Percentage of Total Saleable Area	Saleable Area (Million Square Feet)	Percentage of Total Saleable Area	Estimated Saleable Area (Million Square Feet)	Percentage of Total Saleable Area
Developments where land is fully owned by us	15.27	70.08%	41.27	93.58%	21.75	91.35%
Developments through JDAs	6.52	29.92%	2.83	6.42%	2.06	8.65%
Total	**21.79**	**100.00%**	**44.10**	**100.00%**	**23.81**	**100.00%**

Any government regulations, policies or other developments that restrict the acquisition of land or increase competition for land will affect our operations. The cost of acquiring land, which includes the amounts paid for freehold rights, the cost of registration and stamp duty, represents a substantial part of our project cost, and may sometimes determine whether we acquire certain parcels of land at all. Delays in acquiring clean title, conversion of land for development purposes and other requisite approvals may delay the project development schedule and associated costs and affect our operations. We may face challenges in identifying and correcting defects or

irregularities in title to the land in connection with the development of our projects. Land used in a specific project is assigned to such project and is included in the cost of construction and development of such project. Such costs of land, together with costs of construction and development, are expensed for projects as and when the project is completed or receipt of approvals on completion from relevant authorities or intimation to the customer of the completion of the project.

Our practice has typically been to acquire freehold interests in land instead of entering into joint development arrangements. However, on occasion we enter into JDAs, the counterparty to a JDA is typically a land owner. Under the JDA, the landowner contributes the underlying land, and we either directly through our Company or Subsidiaries, have the exclusive right to plan and develop the project, and are responsible for the cost and execution of the project on the land contributed by the landowner. The JDA also typically sets out the extent of the economic interest of the landowner, which is expressed as a percentage of the sale proceeds or as a percentage of defined area to be handed over to the landowner.

Costs of construction and development

Our cost of construction includes the cost of raw materials such as cement, sand, steel, brick, ready-mix concrete, wood, aluminium and other building materials and labour costs and the continued availability of these raw materials are crucial for our business and operating margins. We do not have any long-term agreements with our construction material suppliers and raw materials are typically procured on the basis of purchase orders placed with such suppliers. Raw material prices, particularly those of steel and cement may be affected by price volatility caused by various factors that affect the Indian and international commodity markets. At times, even the availability of raw materials could be a challenge. For example, sand shortages can impact construction costs. Increases in costs for any construction materials may affect our construction costs, and consequently the sales prices for our projects. In the three months ending June 30, 2025 and Fiscals 2025, 2024 and 2023, the cost of materials, components and stores consumed was ₹ 1,851.33 million, ₹ 9,212.67 million, ₹ 5,579.47 million, and ₹ 5,949.76 million, accounting for 122.24%, 35.58%, 21.78%, and 24.24%, respectively, of our revenue from real estate development and joint development agreement.

Further, we are subject to the property tax regime and if the property taxes and stamp duties increase, the cost of buying and selling properties may rise.

Finance cost, availability of funding and changes in interest rates

We fund our property development activities through a combination of medium and long-term debt and internal accruals. Accordingly, our ability to obtain financing, as well as the cost of such financing, affects our business. Though we believe we are able to obtain funding at competitive interest rates, cost of financing is material for us. As at June 30, 2025 and March 31, 2025, 2024 and 2023, our total outstanding borrowings were ₹ 44,721.67 million, ₹ 42,297.30 million, ₹ 36,336.54 million and ₹ 24,502.05 million, respectively. The table below sets forth our finance costs and interest and financial charges in the periods indicated:

Particulars	Three months ended June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million, unless otherwise stated)			
Finance Costs	177.67	630.07	310.39	207.66
Interest and financial charges	902.09	4,042.26	4,167.35	2,916.12

Among the major factors that drive the growth of demand for housing units is rising disposable income and availability of housing loans at affordable interest rates. Changes in interest rates also affect the ability and willingness of our prospective real estate customers, particularly customers for our residential properties, to obtain financing for their purchase of our developments. The interest rate at which our real estate customers may borrow funds for the purchase of our properties affects the affordability and purchasing power of, and hence the market demand for our residential real estate developments.

Our financing costs are also dependent on our ability to pre-sales, meaning sales done during launch and construction of a project. Pre-sales enables us to derive the benefit of receiving instalment payments from our customers, which we use as working capital which in turn reduce our debt servicing costs and our dependence on external debt.

Ability to undertake warehousing and commercial office real estate projects

Leveraging our experience in land acquisition and efficient construction, we intend to enhance our capabilities as a developer of warehousing and commercial real estate projects to diversify our real estate portfolio and capitalize on the growing demand for commercial and warehousing projects. The supply and demand for warehousing and commercial offices depend to a large extent on general economic conditions. Some of the general macro-economic factors that may affect demand for warehouses and commercial offices are as follows which may in turn can affect our results of operations and financial condition:

- changes in global trade policies, international relations, and supply chain dynamics can impact the demand for warehousing and logistics facilities. For example, the growth of global e-commerce and the expansion of international trade can drive up the demand for warehouses near major ports or distribution hubs;

- the demographic characteristics of a region, such as population growth and employment levels, can impact the demand for commercial spaces; and

- the availability and quality of infrastructure in the regions where we operate, including transportation networks, logistics hubs, and connectivity to major markets, can affect the attractiveness for commercial and warehousing developments.

Competition

We compete for land, sale of projects, manpower resources and skilled personnel with other real estate developers. We face competition from various national and regional real estate developers. Our competitors include both large corporate and small real estate developers.We compete with these developers for the sale of our projects as well as entering into joint development arrangement opportunities including acquisition of land. Other players in the markets we operate in, such as Chennai (Tamil Nadu), Bengaluru (Karnataka), Coimbatore (Tamil Nadu), and Hyderabad (Telangana), include Shriram Properties, Brigade, Appaswamy Real Estate, Prestige Group, Baashyam, and Urbanrise Projects, among others. (*Source: CBRE Report*) Our success in the future will depend significantly on our ability to maintain and increase market share in the face of such competition.

PRESENTATION OF FINANCIAL INFORMATION

Our restated consolidated statement of assets and liabilities as at the three months ended June 30, 2025, March 31, 2025, March 31, 2024 and March 31, 2023, and the restated consolidated statement of profit and loss (including other comprehensive income), the restated consolidated statement of changes in equity, the restated consolidated statement of cash flows for the three months ended June 30, 2025 and the years ended March 31, 2025, 2024 and 2023 together with notes and statement of adjustments to audited consolidated financial statements are together referred as "**Restated Consolidated Financial Information**".

The Restated Consolidated Financial Information have been prepared on the basis of the special purpose audited interim consolidated financial statements as at and for the three months ended June 30, 2025 and the audited consolidated financial statements as at and for the years ended March 31, 2025, March 31, 2024 and March 31, 2023 in accordance with Ind AS notified under Section 133 of the Companies Act, 2013 and Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Companies Act, 2013.

MATERIAL ACCOUNTING POLICIES

Business combinations

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

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

(1) Deferred tax assets or liabilities, and the assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Tax and Ind AS 19 Employee Benefits respectively.

(2) Liabilities or equity instruments related to share based payment arrangements of the acquiree or share – based payments arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payments at the acquisition date.

(3) Assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that standard.

(4) Reacquired rights are measured at a value determined on the basis of the remaining contractual term of the related contract. Such valuation does not consider potential renewal of the reacquired right.

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

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

Goodwill arising on business combination

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

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.

Current versus non-current classification

The Group 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.

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 Group'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.

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 Group 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.

Depreciation on property, plant and equipment and investment property

Depreciation is provided on straight line method for Casagrand Premier Builder Limited (Holding company) and provided on written down value method for the subsidiary companies using the following useful lives estimated by the management, which are equal to those prescribed under Schedule II to the Companies Act, 2013, except certain categories of assets whose useful life is estimated by the management based on planned usage and technical evaluation thereon. For the LLPs controlled by Casagrand Premier Builder Limited (Holding Company), depreciation is provided on written down value method at the rates specified as per Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year depreciation has been applied.

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

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

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

Intangible assets

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

Intangible assets comprising of computer software are amortized on straight line method for Casagrand Premier Builder Limited (Holding company) and amortized on written down value method for the subsidiary companies using the following useful lives estimated by the management. For the LLPs controlled by Casagrand Premier Builder Limited (Holding Company), amortization is provided on written down value method at rate of 25% as per the Income Tax Act, 1961 provided additions is charged on full year basis, if the additions are more than 180 days and for the other assets half year amortization has been applied.

Assets	Useful life in years
Computer Software	3

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

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

Investment property

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

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

Expenditure directly relating to construction activity is capitalised. Indirect expenditure incurred during construction period is capitalised to the extent to which the expenditure is indirectly related to construction or is

incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is not related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

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

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

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

Impairment

Financial assets

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

Non-financial assets

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

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

Leases

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

Where the Group is lessee

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

(1) The use of an identified asset,

(2) The right to obtain substantially all the economic benefits from use of the identified asset, and

(3) The right to direct the use of the identified asset

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

Right-of-use assets

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

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

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

Lease liabilities

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

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

Short-term leases and leases of low-value assets

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

Where the Group is the lessor:

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

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

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

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.

(1) 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.

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

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

(4) 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.

Land

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

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

Change in Trends of Certain Ratios

Basic and Diluted Earnings per Equity Share ("**EPS**")

Our EPS increased from ₹ 12.95 in Fiscal 2023 to ₹ 14.71 in Fiscal 2024 primarily due to increase in total profit/(loss) for the year from ₹ 2,261.24 million in Fiscal 2023 to ₹ 2,569.47 million in Fiscal 2024 primarily on account of increase in revenue from operations, decrease in other expenses and decrease in effective tax rate. Further, our EPS decreased from ₹ 14.71 in Fiscal 2024 to ₹ 13.43 in Fiscal 2025 primarily due to increase in employee cost and other expenses.

Return on Net Worth ("**RoNW**")

Our RoNW decreased from 50.89% in Fiscal 2023 to 36.72% in Fiscal 2024 and then to 23.61% in Fiscal 2025. RoNW is calculated as Profit/ (loss) for the period/ year divided by the Net Worth at the end of the period/ year. The primary reason for the decline in RoNW is that while our profits are measured over a specific period, our net worth (the denominator in the calculation) is measured at a specific point in time and continues to accumulate each year. Unlike profit, which is reset and measured annually, net worth keeps growing as we retain earnings from profits. This accumulation of net worth is leading to a declining RoNW despite consistent or increasing profits.

Net Asset Value ("**NAV**") per Equity Share

NAV per Equity Share increased from ₹25.44 in Fiscal 2023 to ₹40.07 in Fiscal 2024, and to ₹ 56.87 in Fiscal 2025 due to increase in the net worth of the Company which is consequent to the increase in profit during the relevant period.

Revenue recognition

Revenue from contracts with customers

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

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

Revenue from real estate development of residential unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with transfer of physical possession of the residential unit to the customer i.e., handover/ deemed handover of the residential units.

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

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

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

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

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

Recognition of revenue from sale of land and development rights:

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

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

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

Recognition of revenue from maintenance and other services:

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

Income from Property Development:

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

Sale of Materials, Land and Development Rights:

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

Contract balances

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

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

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

Cost to obtain a contract

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

Lease income

The Group’s policy for recognition of revenue from operating leases is described above.

Interest income

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

Dividend income

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

Foreign currency translation

Functional and presentation currency:

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

Foreign currency transactions and balances

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

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

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

Retirement and other employee benefits

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

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

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

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.

Current income tax

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

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

Deferred income tax

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

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

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

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

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

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

Provisions, contingent liabilities and contingent assets

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

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

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

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

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

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

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.

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.

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.

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.

De-recognition of financial asset

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

Financial liabilities

Initial recognition and measurement

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

Subsequent measurement: Non-derivative financial instruments

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.

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.

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.

Fair value measurement

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

In the principal market for the asset or liability, or

In the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the group.

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

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

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

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

Fair value hierarchy:

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

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

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

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

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

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

Cash dividend to equity holders of the Holding Company

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

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.

Cash and cash equivalents

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

Restatement

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

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

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, we are engaged in only one segment i.e., 'Real estate and allied activities' and as such there is no separate reportable segment as per Ind AS 108 'Operating Segments'. The Group has operations in India and United Arab Emirates.

Accordingly, the segment revenue, segment results, total carrying amount of segment assets and segment liability, total cost incurred to acquire segment assets and total amount of charge for depreciation during the period, is as reflected in the consolidated financial information as of and for the year ended 31 March 2025.

Accounting for Loss of Control of Subsidiary

In case of disposal of Subsidiary resulting in loss of control, the company while preparing the financial statements shall include income and expenses of the subsidiary in the consolidated statement of profit and loss in their respective line items till the date of disposal i.e., the date on which the Company ceases to control the subsidiary and on the date of disposal, in the consolidated financial statement, the company is required to -

(i) Derecognise the carrying amount of the net assets and non controlling interest of subsidiary,

(ii) Recognise the fair value of the consideration received,

(iii) Reclassify the subsidiary's balance in other comprehensive income to profit and loss or to the retained earnings,

(iv) Recognise gain or loss in the statement of profit and loss comparing the fair value of the consideration received and net asset derecognised.

Significant accounting judgments, estimates and assumptions

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

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

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

Revenue from contracts with customers

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

Identification of performance obligation

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

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

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

Timing of satisfaction of performance obligation

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

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

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

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

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

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

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

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

- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

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

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

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

Significant financing component

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

Classification of property

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

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

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

Estimation of net realizable value for inventory and land advance

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

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

NON-GAAP MEASURES

EBITDA, EBITDA Margin, ROE, ROCE and Net Debt to Equity Ratio (together, "**Non-GAAP Measures**"), presented in this Draft Red Herring Prospectus is a supplemental measure of our performance and liquidity that is not required by, or presented in accordance with, Ind AS. Further, these Non-GAAP Measures are not a measurement of our financial performance or liquidity under Ind AS and should not be considered in isolation or construed as an alternative to cash flows, profit/ (loss) for the years/ period or any other measure of financial performance or as an indicator of our operating performance, liquidity, profitability or cash flows generated by operating, investing or financing activities derived in accordance with Ind AS. In addition, these Non-GAAP Measures are not standardised terms, hence a direct comparison of these Non-GAAP Measures between

companies may not be possible. Other companies may calculate these Non-GAAP Measures differently from us, limiting its usefulness as a comparative measure. Although such Non-GAAP Measures are not a measure of performance calculated in accordance with applicable accounting standards, our Company's management believes that they are useful to an investor in evaluating us as they are widely used measures to evaluate a company's operating performance.

Reconciliation for EBITDA and EBITDA Margin

EBITDA Margin is calculated as EBITDA divided by total revenue from operations. EBITDA is calculated as total profit/ loss for the year plus tax expense, interest on borrowings, interest on lease liabilities, other borrowings costs and depreciation and amortization expense. The table below sets forth the reconciliation for EBITDA and EBITDA Margin:

Particulars	Three months ending June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million, unless otherwise stated)			
Total profit/ (loss) for the year (A)	(325.12)	2,345.15	2,569.47	2,261.24
Tax expense (B)	(124.22)	811.57	848.93	871.04
Interest on borrowings (C)	1,039.71	4,297.54	4,303.51	2,937.57
Interest on lease liabilities (D)	15.97	56.14	46.60	34.80
Other borrowings costs (E)	24.08	318.65	127.63	151.39
Depreciation and amortisation expense (F)	109.60	354.19	241.00	161.99
Earnings before interest, taxes, depreciation and amortisation expenses (EBITDA) (G= A + B + C + D + E + F)	740.02	8,183.24	8,137.14	6,418.03
Total revenue from operations (H)	1,721.44	26,958.87	26,139.90	24,919.53
EBITDA Margin (G)/(H)	**42.99%**	**30.35%**	**31.13%**	**25.76%**

Reconciliation for Return on Capital Employed

Return on Capital Employed is calculated as EBIT divided by capital employed. Capital employed is calculated as total assets reduced by total current liabilities whereas EBIT is calculated as total profit/ (loss) for the year plus tax expense, interest on borrowings, interest on lease liabilities and other borrowings costs. The table below sets forth the reconciliation for Return on Capital Employed:

Particulars	Three months ending June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million, unless otherwise stated)			
Total assets (I)	154,320.89	138,949.88	98,372.05	73,555.64
Total current liabilities (II)	36,312.11	26,560.43	48,394.62	40,923.10
Capital Employed (III) = I-II	118,008.78	112,389.45	49,977.43	32,632.54
Total profit/ (loss) for the year (IV)	(325.12)	2,345.15	2,569.47	2,261.24
Tax expense (V)	(124.22)	811.57	848.93	871.04
Interest on borrowings (VI)	1,039.71	4,297.54	4,303.51	2,937.57
Interest on lease liabilities (VII)	15.97	56.14	46.60	34.80
Other borrowings costs (VIII)	24.08	318.65	127.63	151.39
Earnings before interest and tax (EBIT) (IX = IV + V + VI + VII + VIII)	**630.42**	**7,829.05**	**7,896.14**	**6,256.04**
Return on Capital Employed (IX/III)	**0.53%**	**6.97%**	**15.80%**	**19.17%**

Reconciliation of Total Equity to Return on Equity

Return on equity is calculated as total profit/ (loss) for the year divided by total equity. The table below sets forth the reconciliation for Return on Equity:

Particulars	Three months ending June 30, 2025	Fiscal		
		2025	2024	2023
	(₹ million, unless otherwise stated)			
Total equity (I)	9,658.94	9,931.69	6,997.95	4,443.57
Total profit/ (loss) for the year (II)	(325.12)	2,345.15	2,569.47	2,261.24
Return on Equity (III) = (II/I)	**(3.37)%**	**23.61%**	**36.72%**	**50.89%**

Reconciliation of Net Debt to Equity Ratio

Net debt to equity ratio is calculated as net debt divided by total equity. Net debt is calculated as non-current borrowings plus current borrowings less cash and cash equivalents and bank balances other than cash and cash equivalents. The table below sets forth the reconciliation for Net Debt to Equity Ratio:

Particulars	Three months ended June 30, 2025	Fiscal		
		2025	2024	2023
		(₹ million, unless otherwise stated)		
Non-current borrowings (I)	39,503.62	37,206.85	30,150.72	21,183.96
Current borrowings (II)	5,218.05	5,090.45	6,185.82	3,318.09
Cash and cash equivalents (III)	2 ,033.45	4 ,837.23	2,819.58	2,945.54
Bank balances other than cash and cash equivalents (IV)	1,254.01	754.46	766.05	522.47
Net Debt (V) = (I) + (II) – (III) – (IV)	**41,434.21**	**36,705.61**	**32,750.91**	**21,034.04**
Total equity (II)	9,658.94	9,931.69	6,997.95	4,443.57
Net Debt to Equity Ratio (III) = (V/II) (in times)	**4.29**	**3.70**	**4.68**	**4.73**

PRINCIPAL COMPONENTS OF INCOME AND EXPENDITURE

Set forth below are the principal components of income and expenditure from our continuing operations

Total Income

Our total income primarily comprises: (i) revenue from operations; and (ii) other income.

Revenue from Operations

Revenue from operations primarily comprises (i) revenue from contracts with customers which includes: (a) revenue from real estate development; (b) revenue from joint development agreement (JDA); and (c) revenue from construction services; and (ii) other operating revenues which includes: (a) modification income; (b) marketing commission; (c) cancelled customer income; and (d) scrap sales.

Other Income

Other income primarily includes (i) gain on mutual funds; (ii) interest income; (iii) fair value gain on financial instruments at fair value through profit and loss; (iv) rent income; and (v) miscellaneous income.

Expenses

Our expenses comprise (i) cost of raw materials, components and stores consumed; (ii) construction activity expenses; (iii) (increase)/ decrease in stock of flats, land stock and work-in-progress and traded goods; (iv) employee benefits expense; (v) finance costs; (vi) depreciation and amotization expense; and (vii) other expenses.

Cost of Raw Materials, Components and Stores Consumed

Cost of raw materials, components and stores consumed comprises (i) inventory at the beginning of the year; (ii) purchases; and (iii) inventory at the end of the year.

Construction Activity Expenses

Construction activity expenses comprise (i) land cost; (ii) approval, legal and liaison; (iii) construciton cost; and (iv) interest and financial charges.

Employee Benefit Expenses

Employee benefit expenses comprise (i) salaries, wages and bonus; (ii) contribution to provident and other funds; (iii) gratuity expenses and (iv) staff welfare expenses.

Depreciation and Amortisation Expense

Depreciation and amortisation expense comprise: (i) depreciation of property, plant and equipment; (ii) amortisation of intangible assets; (iii) depreciation on investment properties; and (iv) depreciation on right to use assets.

Finance Costs

Finance costs include (i) interest on borrowings; (ii) interest on lease liabilities; and (iii) other borrowing costs, reduced by borrowing cost transferred to construction activity expenses.

Other Expenses

Other expenses include amongst others (i) power and fuel; (ii) rates and taxes; (iii) insurance; (iv) repairs and maintenance of (a) buildings; (b); vehicles; and (c) others; (iv) CSR expenditure; (v) advertising and sales promotion; (vi) travelling and sales promotion; (vii) communication costs; (viii) commission and brokerage fees; (ix) printing and stationery; (x) legal and professional fees; (xi) payment to auditor; (x) donations; (xi) software expenses; (xii) rent; (xiii) bank charges; (xiv) books and periodicals; and (xv) miscellaneous expenses.

RESULTS OF OPERATIONS

The following table sets forth certain information with respect to our results of operations on a consolidated basis for the three months ending June 30, 2025 and Fiscal 2025, 2024 and 2023:

Particulars	**Three months ended June 30, 2025**		**Fiscal**					
			2025		**2024**		**2023**	
	(₹ million)	**Percentage of Total Income**	**(₹ million)**	**Percentage of Total Income**	**(₹ million)**	**Percentage of Total Income**	**(₹ million)**	**Percentage of Total Income**
Income								
Revenue from operations	1,721.44	89.22%	26,958.87	97.13%	26,139.90	97.91%	24,919.53	99.14%
Other income	207.97	10.78%	797.16	2.87%	557.60	2.09%	217.33	0.86%
Total Income	**1,929.41**	100.00%	**27,756.03**	100.00%	**26,697.50**	**100.00%**	**25,136.86**	**100.00%**
Expenses								
Cost of raw materials, components and stores consumed	1,851.33	95.95%	9,212.67	33.19%	5,579.47	20.90%	5,949.76	23.67%
Construction activity expenses	12,357.96	640.50%	35,214.59	126.87%	28,817.28	107.94%	29,151.63	115.97%
(Increase)/ decrease in stock of flats, land stocks and work-in-progress and traded goods	(12,755.96)	(661.13)%	(22,375.80)	(80.62)%	(12,620.53)	(47.27)%	(14,443.67)	(57.46)%
Direct expenses for Income from services	10.88	0.56%	17.36	0.06%	-		-	
Employee benefit expense	287.17	14.88%	837.96	3.02%	574.18	2.15%	527.43	2.10%
Finance costs	177.67	9.21%	630.07	2.27%	310.39	1.16%	207.66	0.83%
Depreciation and amortisation expense	109.60	5.68%	354.19	1.28%	241.00	0.90%	161.99	0.64%

Particulars	Three months ended June 30, 2025		Fiscal					
			2025		2024		2023	
	(₹ million)	Percentage of Total Income	(₹ million)	Percentage of Total Income	(₹ million)	Percentage of Total Income	(₹ million)	Percentage of Total Income
Other expenses	340.10	17.63%	708.27	2.55%	377.31	1.41%	449.78	1.79%
Total expenses	**2,378.75**	**123.29%**	**24,599.31**	**88.63%**	**23,279.10**	**87.20%**	**22,004.58**	**87.54%**
Profit / (loss) before tax	**(449.34)**	**(23.29)%**	**3,156.72**	**11.37%**	**3,418.40**	**12.80%**	**3,132.28**	**12.46%**
(1) Current tax	257.27	13.33%	425.05	1.53%	391.35	1.47%	645.16	2.57%
(2) Deferred tax	(381.49)	(19.77)%	386.52	1.39%	457.58	1.71%	225.88	0.90%
Tax expense	(124.22)	(6.44)%	811.57	2.92%	848.93	3.18%	871.04	3.47%
Total profit/(loss) for the year	**(325.12)**	**(16.85)%**	**2,345.15**	**8.45%**	**2,569.47**	**9.62%**	**2,261.24**	**9.00%**
Other comprehensive income								
i) Items to be reclassified to profit or loss in subsequent periods								
Exchange differences on translating the financial statements of a foreign operation	(0.71)	(0.04)%	(1.43)	(0.01)%	-	-	-	-
Income tax effect	-	-	-	-	-	-	-	-
ii) Items not to be reclassified to profit or loss in subsequent periods								
Re-measurement gains/(losses) on defined benefit plans	(0.39)	(0.02)%	(5.88)	(0.02)%	2.78	0.01%	(13.10)	(0.05)%
Income tax effect	0.10	0.01%	1.05	(0.00)%	(0.40)	(0.00)%	2.84	0.01%
Total other comprehensive income	**1.00**	**(0.05)%**	**(6.26)**	**(0.02)%**	**2.38**	**0.01%**	**(10.26)**	**(0.04)%**
Total comprehensive income for the year, net of tax	**(326.12)**	**(16.90)%**	**2,338.89**	**8.43%**	**2,571.85**	**9.63%**	**2,250.98**	**8.95%**

THREE MONTHS ENDING JUNE 30, 2025
Total Income

Total income was ₹ 1,929.41 million in the three months ended June 30, 2025.

Revenue from Operations

Revenue from operations increased was ₹ 1,721.44 million in the three months ended June 30, 2025, primarily on account of revenue from construction segment, which was ₹ 1,608.55 million.

Other Operating Revenues

Other operating revenues was ₹ 112.89 million in the three months ended June 30, 2025.

Other Income

Other income was ₹ 207.97 million in the three months ended June 30, 2025, primarily on account of interest income, which was ₹ 95.61 million.

Expenses

Total expenses was ₹ 2,378.75 million in the three months ended June 30, 2025.

Cost of Raw Materials, components and stores consumed

Cost of raw materials, components and stores consumed was ₹ 1,851.33 million in the three months ended June 30, 2025 primarily on account of purchases which was ₹ 2,153.80 million.

Construction Activity Expenses

Construction activity expenses was ₹ 12,357.96 million in the three months ended June 30, 2025, primarily on account of land cost which was ₹ 5,996.93 million and construction cost which was ₹ 4,937.85 million.

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

Increase in stock of flats, land stock and work-in-progress and traded goods was ₹ (12,755.96) million in the three months ended June 30, 2025.

Employee Benefit Expenses

Employee benefits expense was ₹ 287.17 million in the three months ended June 30, 2025, primarily on account of salaries, wages and bonus which was ₹ 160.57 million.

Finance Costs

Finance costs was ₹ 177.67 million in the three months ended June 30, 2025, primarily on account of interests in borrowings which was ₹ 1,039.71 million and borrowing cost transferred to construction activity expenses which was ₹ (902.09) million.

Depreciation and Amortisation Expenses

Depreciation and amortisation expenses was ₹ 109.60 million in the three months ended June 30, 2025, primarily on account of depreciation of property, plant and equipment which was ₹ 68.37 million.

Other Expenses

Other expenses was ₹ 340.10 million in the three months ended June 30, 2025, primarily on account of advertising and sales promotion which was ₹ 139.75 million.

Loss before Tax

For the reasons discussed above, loss before tax for the period was ₹ (449.34) million in the three months ended June 30, 2025.

Tax Expense

The total income tax was ₹ (124.22) million in the three months ended June 30, 2025, primarily on account of deferred tax from ₹ (381.49) million, and this was partially offset by current tax which was ₹ 257.27.

Loss for the Period

For the reasons discussed above our loss for the period was ₹(325.12) million.

FISCAL 2025 COMPARED TO FISCAL 2024

Total Income

Total income increased by 3.96% from ₹ 26,697.50 million in Fiscal 2024 to ₹ 27,756.03 million in Fiscal 2025 primarily on account of an increase in revenue from operations.

Revenue from Operations

Revenue from operations increased by 3.13% from ₹ 26,139.90 million in Fiscal 2024 to ₹ 26,958.87 million in Fiscal 2025 mainly on account of increase in revenue from contracts with customers during the Fiscal 2025. Our revenue from contracts with customers with customers increased by 3.20% from ₹ 25,805.64 million in Fiscal 2024 to ₹ 26,630.54 million in Fiscal 2025 on account of increase in revenue from real estate development by 1.27% from ₹ 24,704.57 million in Fiscal 2024 to ₹ 25,019.23 million in Fiscal 2025 due to completion of 8 projects during Fiscal 2025.

Other Operating Revenues

Other operating revenues decreased by 1.77% from ₹ 334.26 million in Fiscal 2024 to ₹ 328.33 million in Fiscal 2025 primarily on account of decrease in marketing commission (i.e. commission from landowners for the sale of their portion of units) by 72.08% from ₹ 119.20 million in Fiscal 2024 to ₹ 33.28 million in Fiscal 2025.

Other Income

Other income increased 42.96% from ₹ 557.60 million in Fiscal 2024 to ₹ 797.16 million in Fiscal 2025, primarily due to an increase in interest income by 45.22% from ₹ 275.34 million in Fiscal 2024 to ₹ 399.85 million in Fiscal 2025, on account of increased investment in fixed deposits and debt mutual funds to maintain deposits for RERA bank guarantee deposits and debt service reserve account ("**DSRA**") deposits with respect to additional projects and increase in rent income by 18.76% from ₹ 171.60 million in Fiscal 2024 to ₹ 203.80 million in Fiscal 2025 due to primarily due to rental income from one of our ongoing warehousing projects situated at Uthukadu, Chennai (Tamil Nadu), for the completed portion that has been leased to tenants, as well as from our commercial project Casagrand Ecotech Phase I.

Expenses

Total expenses increased by 5.67% from ₹ 23,279.10 million in Fiscal 2024 to ₹ 24,599.31 million in Fiscal 2025, primarily due to increase in finance costs expenses which increased by 102.99% from ₹ 310.39 million in Fiscal 2024 to ₹ 630.07 million in Fiscal 2025.

Cost of Raw Materials, components and stores consumed

Cost of raw materials, components and stores consumed increased by 65.12% from ₹ 5,579.47 million in Fiscal 2024 to ₹ 9,212.67 million in Fiscal 2025, primarily due to increase in purchase of raw materials and components by 71.69% from ₹ 5,665.49 million in Fiscal 2024 to ₹ 9,727.33 million in Fiscal 2025 due to launch of new projects and construction activity in existing projects.

Construction Activity Expenses

Construction activity expenses increased by 22.20% from ₹ 28,817.28 million in Fiscal 2024 to ₹ 35,214.59 million in Fiscal 2025, primarily due to increase in land cost by 14.59% from ₹ 8,430.00 million in Fiscal 2024 to ₹ 9,659.93 million in Fiscal 2025 which was further added to by an increase in construction cost by 34.42% from ₹ 14,499.95 million in Fiscal 2024 to ₹ 19,490.50 million in Fiscal 2025 and increase in approval, legal and liaison by 17.55% ₹ 1,719.98 million in Fiscal 2024 to ₹ 2,021.90 million in Fiscal 2025 from which was further added to by an increase in land cost by 14.59% from ₹ 8,430.00 million in Fiscal 2024 to ₹ 9,659.93 million in Fiscal 2025. This was partially offset by a decrease in interest and financial charges by 3.00% from ₹ 4,167.35 million in Fiscal 2024 to ₹ 4,042.26 million in Fiscal 2025.

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

Increase in stock of flats, land stock and work-in-progress and traded goods was ₹ 12,620.53 million in Fiscal 2024 which was lower compared to an increase in stock of flats, land stock and work-in-progress and traded goods

of ₹ 22,375.80 million in Fiscal 2025 due to cost incurred for projects where revenue is not recognized as per the revenue recognition criteria.

Employee Benefit Expenses

Employee benefits expense increased by 45.94% from ₹ 574.18 million in Fiscal 2024 to ₹ 837.96 million in Fiscal 2025. This was partially offset by a decrease in salaries, wages and bonus by 6.37% from ₹ 509.70 million in Fiscal 2024 to ₹ 477.22 million in Fiscal 2025.

Finance Costs

Finance costs increased by 102.99% from ₹ 310.39 million in Fiscal 2024 to ₹ 630.07 million in Fiscal 2025 on account of an increase in total borrowings (current plus non-current) from ₹36,336.54 million as of March 31, 2024 to ₹42,297.30 million as of March 31, 2025.

Depreciation and Amortisation Expenses

Depreciation and amortisation expenses increased by 46.97% from ₹ 241.00 million in Fiscal 2024 to ₹ 354.19 million in Fiscal 2025, primarily on account of an increase in depreciation of property, plant and equipment by 38.68% from ₹ 188.85 million in Fiscal 2024 to ₹ 261.90 million in Fiscal 2025 due to primarily on account of an increase in depreciation of tangible assets.

Other Expenses

Other expenses increased by 87.72% from ₹ 377.31 million in Fiscal 2024 to ₹ 708.27 million in Fiscal 2025, primarily on account of increase in advertising and sales promotion expenses from ₹ 67.39 million in Fiscal 2024 to ₹ 255.18 million in Fiscal 2025, which was partially offset by decrease in repairs and maintenance expenses by 35.81% from ₹ 100.89 million in Fiscal 2024 to ₹64.76 million in Fiscal 2025 and a decrease in CSR expenditure from ₹ 37.53 million in Fiscal 2024 to ₹ 30.46 million in Fiscal 2025.

Profit before Tax

For the reasons discussed above, profit before tax was ₹ 3,156.72 million in Fiscal 2025 compared to profit before tax of ₹ 3,418.40 million in Fiscal 2024 .

Tax Expense

The total income tax decreased by 4.40% from ₹ 848.93 million in Fiscal 2024 to ₹ 811.57 million in Fiscal 2025 primarily on account of increase in current tax by 8.61% from ₹ 391.35 million in Fiscal 2024 to ₹ 425.05 million in Fiscal 2025 which was partially offset by decrease in deferred tax from ₹ 457.58 million in Fiscal 2024 to deferred tax of ₹ 386.52 million in Fiscal 2025.

Profit for the Year

Our profit for the year decreased by 8.73% from ₹ 2,569.47 million in Fiscal 2024 to ₹ 2,345.15 million in Fiscal 2025.

FISCAL 2024 COMPARED TO FISCAL 2023

Total Income

Total income increased by 6.21% from ₹ 25,136.86 million in Fiscal 2023 to ₹ 26,697.50 million in Fiscal 2024 primarily on account of an increase in revenue from operations.

Revenue from Operations

Revenue from operations increased by 4.90% from ₹ 24,919.53 million in Fiscal 2023 to ₹ 26,139.90 million in Fiscal 2024 mainly on account of increase in revenue from contracts with customers during the Fiscal 2024. Our revenue from contracts with customers with customers increased by 4.54% from ₹ 24,683.93 million in Fiscal 2023 to ₹ 25,805.64 million in Fiscal 2024 on account of increase in revenue from real estate development by 1.46% from ₹ 24,348.96 million in Fiscal 2023 to ₹ 24,704.57 million in Fiscal 2024 due to completion of nine projects during Fiscal 2024.

Other Operating Revenues

Other operating revenues increased by 41.87% from ₹ 235.60 million in Fiscal 2023 to ₹ 334.26 million in Fiscal 2024 primarily on account of increase in marketing commission (i.e. commission from landowners for the sale of their portion of units) by 595.45% from ₹ 17.14 million in Fiscal 2023 to ₹ 119.20 million in Fiscal 2024.

Other Income

Other income increased 156.57% from ₹ 217.33 million in Fiscal 2023 to ₹ 557.60 million in Fiscal 2024, primarily due to an increase in interest income by 85.97% from ₹ 148.06 million in Fiscal 2023 to ₹ 275.34 million in Fiscal 2024, on account of increased investment in fixed deposits and debt mutual funds to maintain deposits for RERA bank guarantee deposits and debt service reserve account ("**DSRA**") deposits with respect to additional projects and increase in rent income by 562.29% from ₹ 25.91 million in Fiscal 2023 to ₹ 171.60 million in Fiscal 2024 due to the lease of the commercial office project "*Casagrand Ecotech Phase I*" at Sholinganallur which was acquired in September 29, 2023.

Expenses

Total expenses increased by 5.79% from ₹ 22,004.58 million in Fiscal 2023 to ₹ 23,279.10 million in Fiscal 2024, primarily due to increase in finance costs expenses which increased by 49.47% from ₹ 207.66 million in Fiscal 2023 to ₹ 310.39 million in Fiscal 2024.

Cost of Raw Materials, components and stores consumed

Cost of raw materials, components and stores consumed decreased by 6.22% from ₹ 5,949.76 million in Fiscal 2023 to ₹ 5,579.47 million in Fiscal 2024, primarily due to decrease in purchase of raw materials and components by 14.67% from ₹ 6,639.32 million in Fiscal 2023 to ₹ 5,665.49 million in Fiscal 2024 due to the sub-contracting of mechanical, electrical and plumbing ("**MEP**") activities.

Construction Activity Expenses

Construction activity expenses decreased by 1.15% from ₹ 29,151.63 million in Fiscal 2023 to ₹ 28,817.28 million in Fiscal 2024, primarily due to decrease in land cost by 44.72% from ₹ 15,248.71 million in Fiscal 2023 to ₹ 8,430.00 million in Fiscal 2024 which was partially offset by increase in construction cost by 42.89% from ₹ 10,147.80 million in Fiscal 2023 to ₹ 14,499.95 million in Fiscal 2024 and increase in interest and financial charges by 42.91% from ₹ 2,916.12 million in Fiscal 2023 to ₹ 4,167.35 million in Fiscal 2024.

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

Increase in stock of flats, land stock and work-in-progress and traded goods was ₹ 12,620.53 million in Fiscal 2024 which was lower compared to an increase in stock of flats, land stock and work-in-progress and traded goods of ₹ 14,443.67 million in Fiscal 2023 due to cost incurred for projects where revenue is not recognized as per the revenue recognition criteria.

Employee Benefit Expenses

Employee benefits expense increased by 8.86% from ₹ 527.43 million in Fiscal 2023 to ₹ 574.18 million in Fiscal 2024, mainly on account of an increase in salaries, wages and bonus by 7.54% from ₹ 473.97 million in Fiscal 2023 to ₹ 509.70 million in Fiscal 2024.

Finance Costs

Finance costs increased by 49.47% from ₹ 207.66 million in Fiscal 2023 to ₹ 310.39 million in Fiscal 2024 on account of an increase in total borrowings (current plus non-current) from ₹ 24,502.05 million as of March 31, 2023 to ₹ 36,336.54 million as of March 31, 2024.

Depreciation and Amortisation Expenses

Depreciation and amortisation expenses increased by 48.77% from ₹ 161.99 million in Fiscal 2023 to ₹ 241.00 million in Fiscal 2024, primarily on account of an increase in depreciation of property, plant and equipment by 53.87% from ₹ 122.73 million in Fiscal 2023 to ₹ 188.85 million in Fiscal 2024 due to primarily on account of an increase in depreciation of tangible assets.

Other Expenses

Other expenses decreased by 16.11% from ₹ 449.78 million in Fiscal 2023 to ₹ 377.31 million in Fiscal 2024, primarily on account of decrease in advertising and sales promotion expenses from ₹ 245.92 million in Fiscal 2023 to ₹ 67.39 million in Fiscal 2024, which was partially offset by increase in repairs and maintenance expenses by 117.44% from ₹ 46.40 million in Fiscal 2023 to ₹ 100.89 million in Fiscal 2024, increase in CSR expenditure from ₹ 1.85 million in Fiscal 2023 to ₹ 37.53 million in Fiscal 2024 and increase in legal and professional fees from ₹ 30.84 million in Fiscal 2023 to ₹ 62.60 million in Fiscal 2024.

Profit before Tax

For the reasons discussed above, profit before tax was ₹ 3,418.40 million in Fiscal 2024 compared to profit before tax of ₹ 3,132.28 million in Fiscal 2023 .

Tax Expense

The total income tax decreased by 2.54% from ₹ 871.04 million in Fiscal 2023 to ₹ 848.93 million in Fiscal 2024 primarily on account of decrease in current tax by 39.34% from ₹ 645.16 million in Fiscal 2023 to ₹ 391.35 million in Fiscal 2024 which was partially offset by increase in deferred tax from ₹ 225.88 million in Fiscal 2023 to deferred tax of ₹ 457.58 million in Fiscal 2024.

Profit for the Year

Our profit for the year increased by 13.63% from ₹ 2,261.24 million in Fiscal 2023 to ₹ 2,569.47 million in Fiscal 2024.

LIQUIDITY AND CAPITAL RESOURCES

We have historically financed the expansion of our business and operations through internal accruals and borrowings for organic expansion.

CASH FLOWS

The following table sets forth certain information relating to our cash flows in the periods indicated:

Particulars	Three months ending June 30, 2025	As at March 31,		
		2025	2024	2023
		(₹ million)		
Net cash flows from/ (used in) operating activities	(2,206.86)	7 ,495.87	(1,201.30)	(6,742.43)
Net cash flow from/ (used in) investing activities	(1,865.55)	(7,323.84)	(6,164.62)	(737.21)
Net cash from financing activities	1,268.55	530.10	7,257.34	9,559.49
Cash and cash equivalents at year end	2,033.45	4 ,837.23	2,819.58	2,945.54

Operating Activities

Three months ending June 30, 2025

Net cash flows used in operating activities was ₹ 2,206.86 million in the three months ended June 30, 2025. In the three months ended June 30, 2025, our profit before tax from continuing operations was ₹(449.34) million. Primary adjustments consisted of finance costs of ₹ 1,079.77 million, depreciation and amortization expense of ₹ 71.92 million and finance income of ₹ (95.61) million. The main working capital adjustments in the three months ended June 30, 2025 included increase in inventory of ₹ 13,061.16 million, decrease in other liability of ₹ 12,277.22 million, and increase in trade receivables of ₹ 3,394.47 million.

Fiscal 2025

Net cash flows from operating activities was ₹ 7 ,495.87 million in Fiscal 2025. In Fiscal 2025, our profit before tax from continuing operations was ₹ 3,156.72 million. Primary adjustments consisted of finance costs of ₹ 4,672.33 million, depreciation and amortization expense of ₹ 273.31 million and finance income of ₹ (399.85) million. The main working capital adjustments in Fiscal 2025 included increase in inventory of ₹ 24,407.86 million, decrease in other liability of ₹ 27,829.58 million and increase in trade receivables of ₹ 5,287.37 million.

Fiscal 2024

Net cash flows used in operating activities was ₹ 1,201.30 million in Fiscal 2024. In Fiscal 2024, our profit before tax from continuing operations was ₹ 3,418.40 million. Primary adjustments consisted of finance costs of ₹ 4,477.74 million, depreciation and amortization expense of ₹ 197.14 million and finance income of ₹ (275.34) million. The main working capital adjustments in Fiscal 2024 included increase in inventory of ₹ 12,820.73 million, increase in trade receivables of ₹ 1,446.42 million and increase in other assets of ₹ 5,464.97 million.

Fiscal 2023

Net cash flows used in operating activities was ₹ 6,742.43 million in Fiscal 2023. In Fiscal 2023, our profit before tax from continuing operations was ₹ 3,132.28 million. Primary adjustments consisted of finance costs of ₹3,123.76 million, depreciation and amortization expense of ₹ 128.23 million and finance income of ₹ (148.06) million. The main working capital adjustments in Fiscal 2023 included increase in inventory of ₹ 13,437.19 million, increase in other financial assets of ₹ 299.67 million and increase in other assets of ₹ 1,368.90 million.

Investing Activities

Three months ending June 30, 2025

Net cash flows used in investing activities was ₹ 1,865.55 million in the three months ending June 30, 2025, primarily on account of increase in capital work in progress of ₹ 886.31 million, and purchase of property, plant and equipment of ₹ 33.40 million. It was partially offset by loan repayment received from related parties of ₹ 26.85 million and interest received (finance income) of ₹ 103.72 million.

Fiscal 2025

Net cash flows used in investing activities was ₹ 7,323.84 million in Fiscal 2025, primarily on account of increase in capital work in progress of ₹ 3,781.76 million and purchase of investment properties of ₹ 2,408.61million. It was partially offset by interest received (finance income) of ₹ 280.68 million and movement in Bank balances other than cash and cash equivalents of ₹ 11.58 million.

Fiscal 2024

Net cash flows used in investing activities was ₹ 6,164.62 million in Fiscal 2024, primarily on account of increase in capital work in progress of ₹ 2,021.01 million purchase of investment properties of ₹ 4,327.14 million. It was partially offset by proceeds from financial instruments of ₹ 552.88 million, loan repayment received from related parties of ₹ 156.51 million and interest received (finance income) of ₹ 375.03 million.

Fiscal 2023

Net cash flows used in investing activities was ₹ 737.21 million in Fiscal 2023, primarily on account of purchase of property, plant and equipment of ₹ 436.09 million, increase in capital work in progress of ₹ 359.19 million and loan given to related parties of ₹ 229.43 million. It was partially offset by interest received (finance income) of ₹ 273.96 million.

Financing Activities

Three months ending June 30, 2025

Net cash flows from financing activities was ₹ 1,268.55 million in the three months ending June 30, 2025, primarily on account of proceeds from long term borrowings of ₹ 7,690.73 million. This was partially offset by repayment of long term borrowings of ₹ 5,796.27 million and interest paid of ₹ 1,127.48 million.

Fiscal 2025

Net cash flows from financing activities was ₹ 530.10 million in Fiscal 2025, primarily on account of proceeds from long term borrowings of ₹ 29,480.08 million. This was partially offset by repayment of long term borrowings of ₹ 24,037.76 million and interest paid of ₹ 5,359.36 million.

Fiscal 2024

Net cash flows from financing activities was ₹ 7,257.34 million in Fiscal 2024, primarily on account of proceeds from long term borrowings of ₹ 26,034.75 million. This was partially offset by repayment of long term borrowings of ₹ 14,767.34 million and interest paid of ₹ 4,377.66 million.

Fiscal 2023

Net cash flows from financing activities was ₹ 9,559.49 million in Fiscal 2023, primarily on account of proceeds from long term borrowings of ₹ 29,055.25 million. This was partially offset by repayment of long term borrowings of ₹ 17,391.10 million and interest paid of ₹ 2,451.53 million.

FINANCIAL CONDITION

Trade Receivables

Our trade receivables have increased from ₹ 3,172.86 million as of March 31, 2023 to ₹ 4,542.61 million as of March 31, 2024, primarily on account of increase in project launches and completion of project milestones during the last quarter of Fiscal leading to payments from customers. Further, out of the total trade receivables of ₹ 4,542.61 million as of March 31, 2024, ₹ 182.41 million had been outstanding between one to two years and ₹ 92.19 million had been outstanding for more than two years due to customers' inability to take possession of their units due to their unavailability in India and delayed loan disbursement. This was increased to ₹ 9,829.99 million as of March 31, 2025 primarily on account of increase in project launches and completion of project milestones during the last quarter of Fiscal 2025 leading to payments from customers, and further increased to ₹ 13,224.46 million as of June 30, 2025 on account of primarily on account of increase in project launches and completion of project milestones.

Trade Payables

Our trade payables have remained flat from ₹ 4,442.28 million as of March 31, 2023 to ₹ 4,442.58 million as of March 31, 2024. Out of the total payables of ₹ 4,442.58 million as at March 31, 2024, the total dues outstanding towards MSMEs and creditors other than MSMEs amounting to ₹ 1,530.72 million had been outstanding for more than one year from the due date of payment primarily on account of (i) the retention money amounting ₹ 473.54 million, which would be released once the work performed by the vendors would be verified as satisfactory; and (ii) deferred payment to landowners. This then increased to ₹ 5,871.83 million as of March 31, 2025 on account of deferred payment to landowners and retention money and then further increased to ₹ 6,721.71 million as of June 30, 2025 primarily on account of deferred payment to land owner.

Other financial liabilities

Our other financial liabilities have increased from ₹ 2,436.83 million as of March 31, 2023 to ₹ 3,608.46 million as of March 31, 2024, primarily on account of an increase in accrued expenses from ₹ 988.13 million as of March 31, 2023 to ₹ 2,191.01 million as of March 31, 2024 on account of an increase in provisioning of expenses relating to the construction and marketing activities. This was further increased to ₹ 4,364.89 million as of March 31, 2025 primarily on account of increase in provisioning of expenses relating to the construction and marketing activities, and then further to ₹ 4,435.19 million as of June 30, 2025 on account of increase in interest accrued but not due.

Other current and non-current liabilities

Our other current and non-current liabilities have increased from ₹ 37,082.79 million as of March 31, 2023 to ₹ 46,590.05 million as of March 31, 2024, primarily on account of an unearned revenue (i.e., consideration received/receivable from the customers based on the completion of project milestones) from ₹ 34,515.86 million as of March 31, 2023 to ₹ 41,003.89 million as of March 31, 2024. This was further increased to ₹ 75,735.15 million as of March 31, 2025 primarily on account of unearned revenue, and then to ₹ 88,012.85 million as of June 30, 2025 on account of an unearned revenue (i.e., consideration received/receivable from the customers based on the completion of project milestones).

Capital work in progress

Our capital work in progress has increased from ₹ 444.92 million as of March 31, 2023 to ₹ 2,520.20 million as of March 31, 2024 and then to ₹ 4,261.55 million as of March 31, 2025 and ₹ 5,147.86 million as of the three months ended June 30, 2025, on account of on account of commercial properties which are under construction.

Investment properties

Our investment properties have increased from ₹ 1,896.17 million as of March 31, 2023 to ₹ 6,368.63 million as of March 31, 2024 primarily on account of building and land parcels acquired for our commercial office project '*Ecotech – Phase I*' and '*Ecotech – Phase II*'. This further increased to ₹ 11,109.97 million as of March 31, 2025 primarily on account of completion of our commercial project *Casagrand Bizpark*, and then a further increase to ₹ 11,664.37 million as of June 30, 2025 on account of acquisition of land parcels for our ongoing warehousing project *'Uthukadu'*.

Non-current assets

Our non-current assets increased from ₹ 6,493.38 million, as of March 31, 2023 to ₹ 13,357.06 million, as of March 31, 2024 primarily on account of increase in investment in fixed assets through investment properties that increased from ₹ 1,896.17 million, as of March 31, 2023 to ₹ 6,368.63 million, as of March 31, 2024. Further, our non-current assets increased from ₹ 13,357.06, as of March 31, 2024 to ₹ 20,614.41 million, as of March 31, 2025 and then to ₹ 22,326.64 million, primarily on account of increase in investment in fixed assets through investment properties that increased from ₹ 6,368.63 million, as of March 31, 2024 to ₹ 11,109.97 million, as of March 31, 2025 and then to ₹ 11,664.37 million as of June 30, 2025.

Current assets – Other assets

Our current assets (other assets) increased from ₹ 3,394.51 million, as of March 31, 2023 to ₹ 8,103.94 million, as of March 31, 2024 primarily on account of increase in advance paid for land contracts and joint venture partners. Further, our current assets (other assets) was ₹ 8,961.38 million as of March 31, 2025 and ₹ 8,704.04 million as of June 30, 2025.

Total borrowings

Total borrowings increased from ₹ 24,502.05 million, as of March 31, 2023 to ₹ 36,336.54 million, as of March 31, 2024 on account of borrowings availed for investment in fixed assets, advance paid for land contracts and joint venture partners and increase in inventory. Further our total borrowings increased to ₹ 42,297.30 million, as of March 31, 2025 and then to ₹ 44,721.67 million, as of June 30, 2025 on account of borrowing availed from financial institution amounting due to increase in projects.

Current liabilities - Other current liabilities

Our current liabilities (other current liabilities) increased from ₹ 30,842.51 million, as of March 31, 2023 to ₹ 34,808.87 million, as of March 31, 2024 on account of an increase in accrued expenses and employee related payables. Further, our current liabilities (other current liabilities) decreased to ₹ 11,538.88 million, as of March 31, 2025 due to increase in current portion of unearned revenue and then increased to ₹ 20,039.88 million, as of June 30, 2025 due to an unearned revenue (i.e., consideration received/receivable from the customers based on the completion of project milestones).

INDEBTEDNESS

Our Company and Subsidiaries avail credit facilities and issue debentures in our ordinary course of business for meeting our working capital requirements, capital expenditure, business requirements, land acquisition, reimbursement of construction costs, towards costs of obtaining approvals required in relation to its projects, for refinancing of loans from certain lenders, for meeting construction finance of our projects and other general corporate purposes. As of June 30, 2025, our total borrowings (sum of current and non-current borrowings) were ₹ 44,721.67 million.

MATURITY PROFILE OF OUR FINANCIAL LIABILITIES

The table below summarises the maturity profile of our financial liabilities as at June 30, 2025. The amounts are based on contractual undiscounted payments.

Particulars	As of June 30, 2025				
	Within a year	Between 1 to 2 years	Between 2 to 5 years	More than 5 years	Total
	(₹ million)				
Financial Liabilities – Current					
Financial liabilities (current)	16,191.23	NA	NA	NA	16,191.23
Lease liabilities	52.47	NA	NA	NA	52.47
Financial Liabilities – Non-current					
Financial liabilities	NA	12,670.02	23,617.01	3,400.31	39,687.34
Lease liabilities	NA	32.30	250.22	266.12	548.64

CONTINGENT LIABILITIES AND OFF-BALANCE SHEET ARRANGEMENTS

As of June 30, 2025, our contingent liabilities that have been disclosed in the Restated Consolidated Financial Information were as follows:

S. No.	Particulars	Amount (₹ million)
1.	Income tax	2,200.18
2.	Service tax and GST	177.14
3.	Other matters	1,120.34
Total		**3,497.66**

It is not practicable for us to estimate the timing of cash outflows, if any, in respect of above matters pending resolution of the respective proceedings. We have ongoing disputes with direct tax authorities relating to tax treatment of certain items in the Company and some of our subsidiaries. These mainly include timing difference of expenses claimed, tax treatment of certain items of income/expense, etc. in their tax computation.

For further information on our contingent liabilities, see "***Restated Consolidated Financial Information – Note 40 – Commitments and Contingencies***" on page 554. Also, see "***Risk Factors - We have certain contingent liabilities, which if they materialize, may adversely affect our business, financial condition and results of operations***" on page 93.

Except as disclosed in the Restated Consolidated Financial Information or elsewhere in this Draft Red Herring Prospectus, there are no off-balance sheet arrangements that have or are reasonably likely to have a current or future effect on our financial condition, revenues or expenses, results of operations, liquidity, capital expenditures or capital resources that we believe are material to investors.

CAPITAL EXPENDITURES

In the three months ending June 30, 2025 and Fiscal 2025, 2024 and 2023, additions to property, plant and equipment was ₹ 25.80 million, ₹ 714.00 million, ₹ 442.19 million and ₹ 438.23 million, respectively. The following table sets forth additions to property, plant and equipment by category of expenditure, for the fiscals indicated below:

Particulars	Three months ending June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million)			
Buildings	0.07	-	-	2.14
Land	-	-	90.56	18.74
Computers	18.02	105.86	70.81	76.31
Furniture and Fixtures	-	7.44	8.96	76.51
Lease Hold Improvements	-	39.70	2.27	35.02
Office Equipment	2.74	9.42	6.46	37.30
Plant and Machinery	4.97	480.64	217.05	8.17
Vehicles	-	70.94	46.08	184.04
Total	**25.80**	**714.00**	**442.19**	**438.23**

For further information, see "***Restated Consolidated Financial Information***" on page 457.

RELATED PARTY TRANSACTIONS

We enter into various transactions with related parties in the ordinary course of business. These transactions principally include rental income, advertising income, directors remuneration, loans repaid, loans availed, revenue on construction, project management and consultancy income, reimbursement of expenses recovery and facility management services. The table below provides details of our aggregate related party transactions and the percentage of such related party transactions to our revenue from operations in the period/ years indicated:

Particulars	Three months ending June 30, 2025	Fiscal 2025	Fiscal 2024	Fiscal 2023
	(₹ million, except percentages)			
Aggregate amount of related party transactions	748.20	2,447.68	2,580.02	1,454.01
Revenue from operations	1,721.44	26,958.87	26,139.90	24,919.53
Aggregate amount of related party transactions as a percentage of revenue from operations	43.46%	9.08%	9.87%	5.83%

Our outstanding loans given to related parties decreased from ₹ 833.77 million as of March 31, 2023 to ₹ 611.95 million as of March 31, 2024. This increased to ₹ 808.16 million as of March 31, 2025 on account of on account of working capital advance and then decreased to ₹ 708.54 million in the three months ending June 30, 2025.
For further information relating to our related party transactions, see "***Restated Consolidated Financial Information – Note 44 – Related Party Disclosure***" on page 559.

AUDITOR'S OBSERVATIONS

There are no qualifications, reservations and adverse remarks by our Statutory Auditors in our Restated Consolidated Financial Information. Our Statutory Auditors have certain observations on the Companies (Auditor's Report) Order, 2020, for the years ended March 31, 2025, March 31, 2024 and March 31, 2023 which have been included in the Restated Consolidated Financial Information. See, "***Risk Factors - There have been certain observations of our Company and our Subsidiaries' statutory auditors under the Companies (Auditor's Report) Order, 2020, for the years ended March 31, 2025, March 31, 2024 and March 31, 2023.***" on page 79.

CHANGES IN ACCOUNTING POLICIES IN THE LAST THREE FINANCIAL YEARS

There have been no changes in our accounting policies during Fiscal 2025, 2024 and 2023.

QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

Our principal financial liabilities comprise of borrowings and trade and other payables. Our principal financial assets include current loans, bank balances and cash and cash equivalents.

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

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.

- *Interest rate:* It is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in interest rate. Our exposure to the risk of changes in interest rates relates primarily to the our operating activities (when receivables or payables are subject to different interest rates) and our net receivables or payables.

- *Commodity/ real estate risk*: We are affected by the price volatility of certain commodities/ real estate. Our operating activities require the ongoing development of real estate. Our management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation.

We are subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

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

Credit Risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. Our exposure to credit risk arises majorly from trade receivables/ unbilled revenue and other financial assets. We have constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. We create allowance for all unsecured receivables based on lifetime expected credit loss.

Liquidity Risk

Our principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. We believe that the cash and cash equivalents is sufficient to meet its current requirements. Accordingly no liquidity risk is perceived.

For further information, see "***Restated Consolidated Financial Information – Note 43(3): Liquidity Risk***" on page 557.

UNUSUAL OR INFREQUENT EVENTS OR TRANSACTIONS

Except as described in this Draft Red Herring Prospectus, to our knowledge, there have been no unusual or infrequent events or transactions that have in the past or may in the future affect our business operations or future financial performance.

SIGNIFICANT ECONOMIC CHANGES THAT MATERIALLY AFFECT OR ARE LIKELY TO AFFECT INCOME FROM CONTINUING OPERATIONS

Our business has been subject, and we expect it to continue to be subject, to significant economic changes that materially affect or are likely to affect income from continuing operations identified above in "***Management's Discussion and Analysis of Financial Condition and Results of Operations – Significant Factors Affecting our Results of Operations and Financial Condition***" and the uncertainties described in "***Risk Factors***" on pages 892 and 45, respectively.

KNOWN TRENDS OR UNCERTAINTIES

Our business has been subject, and we expect it to continue to be subject, to significant economic changes arising from the trends identified above in "***Management's Discussion and Analysis of Financial Condition and Results of Operations – Significant Factors Affecting our Results of Operations and Financial Condition***" and the uncertainties described in "***Risk Factors***" on pages 892 and 45, respectively. To our knowledge, except as discussed in this Draft Red Herring Prospectus, there are no known trends or uncertainties that have or had or are expected to have a material adverse impact on revenues or income of our Company from continuing operations.

FUTURE RELATIONSHIP BETWEEN COST AND INCOME

Other than as described in "***Risk Factors***", "***Our Business***" and "***Management's Discussion and Analysis of Financial Condition and Results of Operations and Financial Condition***" on pages 45, 285 and 892, respectively, to our knowledge there are no known factors that may adversely affect our business prospects, results of operations and financial condition.

NEW PRODUCTS OR BUSINESS SEGMENTS

Except as set out in this Draft Red Herring Prospectus, we have not announced and do not expect to announce in the near future any new business segments.

COMPETITIVE CONDITIONS

We operate in a competitive environment. See "***Risk Factors***", "***Industry Overview***", "***Our Business***" and on pages 45, 217 and 285, respectively, for further details on competitive conditions that we face across our various business segments.

SEGMENT REPORTING

We are into the business of real estate development hence segment reporting as per Ind AS 108 is not applicable. For further information, see "***Restated Consolidated Financial Information – Note 53***" on page 861.

SIGNIFICANT DEPENDENCE ON SINGLE OR FEW CUSTOMERS/SUPPLIERS

Given the nature of our business operations, we do not believe our business is dependent on any single or a few customers or suppliers.

SEASONALITY/ CYCLICALITY OF BUSINESS

Given the nature of our business operations, we generally do not believe that our business is seasonal.

SIGNIFICANT DEVELOPMENTS AFTER JUNE 30, 2025 THAT MAY AFFECT OUR FUTURE RESULTS OF OPERATIONS

Except as disclosed below, there have been no significant developments after June 30, 2025 that may materially and adversely affect or is likely to affect within the next 12 months, (i) the trading or profitability of our Company; (ii) value of our assets; (iii) ability to pay our liabilities.

- BREP Asia III India Holding Co II Pte Ltd (the "**Investor**"), and our Subsidiary, CG Spaceintell (the "**Developer**"), and step-down Subsidiaries, CG Blue Horizon, Headway Logistix, CGD Spaceone, and Orbitex (collectively, the "**Portfolio Companies**"), have entered into a framework agreement dated November 19, 2025 ("**Framework Agreement**"), governing the Investor's staged investment in the Portfolio Companies, governance of the Portfolio Companies, development and leasing standards for specified projects, and the parties' rights and obligations. The Portfolio Companies are currently engaged in the business of, *inter alia*, constructing, developing, selling, leasing, licensing and/or managing warehouses, industrial and logistics parks and providing services in relation to warehouses, industrial and logistics parks, and facilities management. In terms of the Framework Agreement, the Investor will acquire shareholding of the Portfolio Companies and/or subscribe to new securities issued by the Portfolio Companies in multiple tranches, each subject to conditions being met, acquiring control over these entities. The Investor, the Developer, CG Blue Horizon, Headway Logistix and Orbitex have also entered into a securities purchase and subscription agreement dated November 19, 2025 to govern the above issuance and allotment of securities to the Investor and sale of shares by the Developer to the Investor and other matters in connection with the aforesaid. For further details, see "***History and Certain Corporate Matters – History and Certain Corporate Matters - Details regarding material acquisitions or divestments of business/undertakings, mergers, amalgamations, any revaluation of assets, etc., in the last ten years - Framework agreement with BREP Asia III India Holding Co II Pte Ltd***" on page 363.
- We have entered into a deed of assignment of trademark agreement dated December 24, 2025, through which assigned and transferred the registered trademark of our Company CASAGRAND ("**CG Trademark**"), on a world-wide basis, without the goodwill associated with CG Trademark, to Solace Gated Community LLP ("**Solace LLP**"), which is a limited liability partnership and a member of our Promoter Group. Further to the deed of assignment as described above, our Company and Solace LLP have entered into the trademark license agreement dated December 24, 2025, pursuant to which, our Company has granted Solace a perpetual, non-exclusive, sub-licensable, assignable, royalty-free licence to use the CG Trademark for real estate projects listed in Schedule 2 of the Trademark License Agreement and carried out by AAK Realty Services LLP, IRIS Development LLP and Casagrand Coimbatore LLP ("**Permitted RE Business**") for a one-time licence fee of ₹0.10 million with effect from December 24, 2025. For further details, please see "***History and Certain Other Corporate Matters –Shareholders' agreements and other agreements – Other Agreements"*** on page 366.

SECTION VI – LEGAL AND OTHER INFORMATION

OUTSTANDING LITIGATION AND OTHER MATERIAL DEVELOPMENTS

*Except as stated in this section, as on the date of this Draft Red Herring Prospectus, there are no outstanding (i) criminal proceedings; (ii) actions taken by regulatory or statutory authorities; (iii) claims related to direct and indirect taxes (disclosed in a consolidated manner); or (iv) other litigation as determined to be material by our Board pursuant to the Materiality Policy, in accordance with the SEBI ICDR Regulations, in each case involving our Company, our Promoters, our Directors and our Subsidiaries ("**Relevant Parties**") or (v) criminal proceedings (including first information reports whether or not any cognizance has been taken by any court or judicial authority) involving, and actions taken by regulatory or statutory authorities (including any outstanding penalties and show cause notices and any other notices received from regulatory and statutory authorities) against any of our Key Managerial Personnel and Senior Management. There are no disciplinary actions including penalties imposed by SEBI or stock exchanges against our Promoters in the last five Financial Years, including any outstanding action. Further, there are no pending litigations involving our Group Companies which have a material impact on our Company.*

For the purpose of point (iv) above, our Board in its meeting held on December 23, 2025 has considered and adopted the Materiality Policy for identification of material outstanding litigation (including arbitration proceedings) involving the Relevant Parties.

In terms of the Materiality Policy for the purposes of (iv) above, any pending litigation involving the Relevant Parties, has been considered 'material' for the purposes of disclosures in this Draft Red Herring Prospectus, where:

a) the value or expected impact in terms of value, to the extent quantifiable, exceeds 2% of turnover as per the Restated Consolidated Financial Information for Fiscal 2025, or 2% of net worth based on the Restated Consolidated Financial Information as at March 31, 2025, or 5% of the average of absolute value of profit or loss after tax, as per the Restated Consolidated Financial Information of our Company for the last three Fiscals, whichever is lower; or

b) where the value or expected impact in terms of value is not quantifiable or the amount involved may not exceed the materiality threshold set out under (a) above, but an outcome in any such litigation would materially and adversely affect the Company's business, operations, performance, prospects, results of operation, financial position or reputation of the Company (as determined by our Company); or

c) where the decision in one matter is likely to affect the decisions in similar matters such that the cumulative value or expected impact in terms of value involved in such matters exceeds the threshold as specified in (a) above, even though the value or expected impact in terms of value involved in an individual matter may not exceed the threshold as specified in (a) above.

2% of turnover, as per the Restated Consolidated Financial Information for Fiscal 2025 is ₹ 539.18 million, 2% of net worth, as per the Restated Consolidated Financial Information as at March 31, 2025 is ₹ 198.63 million and 5% of the average of absolute value of profit or loss after tax, as per the Restated Consolidated Financial Information for the last three Fiscals is ₹ 119.60 million. Accordingly, ₹ 119.60 million has been considered as the materiality threshold for the purpose of (a) above. Further, the existing litigation are not so major that the Company's survival is dependent on the outcome of the pending litigation.

Pre-litigation notices received by the Relevant Parties from third parties (excluding governmental/ statutory/ regulatory/ tax authorities or notices threatening criminal action) shall not be considered as litigation until such time that Relevant Parties are impleaded as defendants in proceedings initiated before any judicial or quasi-judicial forum.

*In terms of the Materiality Policy, our Company has considered such creditors to be 'material' to whom the amount due is equivalent to or exceeds ₹ 336.09 million, which is 5.00% of the total consolidated trade payables of our Company as per the Restated Consolidated Financial Information as on June 30, 2025. Further, for outstanding dues to any party which is a micro, small or a medium enterprise ("**MSME**"), the disclosure will be based on information available with our Company regarding status of the creditor as defined under Section 2 of the Micro, Small and Medium Enterprises Development Act, 2006, as amended.*

There are no findings or observations with respect to us pursuant to any inspections by SEBI or any other regulatory authority in India which are material and are required to be disclosed, or the non-disclosure of which may have a bearing on the investment decision of prospective investors in the Offer.

Terms defined in a particular litigation disclosure pertain to that litigation only. Unless stated to the contrary, the information provided below is as of the date of this Draft Red Herring Prospectus.

Litigation involving our Company

A. Litigation filed against our Company

i. Criminal proceedings

1. Our Company and our Chairman and Managing Director, Arun MN (the "**Accused**") received six show cause notices from the Deputy Director (BOCW), Industrial, Safety & Health Department, Kancheepuram, Tamil Nadu ("**Deputy Director**") pursuant to the Deputy Director's inspection of our construction site at Casagrand Zenith Phase II, Chengalpattu District, Tamil Nadu on March 15, 2023. During the inspection, it was reported that, among others, adequate supervision was not provided at the site and damaged cables were used in the electrical equipment which resulted in death of a construction worker due to electrocution, suitable barricades were not provided at the openings, muster rolls, written statement of safety and health of building workers and statutory registers were not maintained of workers employed, safety helmets and shoes were not provided to workers, and separate latrine facilities for women and men were not provided in contravention of the Building and Other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 ("**BOCW Act**") and the Tamil Nadu Building and Other Construction Workers (Regulation of Employment and Condition of Service) Rules, 2006 (the "**BOCW Rules**"). Our Company responded to the observations by the Deputy Director pursuant to our letters dated May 5, 2022, along with supporting documents. The Deputy Director also filed six criminal complaints before the Chief Criminal Magistrate, Chengalpattu, Tamil Nadu against the Accused for violation of BOCW Act and BOCW Rules and seeking appropriate punishment which was taken cognizance of. Against such criminal complaints, our Company filed petitions under section 482 of the Code of Criminal Procedure, 1973 before the High Court of Judicature at Madras, Tamil Nadu seeking grant of stay of proceedings and dispense with the personal appearance of Arun MN and quash the criminal complaints. Pursuant to an order dated July 19, 2023, by the High Court of Judicature at Madras, Tamil Nadu an interim stay was granted pending disposal of the cases by the High Court of Judicature at Madras, Tamil Nadu and the personal appearance of Arun MN was ordered to be dispensed with. The matter is currently pending.

2. A first information report dated August 13, 2023 ("**FIR**") has been registered before the Thiruvanmiyur, Police Station, Tamil Nadu against our Company, basis a complaint filed by Poyamozhi ("**Complainant**") for offences under Sections 406, 420 and 506 (1) of the Indian Penal Code, 1860. The FIR is in relation to a refund of an aggregate amount of ₹ 0.70 million paid towards booking of an apartment situated at Manapakkam village and Mugalivakkam village, Alandur Taluk, Chennai, Tamil Nadu at Project Utopia of our Company. Our Company had filed a criminal original petition under Section 482 of the Criminal Procedure Code, 1973 before the High Court of Judicature at Madras, praying for stay of all further proceedings and procedures with and on the file of the Inspector of Police, Thiruvanmiyur Police Station, Tamil Nadu and for a quash of the same. The High Court of Judicature at Madras, Tamil Nadu has dismissed the petition *vide* order dated April 1, 2024 with directions to produce to requisite documents sought. A criminal miscellaneous application has been filed by our Company dated September 16, 2025 against the State represented by the Inspector of Police ("**State IOP**"), praying for a direction to be passed to the State IOP to produce the closure report filed by them. The matter is currently pending.

ii. *Actions by regulatory and statutory authorities*

1. The Tamil Nadu State Wetland Authority issued a notice dated May 29, 2025 to our Company referencing the case verdict in a suo-moto case initiated by the National Green Tribunal, Southern Zone, Chennai ("**NGT**") in relation to a road allegedly being constructed by our Company across a marsh land in Perumbakkam, Chennai, Tamil Nadu ("**Notice**"). The Notice stated that in reference to the NGT order dated September 24, 2025, there was, among others, a direction to the concerned authorities, namely the Water Resources Department and the Tamil Nadu State Wetland Authority and Chennai Metropolitan Development Authority to work in coordination to prepare the integrated management plan ("**IMP**")

based on survey of the site and guidelines required for maintaining the site and that any approval on the marshland and its zone of influence can be granted by CMDA only after the IMP is prepared.

2. Further to receipt of a hearing notice issued by the Revenue and Disaster Management Department concerning alleged anadeenam/land assignment issues in Thalambur, a written submission dated March 6, 2025 was filed by our Company before the Additional Chief Secretary, Revenue and Disaster Management Department, Land Reforms Wing, and the Commissioner of Land Administration. The submission concerns certain parvels of land in Thalambur Village, Vandalur Taluk, Chengalpattu District, developed as "Casagrand Elan" comprising 333 villas, for which pattas were blocked and registrations restrained since December 2019. Based on Government Orders, G.O. Ms. No. 239 of 1996 and G.O. Ms. No. 794 of 2006, proceedings before the Commissioner of Land Administration dated September 25, 1998, and the Madras High Court's orders dated May 13, 2003 and April 27, 2004, the submission by our Company asserts that (i) title and possession of the Sathyanarayana Reddy family over the larger Thalambur lands were conclusively upheld; and (ii) that the present proceedings are barred by finality, res judicata and estoppel. Emphasising the completed development, third-party purchaser interests, and significant public interest implications, our submission requests dropping of the ongoing proceedings, restoration of pattas/revenue records and lifting of registration restraints to regularise transactions.

3. Our Company received a notice dated August 7, 2025 from the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") ("**Notice**") under Sections 35(1) and 37 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") read with Rule 25(a) of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, requiring compliance with Section 3(1) and Section 11(2) of the Act. The Notice was issued following an inspection that found flex boards/banners advertising residential projects (which include Project Casamia, Project Reva, Project Ecotech, Project Crown, Project Bizpark, Project Astute, Project Skytech and Project Paragon) at various Chennai locations without prominently displaying the RERA website address and/or the RERA registration number, or with the registration number not readable. A detailed response dated September 22, 2025, was submitted by our Company, stating *inter alia* that certain displays were soft launch announcements without any bookings or consideration, that any readability issues were promptly rectified, and that some commercial developments intended for self-use or short-term lease (less than 30 years) were outside the scope of mandatory registration. The matter is currently pending.

4. Our Company, through its authorised signatory, received a notice dated August 21, 2025 from Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") ("**Notice**") under Sections 35(1) and 37 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") read with Rule 25(a) of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 requiring compliance with Section 3(1) (which requires prior approval of the Real Estate Regulatory Authority ("**RERA**"), before making any marketing / advertisements of a project) and Section 11(2) of the Act (which requires display of the RERA registration number and website address to be prominently displayed in advertisements / prospectus). The Notice was issued pursuant to an advertisement released in "The Hindu" dated August 9, 2025 by our Company for its projects namely Suncity, Hola Chennai, Casamia, Majestica and Flagship, wherein the RERA registration number was not mentioned as mandated. Our Company submitted a reply dated September 10, 2025, asserting compliance and good-faith publication. Thereafter, by notice dated September 16, 2025, TNRERA levied a penalty of ₹ 0.50 million under Section 59(1) for contravention of Sections 3(1) and 11(2), directing remittance within 15 days and cautioning that non-compliance may invite further action under Section 59(2). The matter is currently pending.

5. Our Company received a notice dated August 22, 2025 from Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") ("**Notice**") under Sections 35(1) and 37 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") read with Rule 25(a) of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 requiring compliance with Section 3(1) (which requires prior approval of the Real Estate Regulatory Authority ("**RERA**"), before making any marketing / advertisements of a project) and Section 11(2) of the Act (which requires display of the RERA registration number and website address to be prominently displayed in advertisements / prospectus). The Notice relates to an advertisement dated August 13, 2025 released in "The Hindu" dated August 13, 2025 that listed numerous projects (including Hola Chennai, South Brooke, Elinor, First City, Laurels, Aspires, Selenia, Avenue Park, Cloud 9, Jarvis, Suncity, Flagship, French Town, Reva, Primrose, Madelyn, Aria, Casamia, Mercury, Osaka, Majestica, Elysium, Highclere, Massimo and Cheers). Our Company submitted a reply dated September 10, 2025 asserting compliance and good-faith publication. Thereafter, by notice dated September 16, 2025, TNRERA levied a penalty of ₹ 2.50 million on our Company and directed

remittance within 15 days, cautioning of further action under Section 59(2) upon non-compliance. The matter is currently pending.

6. Our Company received a notice dated July 30, 2025 from the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") ("**Notice**") under Sections 35(1) and 37 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") read with Rule 25(a) of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 requiring compliance with Section 3(1) (which requires prior approval of the Real Estate Regulatory Authority ("**RERA**"), before making any marketing / advertisements of a project) and Section 11(2) of the Act (which requires display of the RERA registration number and website address to be prominently displayed in advertisements / prospectus), arising out of an advertisement released in "Sunday Times" dated July 27, 2025 for the our Project Casagrand Suncity Phase-II, where the TNRERA registration number was displayed in a manner that was not readable. The notice called upon our Company to explain within 15 days why action should not be taken under Sections 59 and 61 of the Act. Our Company submitted a reply dated August 19, 2025 which was not acceptable to TNRERA. Thereafter, by penalty notice dated September 4, 2025, TNRERA imposed a penalty of ₹ 0.10 million under Section 59(1) for contravention of Sections 3(1) and 11(2) directing remittance within 15 days and warning of further action under Section 59(2) for non-compliance. The matter is currently pending.

7. Based on complaints from Kanchana, Christopher Vinooth Kumar E and P. Anandan each dated November 1, 2023, the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") issued a common order dated May 19, 2025 against our Company regarding 'Casagrand Majestica' project, holding that the advertisements falsely represented the project as being in Guindy when it is actually in Manapakkam. Our Company was directed to remove all misleading advertisements related to the project's location by June 15, 2025 (if not already done) and imposed a penalty of ₹0.50 million under section 61 of the Real Estate (Regulation and Development) Act, 2016. Our Company withdrew the advertisement and submitted rectified advertisement before TNRERA. For additional details, see "***Risk Factors - Post the filing of our previous draft red herring prospectus, certain complaints have been made against our Company, our Individual Promoter and certain of our Subsidiaries by certain parties to, inter alia, SEBI, and the book running lead managers to the previous offer, as applicable. Such complaints may adversely affect our reputation, business and would require us to incur expenditure in defending such legal claims. There is no assurance that there will not be further complaints against our Company and our Subsidiaries which might divert the time, attention and resources of our management.***" on page 61.

8. Writ petitions dated June 20, 2025 under Article 226 were filed before the High Court of Madras by Ravi Kumar Kanan, V. Kamalakannan, Kirubanantham and Alexandar M, seeking a mandamus directing the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") to pass orders concerning our Company's marketing practices and promotion of its housing projects. By orders dated June 30, 2025, the High Court of Madras directed TNRERA to consider the complainants' representations after granting our Company an opportunity to be heard, and to decide the matter on its merits within six weeks. The writ petitions were disposed of on those terms. In connection with these proceedings, TNRERA issued notices to our Company dated June 13, 2025, referencing allegations that certain advertisements contained misleading travel-time representations for specific projects. Our Company submitted detailed responses to TNRERA on June 30, 2025, addressing the allegations. Since filing its responses, our Company has not received any further communication from TNRERA regarding this matter.

iii. *Material civil litigations*

1. A special leave petition has been filed against (1) our Company; (2) C.E. Suryanarayan; (3) S. Raja; (4) C.E. Sathyanarayana Reddy ("**Respondents**") by (1) the State of Tamil Nadu, represented by its Secretary to Government; (2) Special Commissioner of Land Administration, Chepauk; (3) District Collector, Kancheepuram District; (4) Sub-Collector, Divisional Office, Chengalpattu; (5) Tahsildar, Chengalpattu Taluk; and (6) Tahsildar, Thiruporur Taluk ("**Petitioners**") before the Supreme Court of India against the common final order and judgment dated September 25, 2019 passed by the High Court of Judicature at Madras ("**HC Order**"), seeking special leave to appeal against the HC Order. The case pertains to the vacation of the interim order of maintenance of status quo previously granted by the High Court of Judicature at Madras, in relation to certain lands in Thalambur village, Tamil Nadu. The main dispute in this matter pertains to certain lands in Thalambur which have been contested as being land which have been allegedly allotted to freedom fighters, being illegally held by private parties who have in-turn sold it to our Company. It has further

been alleged by the Petitioners that the sellers of the land have not provided any evidence to prove title to the said lands. A counter to this petition has been filed before the Supreme Court of India by our Company disputing the allegations and stating that the owner of the land C.E. Satyanarayana Reddy and his family had duly obtained the patta to the land pursuant to various litigations on the ownership and thereafter sold the land. Pursuant to this, our Company entered into a joint development agreement dated July 23, 2014 for the development of the said land with the buyers of the land. The case is currently tagged along with another special leave petition filed by the Company, and on October 21, 2019 an order of status quo to be maintained by the parties was passed. On February 12, 2025, a hearing notice was issued by the Additional Chief Secretary, Revenue and Disaster Management Department to our Company citing the interim order passed by the Supreme Court of India dated November 18, 2024. By this order, the Supreme Court of India had allowed the State Government of Tamil Nadu to examine the inquiry report and indicate actions it proposes to take on the issue. However, pending such filing of the status report, the State Government of Tamil Nadu was barred from taking any coercive actions without the permission of the court. Thereafter, vide order dated September 16, 2025 passed by the Supreme Court of India, the matter has been placed before the cabinet for a final decision, and such decision is awaited. It was further clarified in the order dated September 16, 2025 that the Government of Tamil Nadu is to abide by the earlier directions passed by the Supreme Court in its order dated April 29, 2025 wherein a direction was passed to prepare a report relying on the order dated November 18, 2024 directions passed by the Supreme Court in the same matter. The matter is currently pending.

2. Two writ petitions were filed by G. R. Ravi ("**Petitioner**") against: (1) our Company; (2) Special Commissioner of Land Administration, Chepauk; (3) District Collector, Kancheepuram District; (4) Sub-Collector, Divisional Office, Chengalpattu; (5) Tahsildar, Chengelpet Taluk; (6) Tahsildar, Thiruporur Taluk; (collectively "**Respondent Nos. 1 to 6**") and (7) the State of Tamil Nadu, represented by its Secretary to Government, seeking *inter-alia* for: (i) a writ of declaration that the impugned action of Respondent Nos. 1 to 6 in cancelling the patta issued in favour of Rajan Dev in respect of the project titled 'Casa Grande Elan' in Thalambur Village, Tamil Nadu ("**Schedule Property**") and issued in favour of S. Nagarajan, Hasan Ali Alim, Rajan Dec and Benin Rajesh Kumar in respect of the Schedule Property (Project Elan) and its subsequent modification as a 'government land' are illegal, unlawful, arbitrary and unconstitutional; and (ii) a writ of mandamus directing the Respondent Nos. 1 to 6 herein to transfer/ issue patta in favour of Rajan Dev in respect of the Schedule Property. The case has been filed by one of the homeowners in Project Elan, since the government of Tamil Nadu, has declared the Schedule Property, as government lands, as an action post the development of Project Elan. An interim order dated September 30, 2020 has been passed by the High Court of Judicature at Madras, Tamil Nadu injuncting the Respondent Nos. 1 to 6 from taking any actions in furtherance of cancelling the patta with respect to the Schedule Property. The matter is currently pending.

3. A plaint has been filed in July 2016 by D. Ilangovan ("**Plaintiff**") before the District Munsif Court, Sriperumbudur against our Company ("**Defendant 1**"), Larson and Toubro Limited ("**Defendant 2**"), M. Sivashanmugam ("**Defendant 3**"), M. Sadhasivam ("**Defendant 4**") and M. Sakthivel ("**Defendant 5**") seeking *inter alia* (i) a declaration that the sale deed dated May 24, 1995 ("**Sale Deed 1**") executed by Defendant 3, Defendant 4 and Defendant 5, in favour of Defendant 2, is null and void and not binding on the Plaintiff; (ii) a declaration that the sale deed dated July 1, 2015 ("**Sale Deed 2**") executed by Defendant 2 in favour of Defendant 1, is null and void and not binding on the Plaintiff; and (iii) a permanent injunction restraining our Company from interfering with the Plaintiff's peaceful possession and enjoyment of the property situation at Manapakkam Village, Sriperumbudur Taluk, Kancheepuram District, Tamil Nadu ("**Suit Property**"), which is Project Irene. The Plaintiff through this suit is claiming that he is a co-owner of the Suit Property by way of inheritance. A certain part of the Suit Property was purchased by Defendant 2 *vide* Sale Deed 1 and was then sold to Defendant 1 *vide* Sale Deed 2. However, the said property was not subdivided and hence, the sale was alleged to be invalid and fraudulent. An ad-interim injunction order dated February 8, 2017 was passed by the District Munsif Court, Sriperumbudur, Tamil Nadu against our Company restraining our Company and Defendant 2 from interfering with the peaceful possession and enjoyment of the Suit Property by the Plaintiff pending disposal of the suit. A written statement in April 2017 was filed by our Company seeking dismissal of the suit stating that the averments in the plaint are false and vexatious and has also raised claims on the maintainability of the suit, since it is barred by limitation. Pursuant to a compromise agreement July 13, 2021 read with the addendum to the compromise agreement dated August 17, 2021, the Plaintiff issued a full and final settlement

letter dated January 19, 2022 stating that an amount of ₹ 5.00 million has been paid by our Company towards settling the dispute. The Plaintiff also stated in such letter that he has no other claims or demands against our Company and its related organisations on any ground or reason, and such letter is a full and final settlement of all issues claims and demands against our Company. The matter is currently pending.

4. A plaint was filed against our Company, Kinni Ther Festival Specific Endowment, Masseys, Member Secretary, Chennai Metropolitan Development Authority, Commissioner, Corporation of Chennai ("**Defendants**") by A. Nithyanadan, D. Eswaramurthy and Dr. S. Padma ("**Plaintiffs**") before the City Civil Court, Chennai seeking for, *inter alia* the following reliefs: (i) a declaration that the order of the city civil court executing sale deed dated October 3, 1983 in favour of Masseys is *per incurium*, *non-est*; (ii) a declaration that the self-proclamation of Kinni Ther Festival Specific Endowment that he has become the owner from that of the mortgagee in respect of the property at Mannarswami Koil Street, Royapuram, Madras, Tamil Nadu ("**Schedule Property**") is null and void; (iii) grant of mandatory injunction directing Masseys to produce lease deed dated March 1, 1877 and mortgage deed dated December 21, 1892; (iv) to grant permanent injunction restraining Kinni Ther Festival Specific Endowment, Masseys and our Company from constructing further in the Schedule Property by virtue of the permission alleged to have been granted by the Member Secretary, Chennai Metropolitan Development Authority and Commissioner, Corporation of Chennai; and (v) to grant mandatory injunction directing Member Secretary, Chennai Metropolitan Development Authority and Commissioner, Corporation of Chennai, Tamil Nadu to cancel the planning permission granted in favour of Masseys and our Company with respect to the Schedule Property. The Scheduled Property originally belonged to Chennai Sri Kalikambal Kamateswarar Devasthanam and was granted on a leasehold basis to Madras Spinning and Weaving Company Limited for a period of 99 years on a monthly rent of ₹27. Madras Spinning and Weaving Company Limited went into liquidation and all its assets were purchased by Masseys. The Plaintiffs borrowed some money, and the Kinni Ther Festival Specific Endowment, in return of a usufructuary mortgage gave money to discharge the loan. Massey claimed to purchase the leasehold rights of Madras Spinning and Weaving Company. Subsequently a transfer application dated August 4, 2022 was filed by Masseys Enterprises Private Limited in the High Court of Judicature at Madras, Chennai, seeking transfer of the suit pending before the lower court on the file of the City Civil Court, to the High Court of Judicature at Madras, Chennai. The City Civil Court, pursuant to its order dated June 21, 2025, disposed off the suit before it while recording the order of transfer to the High Court of Judicature at Madras, Chennai. The matter is currently pending.

5. A plaint has been filed by G. Purushotaman ("**Plaintiff**") in March 2021 before the Principal District Judge at Kancheepuram, Tamil Nadu against our Company and 30 (thirty) others seeking for, among other reliefs, (i) a prayer of declaration in relation to the sale agreement deed dated December 31, 2014 executed by Larson ad Toubro in favour of the Company, as null and void; and (ii) the passing of a preliminary decree for partition and separate possession of the Plaintiff's share of $1/15^{th}$ of the property situated at South Chennai District, Saidapet sub-registrar office, Chennai District, Alandur Taluk, Manapakkam Village, Tamil Nadu ("**Suit Property**") which is Project Irene. The Plaintiff claims that the Suit Property is an ancestral joint family property, and that the Plaintiff is entitled to $1/15^{th}$ share in the Suit Property. The matter is currently pending.

6. An arbitration original application has been filed by Landmark Metro Projects Limited (**"Petitioner"**) in early September 2025 against (i) H. Sathak Ahmed Shaw, (ii) H. Shafiq Mohamed Shah, (iii) H. Zarook Syed Shah, (iv) Naseema Beevi, (v) Sithi Mariam, (vi) Khathijathu Nasreen, (vii) Zahira Shaw, (viii) Fathimuthu Fakiha, (ix) Fazeela Shafique, (x) Ahmed Imran, and (xi) our Company and others (collectively, **"Respondents"**) before the High Court of Judicature at Madras ("**Madras HC**"), seeking, *inter-alia*, interim injunctions restraining the Respondents from dealing with, disposing, alienating, charging, encumbering, or otherwise creating third party interests over the property admeasuring approximately 7.64 acres situated at Nerkundram Village, Maduravoyal Taluk, Thiruvallur /Chennai District, Tamil Nadu (**"Schedule Property"**). The proceedings arise out of a joint development agreement dated April 26, 2021 **("JDA")** executed between the Petitioner and Respondents 1 to 10, recording the terms and conditions for development and monetisation of the Schedule Property, and a set of registered general powers of attorney executed on April 28, 2021 in favour of the Petitioner. The Petitioner has submitted that, in furtherance of the JDA, it paid an interest-free refundable security deposit of ₹50.00 million and invested substantial sums (approximately ₹266.90 million) towards project development, including applications to the CMDA and connected pre-construction activities. The Petitioner further submitted that Respondents 1 to 10

issued notices dated August 28, 2025 unilaterally revoking the aforesaid general powers of attorney and registered cancellation deeds on the same date, and proceeded on August 29, 2025 to execute a new general power of attorney in favour of our Company, while the JDA subsisted. Consequent to the unilateral actions of the landowners and appointment of a third-party developer, the Petitioner sought interim protection to preserve the status quo and to prevent creation of third-party interests pending arbitration. By order dated September 4, 2025, the Madras High Court granted an interim injunction restraining the Respondents from dealing with or encumbering the Schedule Property. The Petitioner has also prayed, inter-alia, for implementation rights under the JDA and for restraint against giving effect to the cancellation deeds dated August 28, 2025 and the subsequent general power of attorney dated August 28, 2025. The matters are currently pending.

B. Litigation filed by our Company

i. Criminal proceedings

1. Our Company entered into a memorandum of understanding in January 2017 (**"MOU"**) with P. Suvarchala Devi, P. Kanthamani, P. Bruhitha and P. Pawan Kumar for the purchase of a 2.78 Acres property in Saidapet, Chennai ("**Scheduled Property**"), for a total consideration of ₹127.05 million. An advance of ₹1.00 million was paid by cheque. However, the landowners failed to obtain the required court permission for a minor share and did not fulfill other MOU obligations. Consequently, Suvarchala Devi agreed to refund the advance, repaying ₹0.20 million in May 2018 and assuring repayment of the remaining ₹0.80 million. Prasanna, a relative of the P. Suvarchala Devi, executed a deed of undertaking on January 29, 2019, guaranteeing repayment of the balance amount and issued two post-dated cheques of ₹0.40 million each. Both cheques were dishonoured due to insufficient funds when presented in March and May 2019. Statutory legal notices were issued to Prasanna in April and June of 2019 but were returned unserved with the remark "not known." With no response or payment from the accused, the Company filed a criminal complaint dated June 3, 2019 under Section 138 of the Negotiable Instruments Act before the III Fast Track Court, Saidapet, seeking compensation under Section 357(3) of the CrPC and punishment. The matter is currently pending.

ii. Material civil litigations

1. A special leave petition has been filed by our Company against: (1) the State of Tamil Nadu, represented by its Secretary to Government; (2) Special Commissioner of Land Administration, Chepauk; (3) District Collector, Kancheepuram District; (4) Assistant Commissioner of Land Reforms, Chepauk; (5) Assistant Director of Survey of Kancheepuram; (6) Tahsildar, Chengelpet Taluk; and (7) C. E. Sathyanarayana Reddy ("**Respondents**") before the Supreme Court of India against the final judgment and order dated September 25, 2019 passed by the High Court of Judicature at Madras, Tamil Nadu ("**HC Order**"), seeking for grant of special leave to appeal against the HC Order. The case pertains to a government order directing the formation of a committee to investigate the title of certain lands in Thalambur village, Tamil Nadu despite the title already being confirmed in prior proceedings before the High Court of Judicature at Madras. By way of order dated September 16, 2025 passed by the Supreme Court of India, the matter has been placed before the cabinet for a final decision and such decision is awaited. It was further clarified in the order dated September 16, 2025 that the Government of Tamil Nadu is to abide by the earlier directions passed by the Supreme Court in its order dated April 29, 2025 wherein a direction was passed to prepare a report relying on the order dated November 18, 2024 directions passed by the Supreme Court in the same matter. The case is currently tagged along with another special leave petition filed by the Respondents and on October 21, 2019 an order of status quo to be maintained by the parties was passed. The matter is currently pending.

2. A writ petition has been filed by our Company against: (1) the State of Tamil Nadu, represented by its Secretary to Government; (2) Special Commissioner of Land Administration, Chepauk; (3) District Collector, Kancheepuram District; (4) Sub-Collector, Divisional Office, Chengalpattu; (5) Tahsildar, Chengelpet Taluk; and (6) Tahsildar, Thgiruporur Taluk ("**Respondents**") before the High Court of Judicature at Madras, Tamil Nadu seeking for a writ of declaration that the entry made on September 24, 2020 in the computer patta register in respect of the lands in relation to Project Elan in Thalambur Village, Kancheepuram District, Tamil Nadu ("**Schedule Property**") as 'government lands' as arbitrary, illegal and unconstitutional. The case has been filed by our Company since the government of Tamil Nadu has reclassified the Schedule Property, as 'government lands', as an action post the development of Project Elan. An interim order dated September 30, 2020 has been passed by the High Court of Judicature at

Madras, Tamil Nadu injuncting the Respondent Nos. 1 to 6 from taking any actions in furtherance of cancelling the patta with respect to the Schedule Property. The matter is currently pending.

Litigation involving our Subsidiaries

A. Litigation filed against our Subsidiaries

i. Criminal proceedings

1. A first information report ("**FIR**") dated November 23, 2022 has been registered under Sections 408, 420, 120B and 34 of the Indian Penal Code, 1860 basis a complaint filed by Kanakraj P. ("**Complainant**"), the owner of Amoda Security and Facility Services ("**Amoda**"), an entity providing security and housekeeping services to our Subsidiary, CG Garden City in relation to Project Esmeralda, with the police station at Jayaprakash Nagar, Bengaluru, Karnataka against *inter alia* Surya Kumar and Ranjith Kumar, employees of Amoda ("**Accused Employees**"), for criminal breach of trust and cheating by the Accused Employees. The Accused Employees had allegedly misappropriated certain funds receivable by Amoda on account of services provided to CG Garden City, amongst other entities, to their personal accounts. The Complainant has in the FIR alleged that certain services were provided to CG Garden City by Amoda, however, the amount payable for such services was credited to the personal account of the Accused Employees. Subsequently, a charge sheet has been registered against *inter-alia* the Accused Employees and G. Sethupathy. Thereafter the 4th Additional Chief Metropolitan Magistrate Court, Bangalore, Karnataka, had taken cognizance of the said chargesheet and passed an order stating that cognizance is taken as against the Accused Employees and G. Sethupathy and issued summons to them. By way of order dated April 23, 2025, a non-bailable warrant was issued against G. Sethupathy. In addition to the foregoing, a writ petition dated March 14, 2025 has been filed by Sethupathy G against the State of Karnataka by JP Nagar Police Station, Bengaluru, Kanakaraj P, Proprietor of Amoda Security and Facility Services before the High Court of Karnataka at Bengaluru ("**HC Karnataka**") under Article 226 of the Constitution of India read with Section 482 of the Code of Criminal Procedure, seeking, *inter alia*, an interim stay of further proceedings insofar as the Petitioner is concerned and an interim relief was granted by the HC Karnataka pursuant to order dated March 24, 2025. The matter is currently pending.

2. A first information report dated September 27, 2025 ("**FIR**") has been registered before the Selaiyur Police Station, Pallikaranai District, Tamil Nadu, based on a written complaint filed by Abdul Halim ("**Complainant**"), a co-worker and eyewitness, for an offence under Section 106 of the Bharatiya Nyaya Sanhita, 2023. The FIR has been lodged against the labour contractor, Murugan, and the person in charge of our project, Casagrand Frenchtown being constructed by our Subsidiary CG Fresh ("**Accused**"), in relation to the death of a worker, Irumba Roy at the said project's construction site at Kovilanchery, Tambaram Taluk, Chengalpattu District, Tamil Nadu. The FIR alleges that on September 26, 2025, an iron plate placed over the tank collapsed, causing the deceased to fall into the tank and sustain severe injuries and was declared dead on September 27, 2025. The FIR further alleges that the Accused required labourers to work twelve-hour shifts without providing safety gear or adequate facilities and seeks action for the alleged negligence leading to the fatal incident. The FIR has been forwarded to the Judicial Magistrate-II, Tambaram. The matter is currently pending.

3. A first information report dated September 27, 2025 ("**FIR**") has been registered at Thiruporur Police Station, Chengalpattu District, Tamil Nadu, based on a written complaint filed by Jayaram Singh Gond ("**Complainant**"), for an offence under Section 194 of the Bharatiya Nagarik Suraksha Sanhita, 2023 which deals with an enquiry and report to be made by police officer in case of a suicide. The FIR relates to the death of Bhaiya Sing, one of the workers at our Project South Brooke in Kalavakkam village, Thiruporur Taluk by our Subsidiary, CG Grace. The FIR has been forwarded to the Hon'ble Civil and Judicial Magistrate, Thiruporur. The matter is currently pending.

4. A criminal complaint dated June 8, 2024 ("**Complaint**") was filed against our Subsidiary, CG Garden City, our Promoter, Arun MN and Executive Director, CG Sathish, and others ("**Accused**"), under Section 200 of the Code of Criminal Procedure, 1973 by the Senior Labour Inspector, 48th Circle, Bengaluru ("**Complainant**"). The Judicial Magistrate First Class (Traffic Court–V), Bengaluru, by its order dated September 10, 2024, condoned a delay of 27 days in filing the complaint and, upon perusal of the complaint and documents, took cognizance of the offences punishable under (i) Section 22(a) of the Minimum Wages Act, 1948; (ii) Sections 21 and 3 of the Payment of Wages Act, 1936; and (iii) Section 26 of the Contract Labour Act, 1974. The court directed registration of the criminal case and

issuance of summons to the Accused. The matter was referred to Lok Adalat and, not having been settled, was reverted to the regular court with directions to re-issue summons through the jurisdictional police with the aid of the concerned Labour Inspector. CG Garden City, our Promoter, Arun MN and Executive Director, CG Sathish have not received summons in respect of this matter. The matter is currently pending.

5. Our Subsidiary, CG Garden City, through its authorised signatory, received a notice dated January 20, 2023 with proposed directions under Section 33(A) of the Water (Prevention and Control of Pollution) Act, 1974 ("**Water Act**") read with Rule 34 of the Karnataka Board for the Prevention and Control of Water Pollution (Procedure for Transaction of Business) and the Water (Prevention and Control of Pollution) Rules, 1976 wherein based on a complaint dated September 14, 2022 filed by Shri. Shashidhar Irappa Bagewadi, alleging illegal construction of residential apartments and discharge of untreated sewage into the outside drain, an inspection was conducted on September 30, 2022 and certain non-compliances to the conditions stipulated in the consent order were noted. Several show cause notices were issued by the Karnataka State Pollution Control Board ("**KSPCB**") through the Designated Officer, Senior Environment Officer, Bengaluru North, regarding CG Garden City, not adhering to the Water (Prevention and Control of Pollution) Act, 1974 due to the sewage treatment plant ("**STP**") of CG Garden City and the discharge of sewage water, not conforming to the standards prescribed by the KSPCB. CG Garden City had submitted various replies before the KSPCB and had rectified the issues which formed subject matter of these show cause notices. CG Garden City has not received any further communications from the KSPCB. Thereafter, the KSPCB has filed a criminal case before the Chief Judicial Magistrate Court, Bangalore, against CG Garden City and our Promoter and Director, Arun MN seeking for *inter alia* (i) the court to take cognizance of the matter for violating provisions of the Water Act; and (ii) an issue of summons to CG Garden City and our Promoter and Director, Arun MN so that they may be tried and punished in accordance with law. The Chief Judicial Magistrate Court, Bangalore *vide* order dated February 13, 2024, has taken cognizance of the matter and has registered the case. The court has also directed that summons be issued to CG Garden City and Arun MN. The matter is currently pending.

6. A criminal complaint has been filed by Akash Verma with the Inspector of Police, Central Crime Branch – Team -X, Tambaram City Police, Sholinganallur, Chennai ("**Police**"), pursuant to which the Police issued a notice to CG Civil Engineering, represented by Arun MN. For further details, please see "-***Litigation against our Subsidiaries- Material Civil Litigations***" on page 939.

ii. Actions by regulatory and statutory authorities

1. A complaint was filed dated April 13, 2022 ("**Complaint**") against our Subsidiary CG Shelter by Casagrand Asta Apartment Owners Association ("**Applicant**") before of the Tamil Nadu Pollution Control Board ("**TNPCB**") in relation to the our residential Project Casagrand Asta situated at Korattur, Chennai, Tamil Nadu (the "**Projec**t"). The Applicant has alleged that CG Shelter failed to obtain the consent to operate for the Project and has also failed to furnish a copy of the environmental clearance dated October 11, 2017 ("**EC Letter**") as required under clause 25 in Part D of the said clearance, and other statutory documents, account books, approvals and responsibilities. The Applicant further alleges that several conditions imposed under the environmental clearance and applicable environmental laws have not been complied with by CG Shelter, including non-functional sewage treatment plant ("**STP**"), absence of solar panels and additional diesel generator, lack of rainwater harvesting facilities, non-compliance with STP quality standards, and non-potable groundwater. Pursuant to the Complaint, TNPCB conducted personal hearing on November 11, 2022 directions were issued to CG Shelter to abide by the conditions under the EC Letter. A memorandum of application dated June 6, 2025 has also been filed by the Applicant against CG Shelter and others ("**Respondents**") before the National Green Tribunal, Chennai. The Applicant has prayed for, *inter alia*, directions to the Respondents to take necessary action under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, and the Environment (Protection) Act, 1986 and to ensure full compliance by CG Shelter with the terms and conditions of the environmental clearance dated October 11, 2017. The matter is currently pending.

2. A show cause notice dated May 22, 2025 ("**SCN**") was issued to our Subsidiary, Danub Homes regarding its Project Elinor ("**Project**") by the Deputy Director (BOCW), Kanchipuram, Directorate of Industrial Safety and Health ("**BOCW**"), pertaining to non-compliance relating to: (i) latrines lacking proper doors/fastenings and unsanitary latrines; (ii) Forms XVI/XVII submitted for only 60 workers and Form XV for only 69 workers, despite 140 workers being found on site; and (iii) mandatory notices displaying wage rates, hours, wage periods, payment dates, inspector details, and unpaid wage payment dates were

not displayed. Ou Subsidiary Danub Homes submitted a reply dated June 16, 2025 following which the site of our Project was re-inspected by BOCW. Pursuant to the inspection, the BOCW issued letter dated June 23, 2025 to our Promoter and Director, Arun MN as the employer and director of our Subsidiary, Danub Homes, regarding Project Elinor's construction site at Karanai Village, Chengalpattu under the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and the Tamil Nadu Rules, 2005. The matter is currently pending.

3. A notice dated July 25, 2025 had been issued by the Deputy Commissioner, Greater Hyderabad Municipal Corporation ("**GHMC**"), directing GSG Builders and Infrastructure Limited represented by development agreement cum general power of attorney holder CG Hyderwise to stop excavation of earth for cellar construction at premises situated at Moghal Ka Nala, Karwan, Hyderabad ("**Restricted Property**"), in relation to Project GS Infinity and failure to comply will result in cancellation of building permission and initiation of legal and criminal proceedings under applicable laws. The matter is currently pending.

4. A notice dated June 14, 2025 ("**Notice**") was issued to our Subsidiary CG Fresh by President of Kelambakkam Panchayat, Rani Ellappan regarding one of its projects namely Project Cheers ("**Project**"). The Notice alleged that CG Fresh had not taken requisite approvals for the construction of its Project within the Panchayat's jurisdiction despite warning. It further alleges that the Directorate of Town and County Planning approval ("**DTCP Approval**") taken by CG Fresh is actually for a different set of survey numbers while the actual construction of the Project is taking place at different survey numbers. In light of these allegations, the Notice has directed to identify the correct survey numbers of the Project and take the requisite approvals failing which the DTCP Approval will be revoked which will immediately stop the construction activities of the Project. Thereafter our Subsidiary,CG Fresh submitted a reply notice dated July 22, 2025 denying all allegations, stating that it had obtained all necessary approvals from the Directorate of Town and County Planning for the said project and the said Panchayat had also previously accorded its approval for another Project Selenia. The reply also emphasizes that the correct survey numbers were used, and approvals were granted after due inspection. The matter is currently pending.

5. Our Subsidiary CG Fresh received a show cause notice dated December 12, 2024 ("**SCN**") from the President cum Executive Officer, Madurapakkam First Grade Panchayat ("**Panchayat**"), following which a stop work notice dated February 18, 2025 ("**Notice**") was issued by the Panchayat directing CG Fresh to immediately halt the ongoing construction at survey number 108, Kovilancherry village for the alleged violations of the building regulations by CG Fresh. CG Fresh submitted a formal response dated February 21, 2025, denying all allegations and asserting full statutory compliance. The matter is currently pending.

6. Following a hearing notice issued by the Revenue and Disaster Management Department concerning alleged anadeenam/land assignment issues in Thalambur, a written submission dated March 6, 2025 was filed by our Subsidiary, CG Civil Engineering before the Additional Chief Secretary, Revenue and Disaster Management Department, Land Reforms Wing, and the Commissioner of Land Administration. The submission concerns property at Thalambur Village, Vandalur Taluk, Chengalpattu District, developed as "Casagrand Smarttown" comprising 482 residential units, where pattas were blocked and registrations restrained, impeding registration for approximately 292 purchasers. Tracing title from Mrs. Samyuktha Paramahamsam through registered transfers to CG Civil Engineering the submission contends that the grant of pattas outside the Abolition Act and the underlying title/possession have attained finality. CG Civil Engineering seeks the dropping of the ongoing proceedings, restoration of pattas/revenue records and lifting of registration restraints to enable execution and registration of sale deeds for bona fide purchasers. The matter is currently pending.

7. Following a hearing notice issued by the Revenue and Disaster Management Department concerning alleged anadeenam/land assignment issues in Thalambur, a written submission dated March 6, 2025 was filed by our Subsidiary, CG Grace before the Additional Chief Secretary, Revenue and Disaster Management Department, Land Reforms Wing, and the Commissioner of Land Administration. The submission concerns 14.95 acres in Thalambur Village, Vandalur Taluk, Chengalpattu District, comprising survey numbers 139 (4.95 acres), 140 (5 acres) and 141 (5 acres), covered by Patta No. 3424, which was blocked pursuant to Anadeenam-related proceedings. CG Grace asserts that (i) these lands trace title to original assignees (Pandit Sethuraman, S. Nagarathnam and Lakshmi); (ii) that civil court

decrees in 1990–1995 validated their allotments and possession; and (iii) that the Madras High Court in order dated April 25, 2024 directed consideration of the company's pending representations for unblocking/restoration, clarifying that these survey numbers are independent of the Supreme Court proceedings referenced in the hearing notice. The submission accordingly seeks immediate unblocking and restoration of Patta No. 3424 based on the High Court of Judicature at Madras, Tamil Nadu's direction and the appellate mechanism under the patta-blocking order.

8. Our Subsidiary, CG Hyderwise received a show cause notice dated April 18, 2025 from the Telangana Real Estate Regulatory Authority ("**TGRERA**") under the Real Estate (Regulation and Development) Act, 2016 ("**Act**"), alleging contravention of Section 11(2) and 61 by advertising/marketing/inviting persons to purchase plots in our project "Casagrand Evon" without prominently displaying the TGRERA registration number and other permissions issued by the competent authorities, including through a brochure and a newspaper advertisement in "Eenadu". The notice required an explanation within 7 days as to why penal proceedings under Section 61 should not be initiated (which empowers the Authority to levy a penalty up to five percent of the estimated cost of the project for contraventions other than those under Sections 3 and 4). Our Subsidiary, CG Hyderwise submitted a detailed reply dated May 5, 2025, asserting that the advertisements did include the required registration number and the Authority's website address and affirming ongoing compliance with the Act, rules made thereunder and supporting regulations. The matter is currently pending.

9. Our Subsidiary, CG Stage7, received a communication dated October 3, 2025 from the Commissioner, Tambaram Corporation, in relation to our Project Casamia at Anakaputhur, Tambaram Corporation, Chennai, wherein it was stated that the construction was obstructing the flow of rainwater from the adjacent residential area to the river, thereby posing flood risk during the rainy season. The notice requested that the CG Stage7 provide a path or alternative route to carry rainwater to the river.

10. Our Subsidiary, CG Homes, received a notice dated October 15, 2025 ("**Communication**") from the Airports Authority of India ("**AAI**"), Chennai Airport, regarding our Project Woodside ("**Project**") , observing that obstacle lights had not been installed on the rooftops of the buildings of the Project as required under the NoCs issued by AAI dated August 16, 2017 and September 1, 2017 ("**NoC**") and directing compliance with the marking and lighting requirements prescribed under the Section 4, Series B, Part I of the Directorate General of Civil Aviation Civil Aviation Requirements. The Communication also requested CG Homes to submit confirmation of compliance with supporting documentation.

11. Our Subsidiary, CG Grace, received an order dated November 11, 2024 ("**Preliminary Order**") from the Sub-Collector, Chengalpattu under the Tamil Nadu Minor Mineral Concession Rules, 1959, imposing a fine of ₹ 5.49 million for alleged removal of ordinary sand without permission from property at Kalavakkam Village, Tiruporur Taluk, Chengalpattu District ("**Scheduled Property**") based on reports of the Tahsildar, Tiruporur, and the Assistant Director, Geology and Mining, and a site inspection on July 31, 2024. The Preliminary Order recorded that approximately 70% of the excavated sand had been removed prior to obtaining necessary permission and directed remittance of the assessed amount to the Government account, while permitting appeal within 30 days. Our Subsidiary, CG Grace filed an appeal on December 9, 2024 before the District Collector, Chengalpattu, seeking to set aside the order, whereupon the District Collector issued an enquiry summon dated February 28, 2025 scheduling a direct enquiry on March 6, 2025 and sought a detailed para-wise report from the Sub-Collector.

12. Our Subsidiary, CG Civil Engineering received a notice dated October 23, 2025 ("**ED Notice**") from the Directorate of Enforcement, Chennai Zonal Office-II ("**ED Department**"), in connection to an investigation under the Prevention of Money Laundering Act, 2002 ("**PMLA**") against N. Manichavelu ("**Accused**"). The ED Notice arises out of a first information report dated July 31, 2020 ("**FIR**") registered by the Central Bureau of Investigation, Chennai under Sections 13(1)(e) and 13(2) of the Prevention of Corruption Act, 1988 against the accused.. Pursuant to the FIR an investigation was conducted by the ED Department recording a construction agreement was executed between CG Civil Engineering and K.M. Aishwarya, daughter of the Accused , for construction of Flat No. B406 on the fourth floor, admeasuring approximately 1,700 sq. ft. with one car park, at our Project Casa Grande Aristo, situated at Pazhavanthangal Village, Alandur Town, Alandur Taluk, Kancheepuram District ("**Scheduled Property**") and that an aggregate amount of ₹ 4.72 million was paid to CG Civil Engineering through banking channels during the period May 2016 to March 2017 towards construction out of a total value of ₹10.27 million. The ED Notice calls upon CG Civil Engineering to provide

particulars of the amounts received towards the construction of the Scheduled Property including the bank account details in which such amounts were credited, along with an attested copy of the construction agreement. The matter is currently pending.

13. Our Subsidiary, CG Grace received a show cause notice dated October 31, 2025 from the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**") under the Real Estate (Regulation and Development) Act, 2016 ("**Act**"). The notice pertains to application filed by our Subsidiary CG Grace dated August 1, 2025, seeking an extension of the validity of our project 'Casagrand South Brooke'. The project was originally scheduled for completion on November 1, 2025, however, as the deadline was not met, an application for extension was filed. The notice records non-appearance at a personal hearing scheduled on October 16, 2025, to explain the delay and furnish sources of finance for completion and calls upon our Subsidiary CG Grace to show cause why the extension application should not be rejected. The notice also directs that no sale, marketing or booking of any part of the project shall be undertaken until a decision is taken on the extension. The matter is currently pending.

iii. Material civil litigations

1. A plaint dated July 23, 2025 has been filed against our Subsidiary, CG Civil Engineering and others ("**Defendants**") by Akash Verma and Lipsa Rani Rout ("**Plaintiffs**") before the Mahila Court Chengalpattu under Order VII Rule 1 read with Section 2(c) of the Societies Registration Act, 1975 alleging that the Defendants entered into a Memorandum of Understanding dated July 17, 2025 (the "**MOU**") concerning Casagrand Smart Town, Thazhambur Village, Chengalpattu District (the "**Project**"), which is contrary to the interests of the flat owners. The Plaintiffs, who are residents and members of the Casagrand Smart Town Buyers & Owners Association (the "**Association**"), have challenged the validity of the MOU and the Extraordinary General Meeting ("**EGM**") held on April 27, 2025, citing procedural lapses, lack of proper notice, and absence of quorum. The Plaintiffs have also challenged the termination of Akash Verma's membership from the Association, which was allegedly done without following due process. Pursuant to the MOU, the Association agreed to withdraw all pending proceedings against the builder and promoter, and imposed restrictions on members from initiating legal action or making public statements against the Defendants for a period of one year. The Plaintiffs have prayed for, among others, to pass: (i) a judgment and decree declaring the termination of Akash Verma's membership as null and void; (ii) declaring the resolutions passed in the EGM dated April 27, 2025 as null and void (iii) declaring the MOU dated July 17, 2025 as null and void; and (iv) permanently injuncting the Association from removing any members without following due process. The plaint also refers to prior orders passed by the Tamil Nadu Real Estate Regulatory Authority ("**TNRERA**"), which directed the Defendants to rectify structural defects, install mandated amenities, and comply with environmental clearance conditions. The Plaintiffs allege that the MOU fails to address these mandatory obligations and was executed in haste, without proper approval from the Association's Executive Committee or General Body. The Plaintiffs have filed an interim application seeking an injunction restraining the Defendants from acting in furtherance of the MOU until disposal of the suit. Thereafter, a civil revision petition dated July 28, 2025, has been filed against our Subsidiary, CG Civil Engineering and others ("**Respondents**") by Akash Verma and Lipsa Rani Rout ("**Petitioners**") under Article 227 of the Constitution of India, challenging the adjournment order dated July 25, 2025, passed by the Mahila Court, Chengalpattu. The Petitioners have alleged that the adjournment order has rendered the interim application infructuous and has enabled the Respondents to proceed with the withdrawal of execution petitions pending before the TNRERA based on the above mentioned allegedly illegal Memorandum of Understanding dated July 17, 2025. An interim stay order dated July 30, 2025 was passed by the Madras High Court. The matter is currently pending. Further, Akash Verma also filed a criminal complaint with the Inspector of Police, Central Crime Branch – Team -X, Tambaram City Police, Sholinganallur, Chennai ("**Police**") in this regard. The Police issued notices dated December 12, 2025, December 15, 2025 and December 16, 2025 to Arun MN, as the Managing Director of CG Civil Engineering, alleging that the Defendants collected money for the purchase of Flat No. D-116 in Casagrand Smart Town despite being aware that the project land was under litigation and classified as *"Anadheenam land."* It is further alleged that the registration of the flat was not completed despite receipt of ₹2.57 million, citing reasons such as slot unavailability and COVID-19 delays. Additionally, the complainants claimed that material facts, including *status quo* orders from the Hon'ble High Court and Supreme Court, were suppressed, and that money continued to be collected from other buyers, resulting in an alleged wrongful loss of ₹57.31 million involving 17 buyers. Our Promoter, Arun MN filed a petition dated December 17, 2025 praying for the grant of stay of all proceedings of summons dated December 16, 2025. The matter is currently pending.

2. A writ petition dated May 2, 2025 ("**Writ Petition**") has been filed against CG Hyderwise and others ("**Respondents**") by Mohd Shamsuddin and Shaik Zakeer ("**Petitioners**") before the High Court of Telangana at Hyderabad ("**HC Telangana**") under Article 226 of the Constitution of India, alleging that CG Hyderwise had obtained building permission dated April 15, 2025 for the construction of three towers located at Karwan Road, Attapur, Gudimalkapur, Hyderabad (the "**Project Site**") without adhering to the Musi River development guidelines and by suppressing material facts.. The Petitioners prayed for the issue of writ of mandamus declaring the action of issuing the building permission illegal and cancelling such building permission and to stay the construction activities. Pursuant to the Writ Petition, the HC Telangana had issued a show cause notice to the Respondents dated June 26, 2025. The matter is currently pending.

3. A writ petition dated March 24, 2025 has been filed against CG Garden City and others ("**Respondents**") by M.M. Prasanna Kumar ("**Petitioner**") in front of the High Court of Karnataka at Bangalore (**"HC Karnataka**") under Articles 226 and 227 of the Constitution of India, alleging that CG Garden City had commenced construction of a multi-storied commercial complex over land at Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk (the "**Schedule B Property**") without proper and valid building license and have also subsequently encroached upon the Petitioner's land (together with Schedule B Property **"Properties**"). The Petitioner also alleged that Hill Land Properties and Developers ("**Hill Properties**") had allegedly fraudulently manipulated the official records basis which a sale deed dated July 19, 2021 was entered into by CG Garden City and Hill Properties for the purchase of the Schedule B Property. The Petitioner has prayed for *inter-alia* an issuance of an interim stay order on the construction activities on the Properties and to initiate legal proceedings against the Respondents. The matter is currently pending.

4. A plaint dated January 18, 2022 was filed against our Subsidiary, CG Horizons, P. Venkatesan, Jerusalem Educational Trust and P. Ramu ("**Defendants**") by Devabooshanam, Andal and Thiyagarajan ("**Plaintiffs**") before the District Munsif Court, Alandur, Tamil Nadu seeking for *inter alia*: (i) a prayer of declaration that the sale deed executed by P. Ramu and P. Venkatesan in favour of Jerusalem Educational Trust dated January 8, 2003 in respect of the property situated at Pallikaranai Village, Shollinganallur Taluk, Tamil Nadu ("**Schedule Property**") as null and void and not binding on the Plaintiffs; and (ii) a permanent injunction restraining Jerusalem Educational Trust from alienating or encumbering the Schedule Property in any manner, in favour of CG Horizons or any third parties. The case has been filed by the Plaintiffs on the premise that the Schedule Property is the ancestral property of the Plaintiffs. This case has been transferred to the District Munsif – Cum- Judicial Magistrate Court, Shollinganallur, Tamil Nadu. The case is currently pending.

5. A plaint has been filed against our Subsidiaries, Danub Homes ("**Defendant 1**") and CG Milestone ("**Defendant 2** ") and 23 others by Dr. S. Valliappan ("**Plaintiff**") in September 2021 before the Principal District Judge Chengalpattu, Tamil Nadu seeking for *inter alia* (i) a declaration that the sale deed dated October 23, 2018 executed by A.K. Nithiyanathan in favour of Defendant 1 and 2 as null and void; (ii) declaration that the gift deed dated September 11, 2019 executed by Defendant 1 and Defendant 2, in favour of Chennai Metropolitan Authorities as null and void; (iii) declaration that the mortgage deed executed by Defendant 1 and Defendant 2 in favour of J.M. Financial Credits Solutions Limited dated June 30, 2021 as null and void; (iv) permanent injunction restraining the Defendant 1 and Defendant 2 from making any encumbrance or alienation or further construction over the property situated at Perumbakkam Village, Saidapet Taluk, Chengalpattu District, sub-registration district of Tambaram and registration district of Chennai South ("**Suit Property**") which is Project First City; and (v) a partition of the Suit Property into 15 (fifteen) equal shared by metes and bounds and for allotment of 1 (one) such share to the Plaintiff and for separate possession. The Plaintiff has initiated this suit primarily claiming for a partition of the Suit Property into fifteen different parts. The matter is currently pending.

6. A plaint was filed against our Subsidiary, CG Grace and others by Srinivasan, Padma (Padmavathy), Dhanalakshmi and Susila ("**Plaintiffs**") before the District Munsif Court, Chengalpattu, Tamil Nadu (now transferred to District Munsif cum Judicial Magistrate Court, Thiruporur, Tamil Nadu) seeking for, among other reliefs: (i) declaration that the sale deeds dated December 8, 1980, September 22, 2004, July 31, 2007 and November 4, 2016 (which was fraudulently executed by N. Gagan Sethiyaa in favour of CG Grace) as null and void and not binding on the Plaintiffs in respect of the property situated at Kancheepuram District, Tiruporur Taluk, Kelampakkam Firka and Thazhambur Village, Tamil Nadu ("**Schedule Property**") (i.e., Project Amberley); and (ii) permanent injunction restraining CG Grace from in any way alienating or encumbering the Schedule Property to any third party. The case has been

filed by the Plaintiffs who claim that the Schedule Property is their ancestral property. The matter is currently pending.

7. A civil suit has been filed against our Subsidiaries, Danub Homes ("**Defendant 1**") and CG Milestone ("**Defendant 2** ") and 24 others by Hemalatha Bommaisamy ("**Plaintiff**") before the Principal District Judge Chengalpattu, Tamil Nadu seeking for *inter alia* (i) a declaration that the sale deed executed by A.K. Nithiyanathan in favour of Defendant 2 under sale deed dated October 23, 2018, as null and void; (ii) a declaration that the sale deed dated October 23, 2018 executed by A.K. Nithiyanathan in favour of Defendant 1, as null and void; (iii) a declaration that the sale deed dated March 27, 2019 executed by Grande City Development Co. LLP in favour of Defendant 1 as null and void; (iv) declaration that the gift deed dated December 11, executed by Defendant 1 and Defendant 2, in favour of Chennai Metropolitan Development Authority as null and void; (v) declaration that the mortgage deed dated June 30, 2021 executed by Defendant 1 and Defendant 2 in favour of J.M. Financial Credits Solutions Limited as null and void; (iv) permanent injunction restraining the Defendant 1 and Defendant 2 from making any encumbrance or further construction over the property situated at Perumbakkam Village, Sholinganallur Taluk, Tamil Nadu ("**Suit Property**") which is Project First City; and (v) a partition of the Suit Property into 15 (fifteen) equal shared by metes and bounds and for allotment of 1 (one) such share to the Plaintiff and for separate possession. The Plaintiff has initiated this suit primarily claiming for a partition of the Suit Property. The matter is currently pending.

8. A plaint was filed in April 2023 under Order VII Rule 1 of the Code of Civil Procedure, 1908 against our Company, our Subsidiaries, CG Garden City, CG Millenia, Gazy Mag, Surya Kumar and Ranjith Kumar, employees of Amoda (both the "**Accused Employees**") and others by Amoda Security and Facility Services ("**Amoda**") represented by Kanakraj ("**Plaintiff**") alleging that in lieu of the ₹ 13.38 million owed to Amoda for the services provided, it was agreed to register a villa in the project Casa Grande Esmeralda in favor of the Complainant ("**Villa**") and the Villa has been registered in favor of the wife of one of the Accused Employees pursuant to a registered sale deed dated October 28, 2021 ("**Sale Deed**"). Amoda has prayed for, among others, to declare Amoda as owner of the Villa and declare the Sale Deed null and void, direct to execute the Sale Deed in favor of Amoda, and hand over possession of the Villa to Amoda. The aggregate amount involved in this case is for an amount of ₹ 8.14 million which is the sale consideration of the villa. The matter is currently pending.

9. A writ petition dated August 4, 2020 was filed against (1) our Subsidiary, CG Civil Engineering; (2) District Collector, Chengalpet, Tamil Nadu; (3) Tahsildar, Thazambur Village, Tamil Nadu (4) Special Officer / Block Development Officer, Thazambur panchayat, Tamil Nadu; (5) Sub-Registrar Tiruporur, Tamil Nadu and; (6) State of Tamil Nadu, represented by Special Commissioner of Land Administration, Chepauk, Tamil Nadu; (collectively "**Respondent Nos. 1 to 6**"), by Jeyakumar Rajagopalan and Shali Jeyakumar ("**Petitioners**") before the High Court of Judicature at Madras, Tamil Nadu seeking issuance a writ of mandamus directing the Sub-Registrar Tiruporur, Tamil Nadu to register the sale deed dated October 4, 2019 presented by the Petitioners in respect of the land situated at Thazambur Village, Tiruporur Taluk, Tamil Nadu ("**Schedule Property**"). The case has been filed by one of the homeowners in Project Elan, since the government of Tamil Nadu, has declared the Schedule Property, as government lands, as an action post the development of Project Elan and had thus blocked the pattas pertaining to the Schedule Property, without providing any notice. An interim order dated September 30, 2020 has been passed by the High Court of Judicature at Madras, Tamil Nadu injuncting the Respondent Nos. 1 to 6 from taking any actions in furtherance of cancelling the patta with respect to the Schedule Property. The matter is currently pending.

10. A plaint has been filed against our Subsidiary, CG Garden City and others ("**Defendants**") by K.S. Prema Reddy, Pramila, and Susheela Reddy ("**Plaintiffs**") dated June 18, 2022 before the Additional City Civil Judge, Bangalore, under Section 26 read with Order VII Rule 1 and Rule 2 of the Code of Civil Procedure, 1908 alleging that CG Garden City had purchased certain land situated at K.R. Puram Village, Hobli, Bangalore East Taluk, Bangalore, Karnataka (the "**Schedule Property**") in which the Plaintiffs are entitled to a certain share. Pursuant to registered agreement of sale deed dated March 12, 2021 (the "**Sale Deed**"), a portion of the Schedule Property was sold to CG Garden City for a sale consideration of ₹216.15 million, and such portion of Schedule Property was mortgaged by CG Garden City to avail loan of ₹ 1,930.00 million in favor of Vistra ITCL (India) Ltd (the "**Mortgage Deed**"). The Plaintiffs have prayed for, among others, to pass a judgement and decree of partition and separate possession of the Schedule Property by allotting certain share of the Schedule Property to each of the Plaintiffs, declare the Sale Deed not binding on the share of Plaintiffs, and declare the Mortgage Deed not binding on the share of the Plaintiffs. CG Garden City has filed a written statement, submitting, among others, that CG

Garden City is a bona fide purchaser of the portion of Schedule Property and praying for the dismissal of the suit. The Plaintiffs have filed interim applications seeking for *inter alia*: (i) temporary restraining order to be issued against CG Garden City and Adinatha Jain Charitable, Social and Educational Trust (one of the defendants) to prevent it from encumbering and mortgaging the Schedule Property in any manner whatsoever; and (ii) seeking for a stay order restraining the defendants nor their agents nor any person not to construct a building over the Schedule Property which were allowed *vide* August 8, 2022. The order was challenged by CG Garden City before the High Court of Karnataka which was dismissed *vide* order dated January 2, 2023. The now impugned order was further challenged in the Supreme Court of India *vide* a special leave petition dated April 5, 2023 and was consequently dismissed *vide* order dated April 28, 2023. The matter is currently pending.

11. Our Company received a legal notice dated July 22, 2025, from S. Krishna Kumari addressed to (i) M/s. Aruna Theatres and Enterprises Private Limited and (ii) our Company, referring to an order dated July 8, 2025, passed by the Madras High Court, Chennai, Tami Nadu. This order records that certain petitioners agreed to a joint development and to receive the value of their shares in cash on the assurance of payment within 45 days and the court found the promise had been breached, and ordered that there shall be no construction and no sale of undivided shares ("**UDS**") in respect of the land admeasuring approximately 62,385 square feet (about 25.99 grounds) at 15th Avenue Road, Kodambakkam Village, Mambalam Taluk, Chennai District, together with the existing Udhayam Theatre and Udhayam Kalyana Mandapam, comprised in Town survey number 2/39 (previously T.S. No. 2 Part) ("**Restrained Property**") until payment of the value of the petitioners' shares together with interest at 18% for the delay period as directed by the Division Bench. The notice dated July 22, 2025 pertains to the Restrained Property and by way of this notice, S. Krishan Kumari calls upon Aruna Theatres to pay the value of shares held by the applicant(s) in the ongoing case together with interest at 18%, noting that applicable taxes are to be borne as per the court's orders. The notice further calls upon our Company to confirm that no construction activity or sale of UDS is being carried on in violation of the court's order and states that failure to comply may result in contempt proceedings and further legal action.

12. Pursuant to a subscription and shareholders' agreement dated March 23, 2011 entered into governing ASK Investment Managers Private Limited's ("**ASK**") erstwhile investment of ₹500.00 million in Ambojini Property Developers Private Limited ("**Ambojini**"), disputes arose over project delays, governance breaches and exit terms between the aforesaid parties. ASK initiated arbitration against Ambojini and others ("**Judgement Debtors**") and others which culminated in a final arbitral award dated January 31, 2018 ("**Award I**") being declared in favour of ASK. Subsequently a clarificatory additional award dated March 23, 2018, was also issued ("**Award II**" and together with Award I "**Awards**"). Pursuant to the Awards, the Judgement Debtors were directed to jointly and severally pay ₹1,553.26 million with continuing charge over project land and post-award interest at 12% per annum after 3 months if unpaid and ordering ₹203.70 million to be deposited back into the account. Ambojini and others filed a Section 34 set-aside petition under the Arbitration and Conciliation Act, 1996 before the Bombay High Court, Mumbai, Maharashtra on June 21, 2018. Thereafter, ASK commenced execution proceedings before the Madras High Court, Chennai, Tamil Nadu seeking attachment, garnishee directions and asset disclosure. ASK obtained *ex-parte* attachment orders on November 13, 2019, and pressed garnishee orders, and a court-appointed Administrator continuing to oversee the project under escrow controls. Ambojini and the other debtors have raised defences *inter-alia* pendency of the Section 34 under the Arbitration and Conciliation Act, 1996. The matter is currently pending. Ambojini underwent the corporate resolution insolvency process under the Insolvency and Bankruptcy Code, 2016. Our Subsidiary, CG Regale submitted a resolution plan dated December 1, 2020 read with the addendum dated December 3, 2020 for a proposed takeover/ revival of Ambojini and was approved by the NCLT pursuant to an order dated April 16, 2024. Accordingly, Ambojini is a Subsidiary of CG Regale and a step-down Subsidiary of our Company as on the date of this Draft Red Herring Prospectus.

13. A plaint has been filed against CG Garden City ("**Defendant**") and 34 others by Shivanna ("**Plaintiff**") before the Court of the Civil Judge (Senior Division) and JMFC at Anekal. The Plaintiff seeks, *inter alia*, (i) a declaration that the Plaintiff is the absolute owner and in peaceful possession and enjoyment of the suit schedule property; (ii) a declaration that the sale deed dated July 26, 2023, executed by certain defendants in favour of CG Garden City is not binding on the Plaintiff; and (iii) a permanent injunction restraining the defendants and persons claiming through them from alienating the suit schedule property. The suit concerns title, possession and alleged invalid transactions pertaining to the suit schedule property being all that piece and parcel of land situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which was transferred to CG Garden City by certain defendants

pursuant to sale deed dated July 26, 2023 and such land forms a part of our Project Vivacity. The matter is currently pending.

B. Litigation filed by our Subsidiaries

i. Criminal proceedings

1. A first information report dated October 13, 2023 ("**FIR**") was registered before the Halasuru Police Station, Bengaluru City, Karnataka for offences under Sections 144, 149, 447, 504 and 506 of the Indian Penal Code, 1860, based on a complaint filed by Bhaskar L., authorised signatory of our Subsidiary, CG Garden City ("**Complainant**") against Manoj Janardhan. The case was transferred on November 27, 2023 before the Bharathi Nagar Police Station, Bengaluru City, Karnataka due to lack of jurisdiction by the Halasuru Police Station. The FIR pertains to allegations of trespass, extortion and criminal intimidation arising from an incident on July 29, 2023 at the Complainant's office. A criminal petition under Section 482 of the Code of Criminal Procedure, 1973 has been filed before the High Court of Karnataka at Bengaluru *inter alia* praying for a stay of further proceedings and for quashing of the FIR. A notice to show cause has been issued on February 13, 2025. The case is currently pending.

2. A first information report dated August 26, 2024 ("**FIR**") was registered before the Bharathi Nagar Police Station, Bengaluru City, Karnataka for offences under Sections 316(2) and 318(4) of the Bharatiya Nyaya Sanhita, 2023, based on a complaint filed by Bhaskar L., authorised signatory of our Subsidiary CG Garden City ("**Complainant**") against K. Umamaheshwara Reddy. The FIR pertains to amounts aggregating ₹ 22.00 million paid pursuant to an agreement of sale and a supplementary agreement in respect of immovable property situated at Kannuru Village, Bidarahalli Hobli, Bangalore East Taluk, Karnataka. A criminal petition under Section 482 of the Code of Criminal Procedure, 1973 (also invoked as Section 528 of the Bharatiya Nagarik Suraksha Sanhita, 2023) has been filed by K. Umamaheshwara Reddy before the High Court of Karnataka at Bengaluru inter alia praying for stay of further proceedings and for quashing of the FIR. A notice to show cause has been issued on June 4, 2025. The case is currently pending.

3. A first information report dated August 26, 2024 (**"FIR"**) was registered before the Bharathi Nagar Police Station, Bengaluru City, Karnataka for offences under Sections 316(2) and 318(4) of the Bharatiya Nyaya Sanhita, 2023, by our Subsidiary CG Garden City ("**Complainant**") against Mohammed Ismail Sait and Mohammed Salman Sait ("**Accused**"). The FIR pertains to amounts aggregating ₹ 20.63 million paid pursuant to a memorandum of understanding dated January 29, 2016 and a supplementary agreement dated August 11, 2016 in respect of immovable property situated at Bhaktarahalli Village, Hoskote Taluk, Bangalore, Karnataka. A writ petition dated October 14, 2024 under Section 226 of the Constitution of India read with Section 528 of the Bharatiya Nagarik Suraksha Sanhita, 2023 has been filed before the High Court of Karnataka at Bengaluru by the Accused *inter alia* praying for stay of further proceedings and for quashing of the FIR. An interim order of stay has been issued on November 6, 2024, on the investigation till the next date of hearing. The case is currently pending.

4. A first information report dated February 20, 2025 ("**FIR**") has been registered before the Hulimavu Police Station, Bengaluru City (Electronic City Sub Division), Karnataka, in relation to an incident occurred on at the site of Project Hazen, in Bengaluru. The FIR has been filed by our Subsidiary, CG Garden City against Venkateshappa alias Swami and others ("**Accused**") for offences under Sections 3(5), 324(5), 329(3), 351(2) and 352 of the Bharatiya Nyaya Sanhita, 2023. The FIR alleges that the Accused have been repeatedly trespassing into the project property, creating disturbances, and have caused damage to the legally constructed barricade compound surrounding the property, with the total estimated cost of repair and restoration stated to be ₹1.00 million. The FIR records that a civil suit is pending, wherein an interim stay order has been granted in favour of CG Garden City restraining interference with the Project Hazen's property, however, notwithstanding the said order, the Accused are alleged to have continued trespassing and causing nuisance and damage. The FIR further states that it has been taken up for investigation and was submitted to the jurisdictional court (IX Additional Chief Judicial Magistrate, Bengaluru City) The matter is currently pending.

ii. Actions by regulatory and statutory authorities

Nil.

iii. Material civil litigations

1. Our Subsidiary, CG Civil Engineering filed a writ petition dated July 14, 2020 against: (1) Special Commissioner and Commissioner for Land Administration, Chepauk; (2) District Collector, Chengelpet; (3) Tahsildar, Thalambur Village; (4) Special Officer/ Block Development Officer, Thalambur Panchayat; and (5) Sub-Registrar, Thiruporur, before the High Court of Judicature at Madras, Tamil Nadu seeking for a writ of mandamus directing the Sub-Registrar, Thiruporur to register the sale deeds presented by Casa Grande Civil Engineering Private Limited in respect of lands in the land at Thalambur Village, Thiruporur Taluk, Kancheepuram, District Tamil Nadu ("**Schedule Property**"), (Project Smart Town). The case has been filed on the premise that the pattas to the Schedule Property were blocked without prior notice to CG Civil Engineering, when the said company attempted to register the sale deeds in 'Project Smart Town'. Pursuant to the block of the patta, the sale deeds in respect of 'Project Smart Town' could not be registered. The Assistant Commissioner for Land Administration filed a counter affidavit in August 2020 stating that the Schedule Property, among other properties which are government lands ("**Anadheenam Lands**") was illegally allotted to various individuals by means of assignment and unauthorized conversion of government lands as patta lands. Therefore, to prevent further illegal land transactions in Thalambur village and also for other government lands classified as Anadheenam Lands among the state, it had issued a circular to assign zero guideline value to all the Anadheenam Lands, in order to block them from being registered. The Assistant Commissioner for Land Administration further relied on the interim order dated October 21, 2019 passed by the Supreme Court of India in the connected special leave petition filed by the Secretary to Government, Revenue Department, wherein an order of status-quo was passed with respect to the said Thazhambur lands in Tamil Nadu. The matter is currently pending.

2. Our Subsidiary, CG Covaan ("**Petitioner**") filed an application dated April 23, 2025 against Sri Karthikeya Spinning and Weaving Mills Private Limited ("**Respondent**") before the District Commercial Judge, Coimbatore, Tamil Nadu seeking *inter-alia* an order of interim injunction restraining the Respondent from creating any third party interests by alienating, encumbering or dealing with the land situated at Uppilipalayam Village, Coimbatore South Taluk, Coimbatore, Tamil Nadu ("**Sale Property**"). The present case has arisen out of a unilateral termination of the sale agreement dated March 09, 2024 ("**AOS**") by the Respondent, which was executed for the purpose of recording the terms and conditions for the sale of the Sale Property. The Petitioner has further to the AOS also executed a letter of intent dated September 29, 2024 ("**LoI**") for joint development of another piece of land situated at Uppilipalayam Village, Coimbatore South Taluk, Coimbatore, Tamil Nadu ("**Joint Development Property**"). In accordance with the conditions of the AOS the Petitioner submitted that it has paid an advance of ₹50.00 million ("**Advance**") out of the total sale consideration of ₹170.00 million for the purchase of the Sale Property. The Petitioner further submitted that Respondent proceeded to unilaterally terminate the AOS *vide* a termination notice dated February 4, 2025, without satisfying any of its obligations thereunder and unilaterally returned the Advance. CG Covaan had further filed, through its authorized representative, an application dated April 28, 2025 against the Respondent before the High Court of Judicature at Madras, Commercial Division, Chennai, Tamil Nadu seeking *inter-alia* (i) an order to be passed for the appointment of an arbitrator to resolve the dispute between the Petitioner and the Respondent arising under the agreement of the sale dated March 09, 2024; and (ii) to grant such further reliefs as may be deemed fit. The aggregate amount involved in the case is ₹170.00 million. The case is currently pending.

3. Our Subsidiary, CG Civil Engineering filed an implead petition dated October 2025 before the High Court of Judicature at Madras, Tamil Nadu, seeking for a direction to be impleaded as a party in the case filed on September 20, 2021 by Ms. Jansirani ("**Petitioner**") against: (1) The Sub Collector, Chengalpattu; (2) The Tahsildar, Tiruporur Taluk; (3) Samuktha Paramahamsam; (4) S. Rathinasabapathi; and (5) J. Srinivasan. The original writ petition filed by the Petitioner sought for a writ of certiorari to quash the order dated May 09, 1981, issued by the Sub Collector, Chengalpattu, which cancelled the land allotment made to Seethalakshmi (Petitioner's mother) in Survey No. 161/1, Thazhampur Village, Tiruporur Taluk, Kancheepuram District, Tamil Nadu, on grounds of non-cultivation within the stipulated period. The Petitioner contended that the cancellation was arbitrary, fraudulent, and violative of natural justice, as no proper notice was served and the land had been cultivated. The Petitioner claimed continued possession and enjoyment of the land by her and her siblings as legal heirs of Seethalakshmi. CG Civil Engineering, having acquired the said land through successive transfers from the original allottees, filed such impleading petition and sought to be impleaded in such writ petition dated September 20, 2021 filed by the Petitioner, asserting that CG Civil Engineering had developed the property and that any adverse order would affect its rights and interests. Our Subsidiary

CG Civil Engineering stated it was unaware of the pending writ petition until recently and emphasized that the previous owners had relinquished their rights. The matter is currently pending.

4. Our subsidiary, CG Garden City (**"Plaintiff"**) has filed a civil suit against Sri. M. M. Prasanna Kumar ("**Defendant 1**") and another ("**Defendant 2**") before the I Additional Civil Judge, Bengaluru Rural District, Bengaluru seeking for *inter alia* (i) a permanent injunction restraining Defendant 1 and Defendant 2, their family members, agents, or any persons claiming through or under them, from in any manner entering upon and/or interfering with the Plaintiff's peaceful possession and enjoyment of the suit schedule property ("**Suit Property**"); and (ii) to dismiss the IA No.II filed by the defendant No.1. This case is in relation to the purchase of land purchased by CG Garden City from Hill Land Properties and Developers. By way of an interim order dated April 17, 2025, the Court has allowed IA No.I filed by the Plaintiff under Order 39 Rule 1 and 2 read with Section 151 CPC, granting a temporary injunction restraining Defendant 1 and Defendant 2 from interfering with the Plaintiff's possession of the Suit Property till disposal of the suit, and has dismissed IA No.II filed by Defendant 1 under Order 39 Rule 4 CPC seeking to vacate the interim order. The matter is currently pending.

5. Our subsidiary, Gazy Mag (**"Petitioner"**) filed a miscellaneous petition dated September 10, 2025 against the Karnataka Real Estate Authority (**"Respondent"**) before the Karnataka Real Estate Appellate Tribunal, Bengaluru seeking for *inter alia* (i) condonation of a delay of 197 days in filing the restoration application; (ii) setting aside of the Tribunal's order dated February 24, 2025 dismissing F.R. No. (K-REAT) 32/2024 for non-compliance of office objections and restoration of the appeal to its original number; (iii) in the underlying appeal, setting aside of the Respondent's order dated December 14, 2023 imposing a penalty of ₹13.00 million for alleged non-uploading of the Annual Audit Report for the project "Casagrand Boulevard" under Section 4(2)(I)(D) read with Section 11 of the Real Estate Regulatory Authority Act, 2016 ("**RERA**") and Rule 25 of the Karnataka RERA Rules, 2016; and (iv) such other and further orders as the Tribunal may deem fit. The case is in relation to certain non-compliances under the RERA and the Karnataka RERA Rules, 2016. The Appellant consents to its readiness to deposit 30% of the penalty amount as a pre-deposit under Section 43(5) of the RERA. The matter is currently pending.

6. Our subsidiary, CG Garden City (**"Petitioner"**) filed a miscellaneous petition dated September 10, 2025 against the Karnataka Real Estate Authority (**"Respondent"**) before the Karnataka Real Estate Appellate Tribunal, Bengaluru seeking for inter alia (i) condonation of a delay of 197 days in filing the restoration application; (ii) setting aside of the Tribunal's order dated February 24, 2025 dismissing F.R. No. (K-REAT) 31/2024 for non-compliance of office objections and restoration of the appeal to its original number; (iii) in the underlying appeal, setting aside of the Respondent's order dated December 14, 2023 imposing a penalty of ₹ 4.42 million for alleged non-uploading of the Annual Audit Report for the project "Casagrand Orlena" under Section 4(2)(I)(D) read with Section 11 of the Real Estate Regulatory Authority Act, 2016 ("**RERA**") and Rule 25 of the Karnataka RERA Rules, 2016; and (iv) such other and further orders as the Tribunal may deem fit. The case is in relation to certain non-compliances under the RERA and the Karnataka RERA Rules, 2016. The Appellant consents to its readiness to deposit 30% of the penalty amount as a pre-deposit under Section 43(5) of the RERA. The matter is currently pending.

Outstanding litigation initiated by buyers and prospective buyers of units of completed and ongoing projects developed by our Company and our Subsidiaries:

S. No.	Name of project*	Number of cases^	Aggregate amount involved (*in ₹ million*)#
1.	Casagrand Bloom	1	3.50
2.	Casagrand Monte Carlo	1	14.50
3.	Casagrand Pallagio	1	98.44
4.	Casagrand Pavilion*	1	Non-quantifiable
5.	Casagrand Bellissimo*	48	136.69
6.	Casagrand Smart Town	43	148.04
7.	Casagrand Savoye & Casagrand Sereno	1	Non-quantifiable
8.	Casagrand Grandio	1	0.40
9.	Casagrand Supremus	4	2.25
10.	Casagrand ECR-14*	3	0.96
11.	Casagrand Royale	2	0.78
12.	Casagrand Asta*	5	11.50
13.	Casagrand Sereno	1	0.95
14.	Casagrand Crescendo*	8	11.77

S. No.	Name of project*	Number of cases^	Aggregate amount involved (*in ₹ million*)[#]
15.	Casagrand Arena	2	1.64
16.	Casagrand Flagship*	2	2.23
17.	Casagrand Utopia*	3	4.14
18.	Casagrand Linore	4	2.52
19.	Casagrand Madlyn	1	0.12
20.	Casagrand Tudor*	5	7.63
21.	Casagrand Amethyst	1	Non-quantifiable
22.	Casagrand Divinity*	3	5.92
23.	Casagrand Boulevard*	17	0.93
24.	Casagrand Florella*	11	8.48
25.	Casagrand Lorenza*	3	4.82
26.	Casagrand Vivacity	1	3.37
27.	Casagrand Millenia	4	48.42
28.	Casagrand First City*	4	1.13
29.	Casagrand Primrose*	2	0.97
30.	Casagrand Athens	2	1.15
31.	Casagrand Massimo*	1	Non-quantifiable
32.	Casagrand Laurels*	1	Non-quantifiable
33.	Casagrand Frenchtown*	1	Non-quantifiable
34.	Casagrand Mercury*	1	Non-quantifiable
35.	Casagrand Keatsway	1	0.10
36.	Casagrand Hola Chennai*	1	Non-quantifiable
37.	Casagrand Aquene	1	4.31
38.	Casagrand GS Infinity*	1	Non-quantifiable
39.	Casagrand Galilieo*	1	Non-quantifiable
40.	Casagrand Meridian*	1	Non-quantifiable
41.	Casagrand Hazen*	3	Non-quantifiable
42.	Casagrand Orlena*	30	Non-quantifiable
43.	Casagrand Casablanca*	2	Non-quantifiable
44.	Casagrand Palm Spring*	1	Non-quantifiable
45.	Casagrand Goldengrove	2	Non-quantifiable
	Total	**233**	**527.66**

[#]To the extent quantifiable. To the extent such matters are non-quantifiable, the claim does not involve any monetary compensation.
** Includes all phases wherever applicable.*
^ Does not include litigations filed by customers in relation to the projects outside the jurisdiction of India, as they are not subject to RERA.

Litigation involving our Directors

A. Litigation filed against our Directors

i. Criminal proceedings

1. For criminal litigation involving our Chairman and Managing Director, Arun MN, please see "– ***Litigation involving our Company – Litigation filed against our Company – Criminal proceedings***" above on page 929 and "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Criminal proceedings***" above on page 935, and "- ***Litigation against our Subsidiaries- Material Civil Litigations*** " on page 939.

2. For criminal litigation involving our Executive Director, CG Sathish, please see "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Criminal proceedings***" above on page 935.

ii. Actions by regulatory and statutory authorities

For actions against our Chairman and Managing Director, Arun MN, please see "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Actions by regulatory and statutory authorities***" above on page 936.

iii. Material civil litigations

1. In relation to our Company, a public interest litigation was filed by Mr. Jeevakumar Immanuel ("**Petitioner**") *vide* writ petition dated June 12, 2024 before the High Court of Judicature at Madras,

Tamil Nadu with our Managing Director, Arun MN, amongst others, as respondents, seeking for the issuance for a writ of mandamus to consider the Petitioner's representation dated May 4, 2024, for removing the encroachment on water bodies and restore the fresh water canals located at Goparasanallur Village, Kattupakkam, Poonamalle Taluk, Thiruvallur District. The Petitioner has alleged that our Company is using its manpower and heavy machinery to remove river sand deposits and has demolished a freshwater canal for the purpose of land filling. *Vide* order dated July 3, 2024, the High Court of Judicature at Madras has issued directions for a status report to be filed by the concerned district collector. The matter is currently pending.

A. Litigation filed by our Directors

i. Criminal proceedings

Nil.

ii. Material civil litigations

Nil.

Litigation involving our Promoters

A. Litigation filed against our Promoters

i. Criminal proceedings

For criminal litigations involving our Promoter, Arun MN, please see "– ***Litigation involving our Company – Litigation filed against our Company – Criminal proceedings***" above on page 929 and "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Criminal proceedings***" above on page 935.

ii. Actions by regulatory and statutory authorities

For actions against our Individual Promoter, Arun MN, please see "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Actions by regulatory and statutory authorities***" above on page 936.

iii. Material civil litigations

For other pending litigation involving our Promoter, Arun MN, please see "– ***Litigation involving our Directors – Litigation filed against our Directors – Material Civil Litigations***" above on page 946.

B. Litigation filed by our Promoters

i. Criminal proceedings

Nil

ii. Other pending litigations

Nil

Litigation involving our Key Managerial Personnel and Senior Management

A. Litigation filed against our Key Managerial Personnel and Senior Management

i. Criminal proceedings

For criminal litigations involving our Chairman and Managing Director, Arun MN, please see "– ***Litigation involving our Company – Litigation filed against our Company – Criminal proceedings***" above on page 929 and "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Criminal proceedings***" above on page 935.

ii. Actions by regulatory and statutory authorities

For actions against our Chairman and Managing Director, Arun MN, please see "– ***Litigation involving our Subsidiaries – Litigation filed against our Subsidiaries – Actions by regulatory and statutory authorities***" above on page 936.

B. Litigation filed by our Key Managerial Personnel and Senior Management

iii. Criminal proceedings

Nil

Tax proceedings involving our Company, Subsidiaries, Promoters, and Directors:

A. Details of outstanding tax proceedings involving our Company, Subsidiaries, Promoters, and Directors as of the date of this Draft Red Herring Prospectus are disclosed below:

Particulars	Number of cases	Aggregate amount involved (in ₹ million)*
Direct Tax		
Company	12	1,110.85
Subsidiaries	43	1,019.33
Promoters	3	28.59
Directors**	3	0.35
Sub total (A)	**61**	**2,159.12**
Indirect Tax		
Company	6	105.11
Subsidiaries	10	99.70
Promoters	Nil	Nil
Directors**	Nil	Nil
Sub total (B)	**16**	**204.81**
Total (A+B)	**77**	**2,363.93**

**To the extent quantifiable*
***Involving our Directors, other than our Promoter, Arun MN*

B. Description of certain tax matters exceeding the materiality threshold in terms of the Materiality Policy

1. In relation to our Company, an assessment order dated December 28, 2019 was passed by the Assistant Commissioner of Income Tax ("**Adjudicating Officer**") under Section 143 (3) of the Income Tax Act, 1961 ("**Income Tax Act**") for the assessment year 2017-18 regarding: (i) certain notional interest aggregating to an amount of ₹ 114.14 million given to related parties; (ii) disallowance of commission paid to Silicon Valley Auto Components Private Limited to the tune of ₹ 54.73 million disallowance of professional fee paid to IRIS Development LLP to the tune of ₹ 15.89 million; (iii) disallowance of dividends earned from investments to the tune of ₹ 0.30 million, (iv) disallowance of interest paid to the tune of ₹ 24.73 million to JM Financial Solutions which were made by our Company in its income tax filings ("**Assessment Order**"). Aggrieved by the Assessment Order, our Company filed an appeal under Section 250 (6) of the Income Tax Act before the Commissioner of Income Tax ("**CIT**") and an order dated April 5, 2023 was passed, wherein an amount of ₹ 25.03 million was disallowed and an amount of ₹ 184.76 million was allowed by the NFAC ("**CIT Order**"). Our Company challenged the CIT Order before the Income Tax Appellate Tribunal, Chennai ("**ITAT**") under Rule 47 (1) of the Income Tax Rules, 1962 disputing an amount of about ₹ 24.73 million towards disallowance of interest expenses. The Deputy Commissioner of Income Tax, Corporate Circle 1 (1) also filed an appeal against the CIT Order. A common order dated August 8, 2024 was passed by the ITAT, wherein part of the claims of our Company such as: (i) disallowance of commission / brokerage paid to Silicon Valley Auto Components Private Limited; (ii) disallowance of interest expenses dealing with the interest free loans extended by our Company to its Subsidiaries; (iii) disallowance of expenses paid to IRIS Development LLP, have been remitted back to the Adjudicating Officer for *de novo* adjudication with a direction to the Company to substantiate its case. Our Company is currently awaiting notices to be issued by the Adjudicating Officer. The aggregate taxable amount involved in this matter is ₹ 125.15 million. The matter is currently pending.

2. In relation to our Company, an assessment order dated September 8, 2021 was passed by the Assistant Commissioner of Income Tax ("**Adjudicating Officer**") under Section 143 (3) of the Income Tax Act, 1961 ("**Income Tax Act**") for the assessment year 2018-19 regarding: (i) disallowance of unsecured loans to the tune of ₹ 405.72 million; (ii) interest on the said unsecured loans to the tune of ₹ 63.21

million; (iii) disallowance of employee state insurance ("**ESI**") and provident fund ("**PF**") payments made after the due date to the tune of ₹ 2.37 million; (iv) disallowance of 0.5% of the average value of investment, under Section 14A of the Income tax Act to the tune of ₹ 0.05 million; and (v) disallowance of deductions claims under Section 80G of the Income Tax Act to the tune of ₹ 0.35 million ("**Assessment Order**"). Aggrieved by the Assessment Order, our Company filed an appeal under Section 250 of the Income Tax Act before the Commissioner of Income Tax ("**CIT**") and an order dated March 31, 2022 was passed, wherein the Assessment Order was fully upheld ("**CIT Order**"). Our Company challenged the CIT Order before the Income Tax Appellate Tribunal, Chennai ("**ITAT**") under Rule 47 (1) of the Income Tax Rules, 1962. An order dated July 3, 2024 was passed by the ITAT, wherein part of the claims of our Company such as: (i) disallowance of STB and interest; and (ii) disallowance of deductions claims under Section 80G of the Income Tax Act, have been remitted back to the Adjudicating Officer for *de novo* adjudication with a direction to our Company to substantiate its case, and the other claims of the Company have been dismissed. Our Company is currently awaiting notices to be issued by the Adjudicating Officer. The aggregate taxable amount involved in this matter is ₹ 527.20 million. The matter is currently pending.

3. In relation to our Subsidiary, CG Millenia, an assessment order dated March 23, 2024 was passed by the Assistant Commissioner of Income Tax ("**Adjudicating Officer**") under Section 143 (3) read with Section 144B of the Income Tax Act, 1961 ("**Income Tax Act**") for the assessment year 2022-23 regarding: (i) the loans received and loans paid by and between CG Millenia, Danub Homes, CG Magick, CG Vistaaz, CG Civil Engineering, CG Smart Value Homes and our Company, which should be treated as deemed dividend to the tune of ₹ 441.26 million ("**Assessment Order**"). Aggrieved by the Assessment Order, CG Millenia filed an appeal before the Commissioner of Income Tax ("**CIT**),. The aggregate taxable amount involved in this matter is ₹ 136.71 million. The matter is currently pending.

4. In relation to our Subsidiary, Dawning Developers, an assessment order dated March 24, 2024 was passed by the Assistant Commissioner of Income Tax ("**Adjudicating Officer**") under Section 143 (3) read with Section 144B of the Income Tax Act, 1961 ("**Income Tax Act**") for the assessment year 2022-23 regarding: (i) disallowance of sundry creditors to the tune of ₹ 12.29 million; (ii) disallowance of 'advance from customers' and 'amount due to cancelled customers' to the tune of ₹ 22.70 million; (iii) disallowance of 'unknown customer's receipts' to the tune of ₹ 3.42 million; and (iv) disallowance of 'unsecured loans from others' to the tune of ₹ 104.12 million ("**Assessment Order**"). Aggrieved by the Assessment Order, Dawning Developers filed an appeal before the Commissioner of Income Tax ("**CIT**"). The aggregate taxable amount involved in this matter is ₹ 137.25 million. The matter is currently pending.

5. The income tax department ("**ITD**") conducted searches at various locations associated with our Company and certain of its Subsidiaries, namely CG Civil Engineering, CG Grace, CG Shelter, CG Vallam, Dawning Developers, CG Garden City, CG Realtors, CG Magick, CG Millenia, Grace Gated Community, CG Axiom, CG Coimbatore, CG Enterprises, CG Homes, CG Milestone, CG Smart Value Homes, CG Zest, CG Fresh, CG Horizons, CG Hyderwise, CG Stage7, CG Vivacity, CG Zingo, Danub Homes, (together, the "**Subsidiaries**") and Promoter Group entity, AAK Realty Services LLP, in 2023. The locations of search included the registered and corporate office of our Company, which is also the registered office of certain of the Subsidiaries situated at NPL Devi, New No -111, Old No 59 L.B. Road, Thiruvanmiyur Chennai 600 041 Tamil Nadu, India, and certain of our Company's offices located at Hyderabad, Chennai, Coimbatore, and Bengaluru. In addition, the ITD also conducted searches of the residence of our Individual Promoter, Arun MN, as well as the residences of Sumanth Krishna Raghunathan, Whole Time Director and current and past employees of our Company. Pursuant to such search, documents in the nature of laptops, phones, servers, hard disks, pen drives, emails, cloud data, WhatsApp messages and physical documents and cash amounting to ₹ 53.01 million were seized by the ITD from the premises of our Company, certain Subsidiaries as well as certain of the current and former employees of the Company, as set out above.

   Subsequently, assessment orders dated March 26, 2025, March 27, 2025, March 28, 2025 and March 29, 2025 (collectively "**Assessment Order**s") were issued by the Office of the Assistant Commissioner of Income Tax ("**Assessing Officer**") against our Company and certain Subsidiaries, following the search conducted by the ITD in 2023. These Assessment Orders for the assessment years 2017-18, 2020-21, 2022-23 and 2023-24 were passed by the Assessing Officer reassessing the taxable income for the aforementioned assessment years based on several grounds including alleged unaccounted and under reporting of income received in cash. Please find below the summary of the income as per our Company and certain Subsidiaries as against the reassessed income specified in the Assessment Orders:

(Amount in ₹ million)

Assessment Year	Income/ loss as per the Company and relevant Subsidiaries as specified in the Assessment Order (A)	Reassessed income as per the Assessment Orders passed against the Company and the relevant Subsidiaries (B)	Difference between (B) and (A)
2017-18	768.69	1,393.40	624.71
2020-21[#]	(5.11)	355.93	361.05
2022-23	(38.85)	611.08	649.93
2023-24[*]	1,805.77	3,335.14	1,529.38

#Includes the reassessed income of Casagrand Millenia Private Limited, which became a subsidiary of our Company in FY 2023.
**Includes the reassessed income of Casa Grande Coimbatore LLP. Our Company ceased to have partnership interest and control over Casa Grande Coimbatore LLP with effect from March 30, 2024.*

Our Company, and the certain Subsidiaries have filed appeals on March 31, 2025, April 1, 2025 and April 2, 2025 with the Joint Commissioner (Appeals) or the Commissioner of Income-tax (Appeals) challenging the Assessment Orders (collectively "**Appeals")**. Our Company and the said Subsidiaries, through these Appeals, have asserted that the reassessment of taxable income is incorrect. The grounds for these Appeals include, *inter alia*, that the Assessing Officer based the Assessment Orders on selective information, disregarded relevant evidence and failed to provide the Company and said Subsidiaries adequate opportunity to furnish explanations or respond to the discrepancies raised. With respect to Assessment Orders passed against CG Zingo and CG Hyderwise for AY 2023-2024, the assessed income was not higher than income as declared by the respective subsidiaries and thus given that there was no additional income in the Assessment Orders, no appeals were filed by these entities. The matters are currently pending.

Outstanding dues to creditors

As of June 30, 2024, outstanding dues to material creditors, MSME creditors and other creditors were as follows:

Type of Creditors[*]	Number of Creditors	Amount involved *(in ₹ million)*
Dues to MSME creditors	867	2,375.28
Dues to material creditors / other creditors	1	506.32
Dues to other creditors	6,445	3,840.11
Total outstanding dues	**7,313**	**6,721.71**

[*]As certified by Vaithisvaran & Co. LLP, our Statutory Auditors, pursuant to their certificate dated December 24, 2025.

The details pertaining to outstanding overdues to the material creditors, along with names and amounts involved for each such material creditor are available on the website of our Company at https://casagrand.co.in/investor-relation-category/dues-to-material-creditors/.

It is clarified that details available on our Company's website do not form a part of this Draft Red Herring Prospectus and should not be deemed to be incorporated by reference. Anyone placing reliance on any source of information, including our Company's website, www.casagrand.co.in, would be doing so at their own risk.

Material developments

Except as disclosed in "***Management's Discussion and Analysis of Financial Condition and Results of Operations***" on page 892, there have been no material developments, since the date of the last financial information disclosed in this Draft Red Herring Prospectus (i.e., since June 30, 2025), which materially and adversely affect, or are likely to affect, our operations or our profitability taken as a whole or the value of our consolidated assets or our ability to pay our liabilities within the next 12 months.

GOVERNMENT AND OTHER APPROVALS

*Our business requires various approvals issued by relevant central and state authorities under various rules and regulations. Unless otherwise indicated, we have set out below an indicative list of all material approvals required by our Company and our Material Subsidiaries, as applicable ("**Material Approvals**"), for the purposes of undertaking our business activities and operations, and our Company can undertake the Offer and our Company and our Material Subsidiaries can undertake their respective businesses and operations including on the basis of the Material Approvals provided below. For details of such Material Subsidiaries, see "**Definitions and Abbreviations**" and "**History and Certain Corporate Matters**" on pages 1 and 355, respectively.*

*Some of these may expire in the ordinary course of business, the applications for renewal of which are submitted in accordance with applicable procedures and requirements. Further, the approvals granted by these authorities to our Company and Material Subsidiaries for carrying out the respective businesses and operations shall not be construed as approval by these authorities regarding the financial soundness of our Company or our Material Subsidiaries or the correctness of any of the information mentioned in this Draft Red Herring Prospectus. For details of risks associated with not obtaining or delay in obtaining any requisite approvals, see "**Risk Factors – Our Ongoing Projects and Forthcoming Project require us to obtain approvals or permits. Any failure to obtain the necessary approvals may result in material delays in our Ongoing Projects and Forthcoming Projects, which could have an adverse impact on our reputations, cash flows, results of operation and prospects.**" and "**Risk Factors - We had 57 Ongoing Projects and 21 Forthcoming Projects as of June 30, 2025**. **Our inability to complete such projects by their respective expected completion dates or at all may result in imposition of penalties by statutory authorities or payment of compensation to customers which in turn could have an adverse effect on our business, cash flows, reputation, results of operations, financial condition and profitability.**" on pages 111 and 47, respectively.*

*Except as stated below, no further Material Approvals are required from any regulatory authority to undertake the Offer or continue such businesses and operations. Unless otherwise stated, these approvals are valid as of the date of this Draft Red Herring Prospectus. For further details in connection with the regulatory and legal framework within which we and our Material Subsidiaries operate, see "**Key Regulations and Policies**" beginning on page 345.*

I. Approvals in relation to the Offer

For details of corporate and other approvals obtained by our Company in relation to the Offer, see "***Other Regulatory and Statutory Disclosures – Authority for the Offer***" on page 964.

II. Incorporation details of our Company and Material Subsidiaries

For details in relation to the incorporation of our Company, see "***History and Certain Corporate Matters***" on page 355.

For details in relation to the incorporation of our Material Subsidiaries, see "***History and Certain Corporate Matters - Our Subsidiaries***" on page 367.

III. Material approvals obtained in relation to our Company and Material Subsidiaries

Our Company and Material Subsidiaries require various approvals, licenses and registrations issued by central and state authorities under various rules and regulations to carry on their respective businesses and operations in India. Some of these may expire in the ordinary course of business and applications for renewal of these approvals are submitted in accordance with applicable procedures and requirements. Our Company and the Material Subsidiaries have received the following material approvals pertaining to their respective business and operations, as applicable to each:

A. Tax related approvals obtained by our Company and Material Subsidiaries:

(i) The permanent account number of our Company is AACCC2758A;

(ii) The permanent account numbers of our Material Subsidiaries are as follows:

Sr. No.	Name of Material Subsidiary	PAN
1.	Casa Grande Garden City Builders Private Limited	AAGCC1577R
2.	Casa Grande Smart Value Homes Private Limited	AAGCC4883L
3.	Casa Grande Civil Engineering Private Limited	AAFCC5227K
4.	Casagrand Magick Rufy Private Limited	AAHCC8425F
5.	Casagrand Horizons Private Limited	AAICC0531H
6.	Danub Homes Private Limited	AAICD1939Q

(iii) The tax deduction account number of our Company is CHEC04644D;

(iv) The tax deduction account numbers of our Material Subsidiaries are as follows:

Sr. No.	Name of Material Subsidiary	TAN
1.	Casa Grande Garden City Builders Private Limited	BLRC14111G
2.	Casa Grande Smart Value Homes Private Limited	CHEC11623D
3.	Casa Grande Civil Engineering Private Limited	CHEC10278C
4.	Casagrand Magick Rufy Private Limited	CHEC13251A
5.	Casagrand Horizons Private Limited	CHEC13514E
6.	Danub Homes Private Limited	CHED12559B

(v) The GST registration number of our Company is as follows:

- 33AACCC2758A1Z8 for Tamil Nadu,
- 34AACCC2758A2Z5 for Pondicherry;

(vi) The GST registrations numbers of our Material Subsidiaries are as follows:

Sr. No.	Name of Material Subsidiary	GST Registration
1.	Casa Grande Garden City Builders Private Limited	29AAGCC1577R1ZV
2.	Casa Grande Smart Value Homes Private Limited	33AAGCC4883L1ZB
3.	Casa Grande Civil Engineering Private Limited	33AAFCC5227K1ZQ
4.	Casagrand Magick Rufy Private Limited	33AAHCC8425F1ZT
5.	Casagrand Horizons Private Limited	33AAICC0531H1Z5
6.	Danub Homes Private Limited	33AAICD1939Q1Z7

(vii) Professional tax registrations under applicable state legislations have been obtained by our Company CG Civil Engineering and CG Garden City with assessment numbers 13-181-PE-00554, 13-180-PE-07324 and 351906033 respectively.

B. ***Other key approvals obtained by our Company and our Material Subsidiaries under applicable labour legislations:***

The following approvals have been obtained by our Company, CG Garden City and CG Civil Engineering, as required under applicable labour legislations:

(i) Certificate of registration under the Tamil Nadu Industrial Establishments (National, Festival and Special Holidays) Act, 1958;

(ii) Certificate of registration under the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 granted by Employees' Provident Fund Organisation; and

(iii) Certificate of registration under the Employees' State Insurance Act, 1948, issued by the Employees' State Insurance Corporation.

Our other Material Subsidiaries have not employed any labourers and accordingly, the above requirements are not applicable to such entities.

IV. Material approvals obtained by our Company and our Subsidiaries, as applicable, in relation to our Residential projects

Completed Projects include projects where our Company and/or Subsidiaries have completed development; and in respect of which the occupation certificate/ completion certificate/ building

completion certificate, as applicable, has been obtained from the relevant authorities or the projects have been handed over to the association/ society by our Company or such Subsidiaries. Our Completed Projects includes projects where plots have been developed, and infrastructure such as roads, water supply, street lighting, drainage, and sewerage have been provided.

A. Key approvals for the Completed Projects:

(a) Occupancy certificates; or

(b) Completion certificates; or

(c) Letters/emails for handover of the projects; or

(d) Letters from the electricity board in respect of the projects.

B. Key approvals for the Ongoing Projects:

Ongoing projects include projects in respect of which (i) all title or development rights, or other interest in the land is held either directly or indirectly by our Company or Subsidiaries; and (ii) development or construction work is ongoing/ started; and (iii) the requisite approvals for commencement of development, including the commencement certificate/ development permission, have been obtained by our Company or Subsidiaries.These are projects which are currently under construction and have not yet been completed.

Set forth hereunder is a list of key approvals obtained in respect of our Ongoing Projects:

(a) Registrations under the Real Estate (Regulation and Development) Act, 2016 obtained from the Tamil Nadu Real Estate Regulatory Authority, Telangana Real Estate Regulatory Authority and Karnataka Real Estate Regulatory Authority;

(b) No objection certificates or fire licenses obtained from relevant fire departments;

(c) Planning permits obtained from relevant state municipal corporations;

(d) Building permits obtained from relevant state municipal corporations;

(e) No objection certificates for height clearance in relation to the construction of high rise projects from the Airports Authority of India;

(f) Consents to establish issued by Tamil Nadu Pollution Control Board, Telangana Pollution Control Board and Karnataka Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;

(g) Environmental clearances issued by the Ministry of Environment, Forest and Climate Change or State Environment Impact Assessment Authority, as applicable;

(h) Licenses to employ interstate migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979;

(i) Registrations permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996; and

(j) Certificates of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970.

C. Key approvals required for Forthcoming Projects:

Forthcoming Projects include projects in respect of which (A) all title or development rights or other interest in the land is held either directly or indirectly by our Company or our Subsidiaries; and (B) (i) master plans are closed; and/or (ii) designs are in place; and/or (iii) requisite applications for approvals, as applicable, have been made with the relevant authorities; and (C) no construction or development activities have commenced.

As on the date of this Draft Red Herring Prospectus, our Forthcoming Projects have not commenced construction. Our Company or our Subsidiaries, as applicable, will obtain such approvals prior to the commencement of construction of such projects.

V. Material approvals obtained by our Company and our Subsidiaries, as applicable, in relation to our commercial and warehousing projects

As on the date of this Draft Red Herring Prospectus, we have acquired one commercial project in Sholinganallur and are in the process of constructing and developing seven commercial projects and four warehousing projects, and are either in the process of applying for planning permit with form C in furtherance of the government order G.O.Ms. No. 169 dated September 12, 1996 to begin construction or have obtained the planning permits and building permits.

In addition, we propose to construct and develop 1 commercial project, in respect of which we have not commenced construction.

The commencement of construction of such projects typically require building permits and planning permits and warehousing projects may commence construction if they submit form C along with their planning permit application in furtherance of the government order G.O.Ms. No. 169 dated September 12, 1996. Further construction and development of such projects requires us to obtain certain approvals, such as no objection certificates from the relevant fire departments, environment clearances issued by the Ministry of Environment, Forest and Climate Change or State Environment Impact Assessment Authority. Our Company or our Subsidiaries, as applicable, will obtain such approvals prior to the commencement of construction and development of such projects, as and when required.

VI. Approvals required to be obtained by our Company and our Subsidiaries, as applicable, for which applications made.

A. *Residential Projects*

(a) Application dated June 26, 2025 for certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 made to the labour department of Tamil Nadu for Project Primrose by Casa Grande Civil Engineering Private Limited.

(b) Application dated June 26, 2025 for license under the Inter-State Migrant Workers Act, 1979 made to the labour department of Tamil Nadu for Project Primrose by Casa Grande Civil Engineering Private Limited.

(c) Application dated October 6, 2025, for registration under Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act made to the labour department of Tamil Nadu for Project Hanford by Casagrand Hyderwise Private Limited.

(d) Application dated June 26, 2025, for registration under Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act made to the labour department of Tamil Nadu for Project Dior by Casa Grande Civil Engineering Private Limited.

(e) Application dated April 27, 2024 for license under the Inter-State Migrant Workers Act, 1979 made to the labour department of Tamil Nadu for Project Dior by Casa Grande Civil Engineering Private Limited.

(f) Application dated April 27, 2024 for certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 made to the labour department of Tamil Nadu for Project Dior by Casa Grande Civil Engineering Private Limited.

(g) Application dated August 28, 2024 for consent to establish under the under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Estilo by Casagrand Premier Builder Limited.

(h) Application dated August 30, 2023 for consent to establish under the under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Palm Springs by Casa Grande Civil Engineering Private Limited.

(i) Application dated March 04, 2025, for registration under Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act made to the labour department of Tamil Nadu for Project Cheers by Casagrand Fresh Private Limited.

(j) Application dated June 30, 2025 for registration under Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act made to the labour department of Tamil Nadu for Project Aspires by Danub Homes Private Limited.

(k) Application dated June 16, 2025 for extension of registration under the Real Estate (Regulation and Development) Act, 2016 obtained from the Tamil Nadu Real Estate Regulatory Authority for Project Aquene by Casa Grande Garden City Builders Private Limited.

(l) Application dated October 27, 2025 for extension of registration under the Real Estate (Regulation and Development) Act, 2016 obtained from the Tamil Nadu Real Estate Regulatory Authority for Project Meridian by Casa Grande Garden City Builders Private Limited

B. ***Commercial Projects***

(i) Application dated October 24, 2024 for the planning permit from the Chennai Metropolitan Development Authority, Tamil Nadu for Project Bizpark by Casagrand Bizpark Private Limited;

(ii) Application dated March 07, 2025 for the planning permit from the Chennai Metropolitan Development Authority, Tamil Nadu for Project Skytech by Ambojini Developers Private Limited;

(iii) Application dated August 22, 2025 for license under the Inter-State Migrant Workers Act, 1979 made to the labour department of Tamil Nadu for Project Astute by Casagrand Everta Private Limited;

(iv) Application dated August 22, 2025 for certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 made to the labour department of Tamil Nadu for Project Astute by Casagrand Everta Private Limited;

(v) Application dated August 22, 2025 for license under the Inter-State Migrant Workers Act, 1979 made to the labour department of Tamil Nadu for Project Connect by Casagrand Magick Rufy Private Limited; and

(vi) Application dated August 22, 2025 for certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 made to the labour department of Tamil Nadu for Project Connect by Casagrand Magick Rufy Private Limited.

C. ***Warehousing Projects***

(i) Application dated March 4, 2023 for the planning permit from the Directorate of Town and Country Planning, Tamil Nadu for Project Shinrai by Casagrand Blue Horizon Private Limited;

(ii) Application dated April 30, 2023 for the planning permit from the Directorate of Town and Country Planning, Tamil Nadu for Project Falcon by Headway Premier Induspark Private Limited.

(iii) Application dated August 22, 2024, for the planning permit from the Directorate of Town and Country Planning, Tamil Nadu for Project Farglory by CGD Industrial Parks Private Limited.

(iv) Applicated dated November 16, 2024 for the building plan from the District Town and Country Planning Office, Tamil Nadu for Project Farglory by CGD Industrial Parks Private Limited;

(v) Application dated August 28, 2024, for the planning permit from the Directorate of Town and Country Planning, Tamil Nadu for Project Quantum by Headway Ace Induspark Private Limited; and

(vi) Application dated August 7, 2024 for environment clearance issued by the Ministry of Environment, Forest and Climate Change or State Environment Impact Assessment Authority, as applicable for Project Quantum by Headway Ace Induspark Private Limited;

VII. Approvals required by our Company and Subsidiaries, as applicable, for which approvals have not yet been applied for.

A. ***Residential Projects***

(a) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Madelyn by Casagrand Fresh Private Limited.

(b) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Madelyn by Casagrand Fresh Private Limited.

(c) No objection certificate from Tamil Nadu Fire and Rescue Service Department for Project Madelyn by Casagrand Fresh Private Limited.

(d) Consent to establish issued by the Tamil Nadu Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 of Project Goldengrove by Casagrand Premier Builder Limited.

(e) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Goldengrove by Casagrand Premier Builder Limited.

(f) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Goldengrove by Casagrand Premier Builder Limited.

(g) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Goldengrove by Casagrand Premier Builder Limited.

(h) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Orlena by Casa Grande Garden City Builders Private Limited.

(i) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Orlena by Casa Grande Garden City Builders Private Limited.

(j) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Orlena by Casa Grande Garden City Builders Private Limited.

(k) Registration certificate under the Real Estate (Regulation and Development) Act, 2016 for Project Orlena by Casa Grande Garden City Private Limited.

(l) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Hazen by Casa Grande Garden City Builders Private Limited.

(m) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Aquene by Casa Grande Garden City Builders Private Limited.

(n) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Aquene by Casa Grande Garden City Builders Private Limited.

(o) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Aquene by Casa Grande Garden City Builders Private Limited.

(p) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Meridian by Casa Grande Garden City Builders Private Limited.

(q) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Mercury Phase II by Casagrand Premier Builder Limited.

(r) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Mercury Phase II by Casagrand Premier Builder Limited.

(s) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Mercury Phase II by Casagrand Premier Builder Limited.

(t) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project South Brooke Phase II by Casa Grande Grace Private Limited.

(u) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project South Brooke Phase II by Casa Grande Grace Private Limited.

(v) Consent to establish issued by the Tamil Nadu Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 of Project South Brooke Phase II by Casa Grande Grace Private Limited.

(w) Consent to establish issued by the Karnataka State Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 of Project Casablanca by Casagrand Lotus Private Limited.

(x) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Keatsway by Casa Grande Garden City Private Limited.

(y) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Regal by Casa Grande Garden City Builders Private Limited.

(z) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Regal by Casa Grande Garden City Builders Private Limited.

(aa) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Regal by Casa Grande Garden City Builders Private Limited.

(bb) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Flamingo by Casa Grande Garden City Builders Private Limited.

(cc) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Flamingo by Casa Grande Garden City Builders Private Limited.

(dd) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Flamingo by Casa Grande Garden City Builders Private Limited.

(ee) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Amor by Casa Grande Garden City Builders Private Limited.

(ff) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Amor by Casa Grande Garden City Builders Private Limited.

(gg) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Avenue Park by Casagrand Premier Builder Limited.

(hh) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Avenue Park by Casagrand Premier Builder Limited.

(ii) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Belair by Casagrand Hyderwise Private Limited.

(jj) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Belair by Casagrand Hyderwise Private Limited.

(kk) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Belair by Casagrand Hyderwise Private Limited.

(ll) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Jarvis by Exotica Builder Private Limited.

(mm) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Jarvis by Exotica Builder Private Limited.

(nn) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Jarvis by Exotica Builder Private Limited.

(oo) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Casamia by Casagrand Stage7 Private Limited.

(pp) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Casamia by Casagrand Stage7 Private Limited.

(qq) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Casamia by Casagrand Stage7 Private Limited.

(rr) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Highclere by Casagrand Fresh Private Limited.

(ss) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Highclere by Casagrand Fresh Private Limited.

(tt) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Highclere by Casagrand Fresh Private Limited.

(uu) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Reva by Casagrand Fresh Private Limited.

(vv) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Reva by Casagrand Fresh Private Limited.

(ww) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Reva by Casagrand Fresh Private Limited.

(xx) Consent to establish issued by the Tamil Nadu Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 of Project Osaka by Casagrand Fresh Private Limited.

(yy) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Osaka by Casagrand Fresh Private Limited.

(zz) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Osaka by Casagrand Fresh Private Limited.

(aaa) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Osaka by Casagrand Fresh Private Limited.

(bbb) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Suncity Phase II by Casagrand Anchor Private Limited.

(ccc) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Suncity Phase II by Casagrand Anchor Private Limited.

(ddd) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Suncity Phase II by Casagrand Anchor Private Limited.

(eee) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Promenade by Casa Grande Garden City Builders Private Limited.

(fff) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Promenade by Casa Grande Garden City Builders Private Limited.

(ggg) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Promenade by Casa Grande Garden City Builders Private Limited.

(hhh) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Caladium by Casagrand Millenia Private Limited.

(iii) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Caladium by Casagrand Millenia Private Limited.

(jjj) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Caladium by Casagrand Millenia Private Limited.

(kkk) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Estancia by Casa Grande Garden City Builders Private Limited.

(lll) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Estancia by Casa Grande Garden City Builders Private Limited.

(mmm) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Estancia by Casa Grande Garden City Builders Private Limited.

(nnn) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Wesley by Casagrand Astute Private Limited.

(ooo) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Wesley by Casagrand Astute Private Limited.

(ppp) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Wesley by Casagrand Astute Private Limited.

(qqq) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Celest by Casagrand Covaan Private Limited.

(rrr) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Celest by Casagrand Covaan Private Limited.

(sss) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Celest by Casagrand Covaan Private Limited

(ttt) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Elinor by Danub Homes Private Limited;

(uuu) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Majestica by Casa Grande Smart Value Homes Private Limited;

(vvv) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Majestica by Casa Grande Smart Value Homes Private Limited;

(www) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Majestica by Casa Grande Smart Value Homes Private Limited;

(xxx) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project First City by Danub Homes Private Limited;

(yyy) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project First City by Danub Homes Private Limited;

(zzz) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project First City by Danub Homes Private Limited;

(aaaa) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project South Brooke Phase I by Casa Grande Grace Private Limited;

(bbbb) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project South Brooke Phase I by Casa Grande Grace Private Limited;

(cccc) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project South Brooke Phase I by Casa Grande Grace Private Limited;

(dddd) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Estilo by Casagrand Premier Builder Limited;

(eeee) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Estilo by Casagrand Premier Builder Limited;

(ffff) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Estilo by Casagrand Premier Builder Limited;

(gggg) Registration under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Selenia by Casa Grande Zest Private Limited;

(hhhh) License to employ interstate migrant workmen under the Inter-State Migrant Workers Act, 1979 for Project Selenia by Casa Grande Zest Private Limited;

(iiii) Certificate of registration under Contract Labour (Regulation and Abolition) Act, 1970 for Project Selenia by Casa Grande Zest Private Limited; and

(jjjj) Registration under Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act for Project Cloud9 by Casa Grande Milestone Private Limited.

B. ***Commercial Projects***

(a) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Astute by Casagrand Everta Private Limited;

(b) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Astute by Casagrand Everta Private Limited;

(c) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Connect by Casagrand Magick Rufy Private Limited;

(d) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Connect by Casagrand Magick Rufy Private Limited;

(e) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Paragon by Casagrand Vivacity Private Limited;

(f) License to employ interstate migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979 for Project Paragon by Casagrand Vivacity Private Limited;

(g) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Paragon by Casagrand Vivacity Private Limited;

(h) Certificate of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970 for Project Paragon by Casagrand Vivacity Private Limited.

(i) License to employ interstate migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979 for Project Convention Centre by Casagrand Fresh Private Limited;

(j) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Convention Centre by Casagrand Fresh Private Limited;

(k) Certificate of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970 for Project Convention Centre by Casagrand Fresh Private Limited;

(l) License to employ interstate migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979 for Project Connect KVR by Casagrand Anchor Private Limited;

(m) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Connect KVR by Casagrand Anchor Private Limited;

(n) Certificate of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970 for Project Connect KVR by Casagrand Anchor Private Limited;

(o) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Connect KVR by Casagrand Anchor Private Limited;

(p) Building Permission issued by the Tamil Nadu state regulatory authority for Project Bizpark by Casagrand Bizpark Private Limited;

(q) License to employ interstate migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979 for Project Bizpark by Casagrand Bizpark Private Limited;

(r) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Bizpark by Casagrand Bizpark Private Limited;

(s) Certificate of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970 for Project Bizpark by Casagrand Bizpark Private Limited;

(t) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Bizpark by Casagrand Bizpark Private Limited;

(u) Building Permission issued by the Tamil Nadu state regulatory authority for Project Skytech by Ambojini Developers Private Limited;

(v) License to employ interstate migrant workmen under the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service) Act, 1979 for Project Skytech by Ambojini Developers Private Limited;

(w) Registration permitting the employment of building workers under the Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996 for Project Skytech by Ambojini Developers Private Limited;

(x) Certificate of registration as a principal employer under the Contract Labour (Regulation and Abolition) Act, 1970 for Project Skytech by Ambojini Developers Private Limited;

(y) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Skytech by Ambojini Developers Private Limited;

(z) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Convention Centre by Casagrand Fresh Private Limited.

C. ***Warehousing Projects***

(i) Building permit from Directorate of Town and Country Planning, Tamil Nadu for Project Shinrai by Casagrand Blue Horizon Private Limited;

(ii) Environment clearance issued by the Ministry of Environment, Forest and Climate Change or State Environment Impact Assessment Authority, as applicable for Project Shinrai by Casagrand Blue Horizon Private Limited;

(iii) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Farglory A02 by CGD Industrial Parks Private Limited;

(iv) Building planning permit from the Directorate of Town and Country Planning, Tamil Nadu for Project Quantum by Headway Ace Induspark Private Limited;

(v) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Quantum by Headway Ace Induspark Private Limited;

(vi) Building planning permit from Directorate of Town and Country Planning, Tamil Nadu for Project Falcon by Headway Premier Induspark Private Limited;

(vii) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Falcon by Headway Premier Induspark Private Limited;

(viii) Environment clearances issued by the Ministry of Environment, Forest and Climate Change or State Environment Impact Assessment Authority, as applicable for Project Falcon by Headway Premier Induspark Private Limited;

(ix) Consent to establish issued by the Tamil Nadu Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 for Project Shinrai by Casagrand Blue Horizon Private Limited.

In addition to the above, there are certain planning permits, building permits, registration under the Real Estate (Regulation and Development) Act, 2016 obtained from the State Real Estate Regulatory Authority, consents to establish issued by the State Pollution Control Board, under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, environmental clearances issued by the Ministry of Environment, Forest and Climate Change or State Environment Impact Assessment Authority, as applicable, registration certificates / licenses under the Inter-State Migrant Workers Act, 1979, the Contract Labour

(Regulation and Abolition) Act, 1970 and the Building and Other Construction Workers (Regulation of Employment and Conditions of Services) Act, 1996, which have been obtained for various projects by our Company or our Subsidiaries, as applicable, that have expired in the ordinary course of business and renewals for which have been applied / will be applied for with the concerned statutory authorities.

Intellectual Property

As on the date of this Draft Red Herring prospectus, we have one registered trademark in India, the details of which are given below:

Sr. No.	Description	Class of Registration	Date of Registration	Registering Authority	Registration Number	Date of Expiry
1.		36	July 14, 2017	Trade Mark Registry, Mumbai	3591544	July 14, 2027

For further details in relation to transfer and assignment of the registered trademark agreement, see "***Our Business – Intellectual Property***" on page 341.

OTHER REGULATORY AND STATUTORY DISCLOSURES

Authority for the Offer

Corporate Approvals

- Our Board has authorized the Offer pursuant to its resolution dated December 23, 2025. Further, our Shareholders have approved the Fresh Issue pursuant to a special resolution passed on December 23, 2025 under Section 62(1)(c) of the Companies Act, 2013.

- Our Board has taken on record the Offer for Sale by the Selling Shareholders pursuant to its resolution dated December 24, 2025.

- Our Board has approved this Draft Red Herring Prospectus for filing with SEBI and the Stock Exchanges pursuant to their resolutions dated December 24, 2025.

Approvals from the Selling Shareholders

Each of the Selling Shareholders has, severally and not jointly, confirmed and authorized the transfer of its respective portion of the Offered Shares pursuant to the Offer for Sale, as set out below:

Selling Shareholder	Aggregate number of Equity Shares being offered in the Offer for Sale	Date of corporate approval	Date of consent letter
Arun MN	Up to [●] Equity Shares of face value of ₹2 each aggregating to ₹ 100 million	N.A.	December 24, 2025
Casagrand Luxor Private Limited	Up to [●] Equity Shares of face value of ₹2 each aggregating to ₹ 100 million	August 16, 2024	December 24, 2025

Each of the Selling Shareholders, severally and not jointly, confirms that it is in compliance with Regulation 8 and 8A of the SEBI ICDR Regulations, and it has held its respective portion of the Offered Shares for a period of at least one year prior to the date of filing the Draft Red Herring Prospectus.

In-principle Listing Approvals

Our Company has received in-principle approvals from the BSE and NSE for the listing of our Equity Shares pursuant to their letters dated [●] and [●], respectively.

Prohibition by the SEBI or other Governmental Authorities

Our Company, our Promoters (including persons in control of our Company), members of the Promoter Group, our Directors, persons in control of our Corporate Promoter, and each of the Selling Shareholders are not prohibited from accessing or operating in the capital market or debarred from buying, selling or dealing in securities under any order or direction passed by the SEBI or any securities market regulator in any other jurisdiction or any other authority/court.

Compliance with the Companies (Significant Beneficial Owners) Rules, 2018

Our Company, members of the Promoter Group and each of the Selling Shareholders, severally and not jointly, confirm that they are in compliance with the Companies (Significant Beneficial Owners) Rules, 2018, as amended and to the extent applicable, as on the date of this Draft Red Herring Prospectus.

Directors associated with securities market

None of our Directors are, in any manner, associated with the securities market. Further, there are no outstanding actions initiated by the SEBI against any of our Directors in the five years preceding the date of this Draft Red Herring Prospectus.

Eligibility for the Offer

Our Company is eligible to undertake the Offer in accordance with the eligibility criteria provided in Regulation 6(2) of the SEBI ICDR Regulations, and is in compliance with the conditions specified therein in the following manner:

"An issuer not satisfying the condition stipulated in sub-regulation (1) shall be eligible to make an initial public offer only if the issue is made through the book-building process and the issuer undertakes to allot at least seventy five per cent. of the net offer to qualified institutional buyers and to refund the full subscription money if it fails to do so."

Our Company is an unlisted company, not satisfying the conditions specified in Regulation 6(1) of the SEBI ICDR Regulations as our Company held more than 50% of net tangible assets in monetary assets in each of the preceding three financial years, i.e. as at March 31, 2025, as at March 31, 2024 and as at March 31, 2023. Our Company did not make firm commitments to utilise such excess monetary assets in the business or projects of our Company or our Subsidiaries. We are therefore required to allot not less than 75% of the Offer to QIBs to meet the conditions as detailed under Regulation 6(2) of the SEBI ICDR Regulations.

Set forth below are our Company's restated net tangible assets, restated operating profit and net worth, derived from our Restated Consolidated Financial Information included in this Draft Red Herring Prospectus.

(*₹ in million, unless otherwise stated*)

	As at and for the financial year ended as on		
	March 31, 2025	**March 31, 2024**	**March 31, 2023**
Restated net tangible assets[(1)]	7,722.71	5,351.80	3,020.11
Restated operating profit[(2)]	2,989.63	3,171.19	3,122.61
Average restated operating profit		3,094.48	
Restated consolidated net worth[(3)]	9,931.69	6,997.95	4,443.57
Restated consolidated monetary assets[(4)]	4,896.19	2,947.22	3,000.53
Monetary assets as restated as a percentage of the net tangible assets[(5)]	63.40%	55.07%	99.35%

Notes:

1) *"Net tangible assets" means the sum of all net assets of our Company and its Subsidiaries (together, the "Group") excluding intangible assets, goodwill and right of use assets;*
2) *"Restated operating profit" means restated profit before exceptional items and tax, reduced by other income and increased by finance costs;*
3) *"Net worth" means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation in accordance with Regulation 2(1)(hh) of the SEBI ICDR Regulations.;*
4) *"Monetary Assets" means the aggregate of cash and cash equivalents and other balances with banks with original maturity up to 12 months.*
5) *"Monetary assets as restated as a percentage of the net tangible assets" means monetary assets as restated divided by net tangible assets, as restated, expressed as a percentage.*

Not more than 15% of the Offer shall be available for allocation to Non-Institutional Investors of which one-third of the Non-Institutional Category will be available for allocation to Bidders with an application size of more than ₹0.20 and up to ₹1.00 million and two-thirds of the Non-Institutional Category will be available for allocation to Bidders with an application size of more than ₹1.00 million and under-subscription in either of these two sub-categories of Non-Institutional Category may be allocated to Bidders in the other sub-category of Non-Institutional Category. Further, not more than 10% of the Offer shall be available for allocation to RIIs in accordance with the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price.

Our Company confirms that it is in compliance with the conditions specified in Regulation 7(1) of the SEBI ICDR Regulations, to the extent applicable, and will ensure compliance with the conditions specified in Regulation 7(2) of the SEBI ICDR Regulations, to the extent applicable.

Further, in accordance with Regulation 49(1) of the SEBI ICDR Regulations, our Company shall ensure that the number of Allottees under the Offer shall be not less than 1,000, failing which, the entire application money would be refunded forthwith in accordance with SEBI ICDR Regulations and other applicable laws.

Further, our Company confirms that it is not ineligible to make the Offer in terms of Regulation 5 of the SEBI ICDR Regulations, to the extent applicable.

Our Company is in compliance with the following conditions specified in Regulation 5 of the SEBI ICDR Regulations:

- our Company, members of the Promoter Group, our Directors and the Selling Shareholders are not debarred from accessing the capital market by SEBI;
- none of our Promoters or our Directors are promoters or directors of companies which are debarred from accessing the capital markets by SEBI;
- none of our Company, our Promoters or our Directors have been categorized as a Wilful Defaulter or a Fraudulent Borrower;
- none of our Individual Promoter or our Directors are Fugitive Economic Offenders; and
- as on the date of this Draft Red Herring Prospectus, except for options granted pursuant to ESOP-2023, there are no outstanding warrants, options or rights to convert debentures, loans or other instruments convertible into, or which would entitle any person any option to receive Equity Shares. For further information on the ESOP - 2023, see "***Capital Structure – Employee stock option scheme***" on page 172;

DISCLAIMER CLAUSE OF THE SEBI

IT IS TO BE DISTINCTLY UNDERSTOOD THAT SUBMISSION OF THIS DRAFT RED HERRING PROSPECTUS TO SEBI SHOULD NOT, IN ANY WAY, BE DEEMED OR CONSTRUED THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH THE OFFER IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THIS DRAFT RED HERRING PROSPECTUS. THE BOOK RUNNING LEAD MANAGERS, BEING MOTILAL OSWAL INVESTMENT ADVISORS LIMITED AND DAM CAPITAL ADVISORS LIMITED HAVE CERTIFIED THAT THE DISCLOSURES MADE IN THIS DRAFT RED HERRING PROSPECTUS ARE GENERALLY ADEQUATE AND ARE IN CONFORMITY WITH THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED. THIS REQUIREMENT IS TO FACILITATE INVESTORS TO TAKE AN INFORMED DECISION FOR MAKING AN INVESTMENT IN THE PROPOSED OFFER.

IT SHOULD ALSO BE CLEARLY UNDERSTOOD THAT WHILE THE COMPANY IS PRIMARILY RESPONSIBLE FOR THE CORRECTNESS, ADEQUACY AND DISCLOSURE OF ALL RELEVANT INFORMATION IN THE DRAFT RED HERRING PROSPECTUS, AND EACH OF THE SELLING SHAREHOLDERS ARE, SEVERALLY AND NOT JOINTLY, RESPONSIBLE ONLY FOR THE STATEMENTS SPECIFICALLY CONFIRMED OR UNDERTAKEN BY THEM IN THE DRAFT RED HERRING PROSPECTUS IN RELATION TO THEMSELVES OR THEIR RESPECTIVE PORTION OF THE OFFERED SHARES, THE BOOK RUNNING LEAD MANAGERS ARE EXPECTED TO EXERCISE DUE DILIGENCE TO ENSURE THAT THE COMPANY AND THE SELLING SHAREHOLDERS DISCHARGE THEIR RESPONSIBILITY ADEQUATELY IN THIS BEHALF AND TOWARDS THIS PURPOSE, THE BOOK RUNNING LEAD MANAGERS, BEING MOTILAL OSWAL INVESTMENT ADVISORS LIMITED AND DAM CAPITAL ADVISORS LIMITED HAVE FURNISHED TO SEBI, A DUE DILIGENCE CERTIFICATE DATED DECEMBER 24, 2025 IN THE FORMAT PRESCRIBED UNDER SCHEDULE V(A) OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED.

THE FILING OF THE DRAFT RED HERRING PROSPECTUS DOES NOT, HOWEVER, ABSOLVE THE COMPANY FROM ANY LIABILITIES UNDER THE COMPANIES ACT, 2013, AS AMENDED OR FROM THE REQUIREMENT OF OBTAINING SUCH STATUTORY AND/OR OTHER CLEARANCES AS MAY BE REQUIRED FOR THE PURPOSE OF THE OFFER. SEBI FURTHER RESERVES THE RIGHT TO TAKE UP, AT ANY POINT OF TIME, WITH THE BOOK RUNNING LEAD MANAGERS, ANY IRREGULARITIES OR LAPSES IN THE DRAFT RED HERRING PROSPECTUS.

Disclaimer from our Company, our Directors, the Selling Shareholders and the BRLMs

Our Company, our Directors, the Selling Shareholders and the BRLMs accept no responsibility for statements made otherwise than in this Draft Red Herring Prospectus or in the advertisements or any other material issued by or at our Company's instance and anyone placing reliance on any other source of information, including our Company's website, www.casagrand.co.in, or any website of any of our Subsidiaries or affiliates of our Company or of any of the Group Companies, or any of the Selling Shareholders would be doing so at his or her own risk. It is clarified that neither the Selling Shareholders nor their respective directors, affiliates, associates and officers, as applicable, accept and/or undertake any responsibility for any statements made or undertakings provided other than those specifically made or undertaken by such Selling Shareholders in relation to itself and/or the respective portion of the Equity Shares offered by it through the Offer for Sale.

The BRLMs accept no responsibility, save to the limited extent as provided in the Offer Agreement and the Underwriting Agreement.

All information shall be made available by our Company, each of the Selling Shareholders, severally and not jointly (to the extent that the information pertain to itself and its respective portions of the Offered Shares), and the BRLMs to the public and investors at large and no selective or additional information would be available for a section of the investors in any manner whatsoever, including at road show presentations, in research or sales reports, at Bidding Centres or elsewhere.

Bidders who Bid in the Offer will be required to confirm and will be deemed to have represented to our Company, the Selling Shareholders, the Underwriters and their respective directors, partners, designated partners, trustees, officers, agents, affiliates, and representatives that they are eligible under all applicable laws, rules, regulations, guidelines and approvals to acquire the Equity Shares and will not issue, sell, pledge, or transfer the Equity Shares to any person who is not eligible under any applicable laws, rules, regulations, guidelines and approvals to acquire the Equity Shares. Our Company, the Selling Shareholders, the Underwriters and their respective directors, partners, designated partners, trustees, officers, agents, affiliates, and representatives accept no responsibility or liability for advising any investor on whether such investor is eligible to acquire the Equity Shares.

The BRLMs and their respective associates and affiliates in their capacity, as principals or agents, have engaged or may in future engage in transactions, including commercial banking and investment banking transactions, in the ordinary course of business with our Company, our Subsidiaries, the Selling Shareholders and their respective affiliates or associates or third parties, for which they have received, and may in the future receive, compensation.

Disclaimer in respect of Jurisdiction

This Offer is being made in India to persons resident in India who are competent to contract under the Indian Contract Act, 1872, as amended, including Indian nationals resident in India, HUFs, companies, other corporate bodies and societies registered under the applicable laws in India and authorized to invest in equity shares, domestic Mutual Funds registered with SEBI, Indian financial institutions, commercial banks, regional rural banks, co-operative banks (subject to permission from RBI), systemically important NBFCs or trusts under applicable trust law and who are authorized under their respective constitutions to hold and invest in equity shares, public financial institutions as specified in Section 2(72) of the Companies Act, 2013, VCFs, multilateral and bilateral development financial institutions, permitted state industrial development corporations, insurance companies registered with IRDAI, provident funds (subject to applicable law) and pension funds, National Investment Fund, insurance funds set up and managed by army, navy or air force of Union of India, insurance funds set up and managed by the Department of Posts, GoI, NBFC-SIs and permitted Non-Residents including FPIs and Eligible NRIs, AIFs, and other eligible foreign investors, if any, provided that they are eligible under all applicable laws and regulations to purchase the Equity Shares.

This Draft Red Herring Prospectus does not, however, constitute an offer to sell or an invitation to subscribe to Equity Shares offered hereby, in any jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction. Any person into whose possession this Draft Red Herring Prospectus comes is required to inform himself or herself about, and to observe, any such restrictions. This Draft Red Herring Prospectus does not constitute an invitation to subscribe to or purchase the Equity Shares offered in the Offer in any jurisdiction, including India. Invitations to subscribe to or purchase the Equity Shares offered in the Offer will be made only pursuant to the Red Herring Prospectus if the recipient is in India or the preliminary offering memorandum for the Offer, which comprises the Red Herring Prospectus and the preliminary international wrap for the Offer, if the recipient is outside India.

Any dispute arising out of this Offer will be subject to the jurisdiction of appropriate court(s) in Chennai, Tamil Nadu, India only.

No action has been, or will be taken to permit a public offering in any jurisdiction where action would be required for that purpose, except that this Draft Red Herring Prospectus has been filed with SEBI for its observations. Accordingly, the Equity Shares represented hereby may not be offered or sold, directly or indirectly, and this Draft Red Herring Prospectus may not be distributed, in any jurisdiction, except in accordance with the legal requirements applicable in such jurisdiction. Neither the delivery of this Draft Red Herring Prospectus, nor any offer or sale hereunder, shall, under any circumstances, create any implication that there has been no change in our affairs or in the affairs of the Selling Shareholders from the date hereof or that the information contained herein is correct as of any time subsequent to this date.

Bidders are advised to ensure that any Bid from them does not exceed the investment limits or maximum number of Equity Shares that can be held by them under applicable law.

No person outside India is eligible to Bid for Equity Shares in the Offer unless that person has received the preliminary offering memorandum for the Offer, which contains the selling restrictions for the Offer outside India.

Eligibility and Transfer Restrictions

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in "offshore transactions" as defined in and in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur

The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

Disclaimer Clause of the BSE

As required, a copy of this Draft Red Herring Prospectus shall be submitted to the BSE. The disclaimer clause as intimated by the BSE to us shall be included in the Red Herring Prospectus and the Prospectus prior to filing with the RoC.

Disclaimer Clause of NSE

As required, a copy of this Draft Red Herring Prospectus shall be submitted to the NSE. The disclaimer clause as intimated by the NSE to us shall be included in the Red Herring Prospectus and the Prospectus prior to filing with the RoC.

Listing

The Equity Shares issued through the Red Herring Prospectus and the Prospectus are proposed to be listed on the BSE and the NSE. Applications will be made to the Stock Exchanges for obtaining permission to deal in and for an official quotation of the Equity Shares being issued and sold in the Offer and [●] is the Designated Stock Exchange, with which the Basis of Allotment will be finalised.

If the permission to deal in and for an official quotation of the Equity Shares is not granted by the Stock Exchanges, our Company shall forthwith repay, without interest, all monies received from the Applicants in pursuance of the Red Herring Prospectus in accordance with applicable law.

Each of the Selling Shareholders, severally and not jointly, undertake to provide such reasonable assistance as may be requested by our Company, to the extent such assistance is required from such Selling Shareholders in relation to its respective portion of the Offered Shares to facilitate the process of listing and commencement of trading of the Equity Shares on the Stock Exchanges within such time prescribed by SEBI.

Our Company shall ensure that all steps for the completion of the necessary formalities for listing and commencement of trading of Equity Shares at the Stock Exchanges are taken within three Working Days of the Bid/Offer Closing Date or such other period as may be prescribed by the SEBI. If our Company does not allot Equity Shares pursuant to the Offer within two Working Days from the Bid/Offer Closing Date or within such

timeline as prescribed by the SEBI, it shall repay without interest all monies received from Bidders, failing which interest shall be due to be paid to the Bidders at the rate of 15% per annum for the delayed period.

Consents

Consents in writing of (a) each of the Selling Shareholders, our Directors, our Company Secretary and Compliance Officer, the legal counsel to the Company, the bankers to our Company, the BRLMs, architect, CBRE, Colliers, and Registrar to the Offer have been obtained; and (b) the Syndicate Members, Bankers to the Offer/ Escrow Bank, Public Offer Account Bank(s), Sponsor Bank(s) and Refund Bank(s) and Monitoring Agency to act in their respective capacities, will be obtained and filed along with a copy of the Red Herring Prospectus with the RoC as required under the Companies Act. Further, such consents as specified under (a) above have not been withdrawn as on the date of this Draft Red Herring Prospectus.

Expert

Except as stated below, our Company has not obtained any expert opinions in relation to this Draft Red Herring Prospectus:

Our Company has received a written consent dated December 24, 2025 from Vaithisvaran & Co. LLP, our Statutory Auditors, to include their name as required under section 26(5) of the Companies Act, 2013 read with SEBI ICDR Regulations, in this Draft Red Herring Prospectus, and as an "expert" as defined under Section 2(38) of the Companies Act, 2013 to the extent and in their capacity as our statutory auditors, and in respect of their (i) examination report dated December 23, 2025 on our Restated Consolidated Financial Information; and (ii) their report dated December 23, 2025 on the statement of possible special tax benefits available to our Company, its Material Subsidiaries and its Shareholders in this Draft Red Herring Prospectus and such consent has not been withdrawn as on the date of this Draft Red Herring Prospectus. However, the term "expert" shall not be construed to mean an "expert" as defined under the U.S. Securities Act.

Our Company has received a written consent dated December 24, 2025 from Srishti Designers, to include their name as required under Section 26(5) of the Companies Act, 2013 read with the SEBI ICDR Regulations, in this Draft Red Herring Prospectus and as an 'expert' as defined under Section 2(38) of the Companies Act, 2013 in relation to the certificate dated December 24, 2025 relating to our projects.

Particulars regarding public or rights issues during the last five years

There have been no public issues, including any rights issues (as defined under the SEBI ICDR Regulations) undertaken by our Company during the five years preceding the date of this Draft Red Herring Prospectus.

Commission or brokerage on previous issues in the last five years

Since this is the initial public offering of Equity Shares, no sum has been paid or has been payable as commission or brokerage for subscribing to or procuring or agreeing to procure public subscription for any of our Equity Shares in the five years preceding the date of this Draft Red Herring Prospectus.

Capital issues in the preceding three years by our Company, our listed group companies, Subsidiaries and Associates

Except as disclosed in "***Capital Structure – Notes to Capital Structure***" on page 161**,** our Company has not made any capital issuances during the three years preceding the date of this Draft Red Herring Prospectus.

As on the date of this Draft Red Herring Prospectus, our Company does not have any listed Subsidiaries or Group Companies or Associates.

Performance *vis-à-vis* Objects – Public/rights issue of our Company

Our Company has not undertaken any public issues, or rights issues (as defined under the SEBI ICDR Regulations) in the five years preceding the date of this Draft Red Herring Prospectus.

Performance *vis-à-vis* Objects –public/rights issue of subsidiaries/listed promoters

As on the date of this Draft Red Herring Prospectus, our Company does not have any listed Subsidiaries or listed Promoter.

Price Information of past issues handled by the BRLMs

Motilal Oswal Investment Advisors Limited

1. Price information of past issues (during the current Financial Year and two Financial Years preceding the current Financial Year) handled by Motilal Oswal Investment Advisors Limited

Sr. No.	Issue name	Designated Stock Exchange	Issue Size (₹ million)	Issue price (₹)	Listing Date	Opening price on Listing Date (in ₹)	+/- % change in closing price, [+/- % change in closing benchmark] - 30th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark] - 90th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark] - 180th calendar days from listing
1.	ICICI Prudential Asset Management Company Limited	NSE	1,06,026.53	2165.00	December 19, 2025	2,600.00	Not applicable	Not applicable	Not applicable
2.	Fujiyama Power Systems Limited	BSE	8,280.00	228.00	November 20, 2025	218.40	-14.45% [-0.82%]	Not applicable	Not applicable
3.	Billionbrains Garage Ventures Ltd	NSE	66,323.01	100.00	November 12, 2025	112.00	45.45% [0.09%]	Not applicable	Not applicable
4.	Midwest Ltd[##]	NSE	4,510.00	1065.00	October 24, 2025	1165.00	13.67% [1.06%]	Not applicable	Not applicable
5.	Canara HSBC Life Insurance Company Ltd[$$]	NSE	25,159.50	106.00	October 17, 2025	106.00	13.50% [0.78%]	Not applicable	Not applicable
6.	Jain Resource Recycling Ltd	NSE	12,500.00	232.00	October 01, 2025	265.05	71.37% [4.19%]	Not applicable	Not applicable
7.	Epack Prefab Technologies Ltd	NSE	5,040.00	204.00	October 01, 2025	183.85	29.77% [4.19%]	Not applicable	Not applicable
8.	Jaro Institute of Technology Management & Research Ltd	NSE	4,500.00	890.00	September 30, 2025	890.00	-32.12% [5.86%]	Not applicable	Not applicable
9.	Atlanta Electricals Limited[&&]	BSE	6,873.41	754.00	September 29, 2025	858.10	27.82% [5.30%]	Not applicable	Not applicable
10.	Ganesh Consumer Products Limited**	BSE	4,087.98	322.00	September 29, 2025	295.00	-12.05% [5.30%]	Not applicable	Not applicable

Source: www.nseindia.com and www.bseindia.com

Notes:

1. *The S&P CNX NIFTY or S&P BSE SENSEX is considered as the Benchmark Index, depending upon the designated stock exchange.*
2. *Price is taken from NSE or BSE, depending upon Designated Stock Exchange for the above calculations.*
3. *The 30th, 90th and 180th calendar day computation includes the listing day. If either of the 30th, 90th or 180th calendar days is a trading holiday, the previous trading day is considered for the computation. We have taken the issue price to calculate the % change in closing price as on 30th, 90th and 180th day. We have taken the closing price of the applicable benchmark index as on the listing day to calculate the % change in closing price of the benchmark as on 30th, 90th and 180th days*
4. *Not applicable – Period not completed.*

[##] *A discount of ₹ 101 per equity share was provided to eligible employees bidding in the employee reservation portion.*

[$$] *A discount of ₹ 10 per equity share was provided to eligible employees bidding in the employee reservation portion.*

&& A discount of ₹ 70 per equity share was provided to eligible employees bidding in the employee reservation portion.
*** A discount of ₹ 30 per equity share was provided to eligible employees bidding in the employee reservation portion.*

2. Summary statement of price information of past issues (during the current Financial Year and two Financial Years preceding the current Financial Year) handled by Motilal Oswal Investment Advisors Limited.

Financial Year	Total no. of IPOs	Total funds raised (₹ Millions)	Nos. of IPOs trading at discount on as on 30th calendar days from listing date			Nos. of IPOs trading at premium on as on 30th calendar days from listing date			Nos. of IPOs trading at discount as on 180th calendar days from listing date			Nos. of IPOs trading at premium as on 180th calendar days from listing date		
			Over 50%	Between 25% - 50%	Less than 25%	Over 50%	Between 25%-50%	Less than 25%	Over 50%	Between 25%-50%	Less than 25%	Over 50%	Between 25%-50%	Less than 25%
2025-2026	20	4,88,981.69	-	1	5	3	5	5	-	-	1	-	-	-
2024-2025	7	1,08,359.23	-	-	2	1	-	4	-	1	1	-	1	4
2023-2024	7	62,714.73	-	-	2	-	1	4	-	-	2	-	2	3

The information for each of the financial years is based on issues listed during such financial year.
Notes: Since 30 calendar days and 180 calendar days, as applicable, from listing date has not elapsed for few of the above issues, data for same is not available.
Data for number of IPOs trading at premium/discount taken at closing price on NSE or BSE on the respective date, depending upon the designated stock exchange.

DAM Capital Advisors Limited

1. Price information of past issues (during the current Financial Year and two Financial Years preceding the current Financial Year) handled by DAM Capital Advisors Limited

Sr. No.	Issue name	Issue Size (₹ million)	Issue price (₹)	Listing Date	Opening price on Listing Date (in ₹)	+/- % change in closing price, [+/- % change in closing benchmark] - 30th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark] - 90th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark] - 180th calendar days from listing
1.	Park Medi World Limited(1)	9,200.00	162.00	December 17, 2025	158.80	Not Applicable	Not Applicable	Not Applicable
2.	Midwest Limited(1)	4,510.00	1,065.00@@	October 24, 2025	1,165.00	+13.67%, [+1.06%]	Not Applicable	Not Applicable
3.	TruAlt Bioenergy Limited(2)	8,392.80	496.00	October 3, 2025	550.00	-9.79%, [+3.36%]	Not Applicable	Not Applicable
4.	Jain Resource Recycling Limited(1)	12,500.00	232.00	October 1, 2025	265.05	+71.37%, [+4.19%]	Not Applicable	Not Applicable
5.	Anand Rathi Share and Stock Brokers Limited(1)	7,450.00	414.00^^	September 30, 2025	432.00	+24.03%,[+5.86%]	Not Applicable	Not Applicable
6.	Ganesh Consumer Products Limited(2)	4,087.98	322.00$$	September 29, 2025	295.00	-12.05%, [+5.30%]	Not Applicable	Not Applicable
7.	Saatvik Green Energy	9,000.00	465.00##	September 26, 2025	460.00	+9.26%, [+4.71%]	-17.84%,[+6.19%]	Not Applicable

Sr. No.	Issue name	Issue Size (₹ million)	Issue price (₹)	Listing Date	Opening price on Listing Date (in ₹)	+/- % change in closing price, [+/- % change in closing benchmark] - 30th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark] - 90th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark] - 180th calendar days from listing
	Limited[(2)]							
8.	Euro Pratik Sales Limited[(1)]	4,513.15	247.00[&&]	September 23, 2025	272.10	+4.35%, [+2.78%]	+20.26%, [+3.17%]	Not Applicable
9.	JSW Cement Limited[(1)]	36,000.00	147.00	August 14, 2025	153.50	+1.17%, [+1.96%]	-16.64%, [+4.32%]	Not Applicable
10.	All Time Plastics Limited[(2)]	4,006.03	275.00**	August 14, 2025	314.30	-0.67%, [+1.62%]	+1.82%, [+4.06%]	Not Applicable

Source: www.nseindia.com and www.bseindia.com

*** A discount of ₹ 26 per equity share was provided to eligible employees bidding in the employee reservation portion.*

[&&] A discount of ₹ 13 per equity share was provided to eligible employees bidding in the employee reservation portion.

[##] A discount of ₹ 44 per equity share was provided to eligible employees bidding in the employee reservation portion.

[$$] A discount of ₹ 30 per equity share was provided to eligible employees bidding in the employee reservation portion.

[^^] A discount of ₹ 25 per equity share was provided to eligible employees bidding in the employee reservation portion.

[@@]A discount of ₹ 101 per equity share was provided to eligible employees bidding in the employee reservation portion

(1) NSE was the designated stock exchange for the said issue.

(2) BSE was the designated stock exchange for the said issue.

Notes:

(a) Issue size derived from prospectus / basis of allotment advertisement, as applicable

(b) Price on NSE or BSE is considered for the above calculations as per the designated stock exchange disclosed by the respective issuer at the time of the issue, as applicable

(c) % of change in closing price on 30th / 90th / 180th calendar day from listing day is calculated vs issue price. % change in closing benchmark index is calculated based on closing index on listing day vs closing index on 30th/ 90th / 180th calendar day from listing day.

(d) Wherever 30th/ 90th / 180th calendar day from listing day is a holiday, the closing data of the previous trading day has been considered.

(e) The Nifty 50 or S&P BSE SENSEX index is considered as the benchmark index as per the designated stock exchange disclosed by the respective issuer at the time of the issue, as applicable

(f) Not Applicable – Period not completed

2. Summary statement of price information of past issues (during the current Financial Year and two Financial Years preceding the current Financial Year) handled by DAM Capital Advisors Limited.

Financial Year	Total no. of IPOs	Total funds raised (₹ million)	Nos. of IPOs trading at discount on as on 30th calendar days from listing date			Nos. of IPOs trading at premium on as on 30th calendar days from listing date			Nos. of IPOs trading at discount as on 180th calendar days from listing date			Nos. of IPOs trading at premium as on 180th calendar days from listing date		
			Over 50%	Between 25% - 50%	Less than 25%	Over 50%	Between 25%-50%	Less than 25%	Over 50%	Between 25%-50%	Less than 25%	Over 50%	Between 25%-50%	Less than 25%
2025-26	11	106,159.96	-	-	3	1	-	6	-	-	-	-	-	-
2024-25	5	80,371.02	-	-	-	2	1	2	-	-	2	2	1	-
2023-24	9	87,066.85	-	1	5	-	1	2	-	2	1	1	-	5

Source: www.nseindia.com and www.bseindia.com

Notes:

a. The information is as on the date of this DRHP.
b. The information for each of the financial years is based on issues listed during such financial year.
c. Since 30 or 180 calendar days from listing date has not elapsed for few issues, hence data for same is not available.

Track record of past issues handled by the BRLMs

For details regarding the track record of the BRLMs, as specified in circular reference CIR/MIRSD/1/2012 dated January 10, 2012 issued by SEBI, please see the websites of the BRLMs, as set forth in the table below:

S. No	Name of the BRLM	Website
1.	Motilal Oswal Investment Advisors Limited	www.motilaloswalgroup.com
2.	DAM Capital Advisors Limited	www.damcapital.in

Stock Market Data of the Equity Shares

This being an initial public offer of our Company, the Equity Shares are not listed on any stock exchange and accordingly, no stock market data is available for the Equity Shares.

Mechanism for Redressal of Investor Grievances

SEBI, by way of its circular dated March 16, 2021 as amended by its circulars dated June 2, 2021 and April 20, 2022 ("**March 2021 Circular**"), has identified the need to put in place measures, in order to manage and handle investor issues arising out of the UPI Mechanism *inter alia* in relation to delay in receipt of mandates by Bidders for blocking of funds due to systemic issues faced by Designated Intermediaries/SCSBs and failure to unblock funds in cases of partial allotment/non allotment within prescribed timelines and procedures. Per the March 2021 Circular, SEBI has prescribed certain mechanisms to ensure proper management of investor issues arising out of the UPI Mechanism, including: (i) identification of a nodal officer by SCSBs for the UPI Mechanism; (ii) delivery of SMS alerts by SCSBs for blocking and unblocking of UPI Mandate Requests; (iii) hosting of a web portal by the Sponsor Bank(s) containing statistical details of mandate blocks/unblocks; (iv) limiting the facility of reinitiating UPI Bids to Syndicate Members to once per Bid; and (v) mandating SCSBs to ensure that the unblock process for non-allotted/partially allotted applications is completed by the closing hours of one Working Day subsequent to the finalization of the Basis of Allotment.

In terms of the SEBI ICDR Master Circular, any ASBA Bidder whose Bid has not been considered for Allotment, due to failure on the part of any SCSB, shall have the option to seek redressal by the concerned SCSB within three months of the date of listing of the Equity Shares.

The processing fees for applications made by UPI Bidders using the UPI Mechanism may be released to the remitter banks (SCSBs) only after such banks provide a written confirmation on compliance with SEBI ICDR Master Circular and any subsequent circulars, as applicable, issued by SEBI.

Separately, pursuant to the SEBI ICDR Master Circular, the following compensation mechanism shall be applicable for investor grievances in relation to Bids made through the UPI Mechanism, for which the relevant SCSBs shall be liable to compensate the investor:

Scenario	Compensation amount	Compensation period
Delayed unblock for cancelled/withdrawn/deleted applications	₹100 per day or 15% per annum of the Bid Amount, whichever is higher	From the date on which the request for cancellation/withdrawal/deletion is placed on the bidding platform of the Stock Exchanges till the date of actual unblock
Blocking of multiple amounts for the same Bid made through the UPI Mechanism	1. Instantly revoke the blocked funds other than the original application amount and 2. ₹100 per day or 15% per annum of the total cumulative blocked amount except the original Bid Amount, whichever is higher	From the date on which multiple amounts were blocked till the date of actual unblock
Blocking more amount than the Bid Amount	1. Instantly revoke the difference amount, i.e., the blocked amount less the Bid Amount and 2. ₹100 per day or 15% per annum of the difference amount, whichever is higher	From the date on which the funds to the excess of the Bid Amount were blocked till the date of actual unblock
Delayed unblock for non – Allotted/partially Allotted applications	₹100 per day or 15% per annum of the Bid Amount, whichever is higher	From the Working Day subsequent to the finalisation of the Basis of Allotment till the date of actual unblock

Further, in the event there are any delays in resolving the investor grievance beyond the date of receipt of the complaint from the investor, for each day delayed, the post-Offer BRLM shall be liable to compensate the investor ₹100 per day or 15% per annum of the Bid Amount, whichever is higher. The compensation shall be payable for the period ranging from the day on which the investor grievance is received till the date of actual unblock.

The Registrar Agreement provides for retention of records with the Registrar to the Offer for a period of at least eight years from the date of listing and commencement of trading of the Equity Shares pursuant to the Offer, or such other period as may be prescribed under applicable law to enable the investors to approach the Registrar to the Offer for redressal of their grievances.

Investors may contact the Company Secretary and Compliance Officer or the Registrar to the Offer in case of any pre-Offer or post-Offer related grievances including non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-receipt of funds by electronic mode, etc. For all Offer-related queries and for redressal of complaints, investors may also write to the BRLMs.

All grievances in relation to the Bidding process, other than of Anchor Investors, may be addressed to the Registrar to the Offer with a copy to the relevant Designated Intermediary to whom the Bid cum Application Form was submitted. The Bidder should give full details such as name of the sole or First Bidder, Bid cum Application Form number, Bidder's DP ID, Client ID, UPI ID (for UPI Bidders who make the payment of Bid Amount through the UPI Mechanism), PAN, date of the submission of Bid cum Application Form, address of the Bidder, number of the Equity Shares applied for, ASBA Account number in which the amount equivalent to the Bid Amount was blocked, and the name and address of the Designated Intermediary where the Bid cum Application Form was submitted by the Bidder. Further, the Bidder shall also enclose a copy of the Acknowledgment Slip or the application number duly received from the concerned Designated Intermediary in addition to the information mentioned hereinabove.

All grievances of the Anchor Investors may be addressed to the Registrar to the Offer, giving full details such as the name of the sole or First Bidder, Bid cum Application Form number, Bidders' DP ID, Client ID, PAN, date of the Bid cum Application Form, address of the Bidder, number of the Equity Shares applied for, Bid Amount paid on submission of the Bid cum Application Form and the name and address of the BRLMs with whom the Bid cum Application Form was submitted by the Anchor Investor.

For helpline details of the Book Running Lead Managers pursuant to SEBI ICDR Master Circular, see "***General Information – Book Running Lead Managers***" on page 153.

Further, the Bidder shall also enclose a copy of the Acknowledgment Slip duly received from the concerned Designated Intermediary in addition to the information mentioned hereinabove.

The Registrar to the Offer shall obtain the required information from the SCSBs for addressing any clarifications or grievances of ASBA Bidders.

Our Company, the Selling Shareholders, the BRLMs and the Registrar to the Offer accept no responsibility for errors, omissions, commission or any acts of SCSBs including any defaults in complying with their obligations under applicable SEBI ICDR Regulations.

For grievance redressal contact details of the BRLMs pursuant to- the SEBI ICDR Master Circular, see "***Offer Procedure - General Instructions***" on page 996.

Disposal of Investor Grievances by our Company

Our Company estimates that the average time required by our Company or the Registrar to the Offer or the SCSB in case of ASBA Bidders, for the redressal of routine investor grievances shall be 10 Working Days from the date of receipt of the complaint. In case of non-routine complaints and complaints where external agencies are involved, our Company will seek to redress these complaints as expeditiously as possible.

Our Company has obtained authentication on the Securities and Exchange Board of India Complaints Redress System ("**SCORES**") in compliance with the SEBI circulars in relation to redressal of investor grievances through SCORES.

Our Company has constituted a Stakeholders' Relationship Committee which is responsible for redressal of grievances of the security holders of our Company. For details, see "***Our Management – Board Committees – Stakeholders' Relationship Committee***" on page 441.

Our Company has appointed Nisha Abhishek Jha as the Company Secretary and Compliance Officer who may be contacted in case of any pre-Offer or post-Offer related grievances. Her contact details are as follows:

Nisha Abhishek Jha
5th Floor, NPL Devi
New No -111, Old No 59
L.B. Road, Thiruvanmiyur
Chennai 600 041
Tamil Nadu, India
Tel: 044 - 45011724
E-mail: nishaabhishek@casagrand.co.in; complianceofficer@casagrand.co.in

The Selling Shareholders, severally and not jointly, have authorized the Company Secretary and Compliance Officer and the Registrar to the Offer to redress any complaints received from Bidders in respect of their respective portion of the Offered Shares.

Our Company has not received any investor complaint during the three years preceding the date of this Draft Red Herring Prospectus. Further, no investor complaint in relation to our Company is pending as on the date of this Draft Red Herring Prospectus.

Disposal of investor grievances by listed Group Companies and Subsidiaries

Our Company does not have any listed Group Companies or listed Subsidiaries.

Exemption from complying with any provisions of securities laws, if any, granted by SEBI

Our Company has not sought any exemption from SEBI from complying with any provisions of securities laws, as on the date of this Draft Red Herring Prospectus.

Other confirmations

No person connected with the Offer shall offer any incentive, whether direct or indirect, in any manner, whether in cash or kind or services or otherwise to any person for making an application in the Offer, except for fees or commission for services rendered in relation to the Offer.

SECTION VII: OFFER INFORMATION

TERMS OF THE OFFER

The Equity Shares being offered and Allotted in the Offer will be subject to the provisions of the Companies Act, the SEBI ICDR Regulations, the SCRA, the SCRR, the Memorandum of Association, the Articles of Association, the SEBI Listing Regulations, the Red Herring Prospectus and the Prospectus, the Bid cum Application Form, the Revision Form, the Abridged Prospectus and other terms and conditions as may be incorporated in the CAN (for Anchor Investors), Allotment Advice and other documents and certificates that may be executed in respect of the Offer. The Equity Shares shall also be subject to all applicable laws, guidelines, rules, notifications and regulations relating to the issue of capital, offer for sale and listing and trading of securities, issued from time to time, by SEBI, the Government of India, the Stock Exchanges, the RoC, the RBI and/or other authorities, as in force on the date of the Offer and to the extent applicable or such other conditions as maybe prescribed by SEBI, the Government of India, the Stock Exchanges, the RoC, the RBI and/or any other regulatory authorities while granting approval for the Offer.

Ranking of Equity Shares

The Equity Shares being Allotted and transferred pursuant to the Offer, shall be subject to the provisions of the Companies Act, our Memorandum of Association and Articles of Association and will rank *pari passu* in all respects with the existing Equity Shares of our Company, including in respect of rights to receive dividends and other corporate benefits, if any, declared by our Company after the date of Allotment and transfer in accordance with applicable law. For more information, see "***Main Provisions of the Articles of Association***" on page 1006.

Mode of Payment of Dividend

Our Company will pay dividends, if declared, to the Shareholders, as per the provisions of the Companies Act 2013, the SEBI Listing Regulations, the Memorandum of Association and the Articles of Association, and any guidelines or directives that may be issued by the Government of India in this respect. Any dividends declared, after the date of Allotment (including pursuant to the transfer of Equity Shares from the Offer for Sale) will be payable to the Allottees who have been Allotted Equity Shares in the Offer, for the entire year, in accordance with applicable laws. For more information, see "***Dividend Policy***" and "***Main Provisions of the Articles of Association***" on pages 456 and 1006, respectively.

Face Value, Offer Price, Floor Price and Price Band

The face value of each Equity Share is ₹2 and the Offer Price at the lower end of the Price Band is ₹[●] per Equity Share and at the higher end of the Price Band is ₹[●] per Equity Share. The Anchor Investor Offer Price is ₹[●] per Equity Share.

The Price Band and the minimum Bid Lot will be decided by our Company in consultation with the BRLMs, and shall be published by our Company in [●] editions of [●], a widely circulated English national daily newspaper, [●] editions of [●], a widely circulated Hindi national daily newspaper and [●] edition of [●], a widely circulated Tamil daily newspaper, Tamil being the regional language of Tamil Nadu, where our Registered and Corporate Office is located, at least two Working Days prior to the Bid/Offer Opening Date, and shall be made available to the Stock Exchanges for the purpose of uploading the same on their respective websites. The Price Band, along with the relevant financial ratios calculated at the Floor Price and at the Cap Price shall be pre-filled in the Bid-cum-Application Forms available at the respective websites of the Stock Exchanges. The Offer Price shall be determined by our Company, in consultation with the BRLMs, after the Bid/Offer Closing Date, on the basis of assessment of market demand for the Equity Shares offered by way of the Book Building Process.

At any given point in time there will only be one denomination for the Equity Shares.

Compliance with disclosure and accounting norms

Our Company shall comply with all applicable disclosure and accounting norms as specified by SEBI from time to time.

The Offer

The Offer comprises a Fresh Issue of Equity Shares by our Company and Offer for Sale of Equity Shares by the Selling Shareholders. For details on expenses for the Offer, see "***Objects of the Offer – Offer related expenses***"

on page 195.

Rights of the Shareholders

Subject to applicable laws, rules, regulations and guidelines and the Articles of Association, the Shareholders will have the following rights:

- right to receive dividends, if declared;
- right to attend general meetings and exercise voting powers, unless prohibited by law;
- right to vote on a poll either in person or by proxy or e-voting in accordance with the provisions of the Companies Act;
- right to receive offers for rights shares and be allotted bonus shares, if announced;
- right to receive any surplus on liquidation subject to any statutory and preferential claims being satisfied;
- right of free transferability of their Equity Shares, subject to applicable foreign exchange regulations and other applicable law; and
- such other rights as may be available to a shareholder of a listed public company under the Companies Act, the SEBI Listing Regulations, our Memorandum of Association, Articles of Association and other applicable laws.

For a detailed description of the main provisions of our Articles of Association relating to voting rights, dividend, forfeiture, lien, transfer, transmission, consolidation and splitting, see "***Main Provisions of the Articles of Association***" on page 1006.

Allotment only in Dematerialised Form

Pursuant to Section 29 of the Companies Act, 2013 and the SEBI ICDR Regulations, the Equity Shares shall be Allotted only in dematerialised form. As per the SEBI ICDR Regulations, the trading of the Equity Shares shall only be in dematerialised form on the Stock Exchanges.

In this context, two agreements have been entered into amongst our Company, the respective Depositories and the Registrar to the Offer:

- tripartite agreement dated February 4, 2020, among NSDL, our Company and the Registrar to the Offer; and
- tripartite agreement dated January 31, 2023, among CDSL, our Company and Registrar to the Offer.

Market Lot and Trading Lot

Since trading of the Equity Shares is in dematerialised form, the tradable lot is one Equity Share. Allotment in the Offer will be only in dematerialised form in multiples of [●] Equity Share, subject to a minimum Allotment of [●] Equity Shares. For the method of Basis of Allotment, see "***Offer Procedure***" on page 986.

Jurisdiction

Exclusive jurisdiction for the purposes of the Offer is with the competent courts/authorities in Tamil Nadu, India.

Joint Holders

Subject to the provisions of the Articles of Association, where two or more persons are registered as the holders of the Equity Shares, they will be deemed to hold such Equity Shares as joint holders with benefits of survivorship.

Nomination Facility to Investors

In accordance with Section 72 of the Companies Act 2013, read with Companies (Share Capital and Debentures) Rules, 2014, as amended, the sole Bidder, or the first Bidder along with other joint Bidders, may nominate any one person in whom, in the event of the death of sole Bidder or in case of joint Bidders, death of all the Bidders,

as the case may be, the Equity Shares Allotted, if any, shall vest to the exclusion of all other persons, unless the nomination is varied or cancelled in the prescribed manner. A person, being a nominee, entitled to the Equity Shares by reason of the death of the original holder(s), shall be entitled to the same advantages to which he or she would be entitled if he or she were the registered holder of the Equity Share(s). Where the nominee is a minor, the holder(s) may make a nomination to appoint, in the prescribed manner, any person to become entitled to Equity Share(s) in the event of his or her death during the minority. A nomination shall stand rescinded upon a sale, transfer or alienation of Equity Share(s) by the person nominating. A nomination may be cancelled or varied by nominating any other person in place of the present nominee by the holder of the Equity Shares who has made the nomination by giving a notice of such cancellation. A buyer will be entitled to make a fresh nomination in the manner prescribed. Fresh nomination can be made only on the prescribed form available on request at our Registered and Corporate Office or to the registrar and transfer agents of our Company.

Further, any person who becomes a nominee by virtue of Section 72 of the Companies Act 2013, will, on the production of such evidence as may be required by our Board, elect either:

- to register himself or herself as holder of Equity Shares; or
- to make such transfer of the Equity Shares, as the deceased holder could have made.

Further, our Board may at any time give notice requiring any nominee to choose either to be registered himself or herself or to transfer the Equity Shares, and if the notice is not complied with within a period of 90 days, our Board may thereafter withhold payment of all dividend, interests, bonuses or other monies payable in respect of the Equity Shares, until the requirements of the notice have been complied with.

Since the Allotment of Equity Shares in the Offer will be made only in dematerialised form, there is no need to make a separate nomination with our Company. Nominations registered with the respective Depository Participant of the Bidder will prevail. If Bidders want to change their nomination, they are advised to inform their respective Depository Participants.

Bid/Offer Period

BID/OFFER OPENS ON*	[●]
BID/OFFER CLOSES ON**	[●]***

* *Our Company, in consultation with the BRLMs, may consider participation by Anchor Investors. The Anchor Investor Bid/Offer Period shall be one Working Day prior to the Bid/Offer Opening Date in accordance with the SEBI ICDR Regulations.*

** *Our Company, in consultation with the BRLMs, may consider closing the Bid/Offer Period for QIBs one Working Day prior to the Bid/Offer Closing Date in accordance with the SEBI ICDR Regulations.*

*** *UPI mandate end time shall be 5:00 p.m. on the Bid/ Offer Closing Date.*

An indicative timetable in respect of the Offer is set out below:

BID/OFFER CLOSING DATE	[●]
FINALISATION OF BASIS OF ALLOTMENT WITH THE DESIGNATED STOCK EXCHANGE	On or about [●]
INITIATION OF REFUNDS (IF ANY, FOR ANCHOR INVESTORS)/UNBLOCKING OF FUNDS FROM ASBA ACCOUNT*	On or about [●]
CREDIT OF EQUITY SHARES TO DEPOSITORY ACCOUNTS	On or about [●]
COMMENCEMENT OF TRADING OF THE EQUITY SHARES ON THE STOCK EXCHANGES	On or about [●]

** In case of any delay in unblocking of amounts in the ASBA Accounts (including amounts blocked through the UPI Mechanism) exceeding four Working Days from the Bid/Offer Closing Date for cancelled/withdrawn/deleted ASBA Forms, the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the Bid Amount, whichever is higher from the date on which the request for cancellation/withdrawal/deletion is placed in the Stock Exchanges bidding platform until the date on which the amounts are unblocked (ii) any blocking of multiple amounts for the same ASBA Form (for amounts blocked through the UPI Mechanism), the Bidder shall be compensated at a uniform rate ₹100 per day or 15% per annum of the total cumulative blocked amount except the original application amount, whichever is higher from the date on which such multiple amounts were blocked till the date of actual unblock; (iii) any blocking of amounts more than the Bid Amount, the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the difference in amount, whichever is higher from the date on which such excess amounts were blocked till the date of actual unblock; (iv) any delay in unblocking of non-allotted/partially allotted Bids, exceeding four Working Days from the Bid/Offer Closing Date, the Bidder shall be compensated at a uniform rate of ₹100 per day or 15% per annum of the Bid Amount, whichever is higher for the entire duration of delay exceeding four Working Days from the Bid/Offer Closing Date by the SCSB responsible for causing such delay in unblocking. The BRLMs shall, in their sole discretion, identify and fix the liability on such intermediary or entity responsible for such delay in unblocking. The Bidder shall be compensated in the manner specified in the SEBI ICDR Master Circular, which for the avoidance of doubt, shall be deemed to be incorporated in the deemed agreement of our Company with the SCSBs, to the extent applicable.*

The processing fees for applications made by the UPI Bidders using the UPI Mechanism may be released to the remitter banks (SCSBs) only after such banks provide a written confirmation on compliance with the SEBI ICDR Master Circular.

The above timetable, other than the Bid/Offer Closing Date, is indicative and does not constitute any obligation on our Company, the Selling Shareholders or the BRLMs.

Whilst our Company and Selling Shareholders shall ensure that all steps for the completion of the necessary formalities for the listing and the commencement of trading of the Equity Shares on the Stock Exchanges are taken within such period as may be prescribed, the timetable may change due to various factors, such as extension of the Bid/Offer Period by our Company in consultation with the BRLMs, revision of the Price Band or any delay in receiving the final listing and trading approval from the Stock Exchanges. Our Company shall within two days from the closure of the Offer, refund the subscription amount received in case of non-receipt of minimum subscription or in case our Company fails to obtain listing or trading permission from the Stock Exchanges for the Equity Shares. The commencement of trading of the Equity Shares will be entirely at the discretion of the Stock Exchanges and in accordance with the applicable laws. Each of the Selling Shareholders, severally and not jointly, confirms that it shall extend reasonable support and co-operation to the Company, as may be required in relation to their respective Offered Shares, in accordance with applicable law, to facilitate the completion of listing the Equity Shares on the Stock Exchanges.

Submission of Bids (other than Bids from Anchor Investors):

Bid/Offer Period (except the Bid/Offer Closing Date)	
Submission and Revision in Bids	Only between 10.00 a.m. and 5.00 p.m. IST
Bid/Offer Closing Date*	
Submission of electronic applications (online ASBA through 3-in-1 accounts) for RIIs	Only between 10.00 a.m. and up to 5.00 p.m. IST
Submission of electronic application (bank ASBA through online channels like internet banking, mobile banking and syndicate ASBA applications through UPI as a payment mechanism where Bid Amount is up to ₹0.50 million)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of electronic applications (syndicate non-retail, non-individual applications of QIBs and NIIs)	Only between 10.00 a.m. and up to 3.00 p.m. IST
Submission of physical applications (syndicate non-retail, non-individual applications where Bid Amount is more than ₹0.50 million)	Only between 10.00 a.m. and up to 1.00 p.m. IST
Revision/cancelled of Bids	
Upward Revision of Bids by QIBs and Non-Institutional Bidders categories#	Only between 10.00 a.m. and up to 4.00 p.m. IST on Bid/ Offer Closing Date
Upward or downward Revision of Bids or cancellation of Bids by RIIs	Only between 10.00 a.m. and up to 5.00 p.m. IST

**UPI mandate end time shall be 5:00 p.m. on the Bid/ Offer Closing Date*
#QIBs and Non-Institutional Bidders can neither revise their bids downwards nor cancel/withdraw their bids.

On the Bid/Offer Closing Date, the Bids shall be uploaded until:

(i) 4.00 p.m. IST in case of Bids by QIBs and Non-Institutional Investors, and

(ii) Until 5.00 p.m. IST or such extended time as permitted by the Stock Exchanges, in case of Bids by RII Bidders.

On Bid/Offer Closing Date, extension of time will be granted by Stock Exchanges only for uploading Bids received by Retail Individual Investors after taking into account the total number of Bids received up to closure of timings for acceptance of Bid cum Application Forms as stated herein and as reported by the BRLMs to the Stock Exchanges.

The Registrar to the Offer shall submit the details of cancelled/withdrawn/deleted applications to the SCSBs on a daily basis within 60 minutes of the Bid closure time from the Bid/Offer Opening Date till the Bid/Offer Closing Date by obtaining such information from the Stock Exchanges. The SCSBs shall unblock such applications by the closing hours of the Working Day and submit the confirmation to the BRLMs and the RTA on a daily basis, as per the format prescribed in the SEBI ICDR Master Circular. The processing fees for applications made by UPI Bidders using the UPI Mechanism may be released to the remitter banks (SCSBs) only after such banks provide a written confirmation on compliance with the SEBI ICDR Master Circular.

To avoid duplication, the facility of re-initiation provided to Syndicate Members shall preferably be allowed only once per Bid/batch and as deemed fit by the Stock Exchanges, after closure of the time for uploading Bids.

It is clarified that Bids shall be processed only after the application monies are blocked in the ASBA Account and Bids not uploaded on the electronic bidding system or in respect of which the full Bid Amount is not blocked by SCSBs, or not blocked under the UPI Mechanism in the relevant ASBA Account, as the case may be, would be rejected.

Due to limitation of time available for uploading the Bids on the Bid/Offer Closing Date, Bidders are advised to submit their Bids one day prior to the Bid/Offer Closing Date and in any case, no later than 1:00 pm IST on the Bid/Offer Closing Date. Any time mentioned in this Draft Red Herring Prospectus is IST. Bidders are cautioned that, in the event a large number of Bids are received on the Bid/Offer Closing Date, some Bids may not get uploaded due to lack of sufficient time. Such Bids that cannot be uploaded will not be considered for allocation under the Offer. Bids will be accepted on the Stock Exchange platform only during Working Days, during the Bid/Offer Period and revisions shall not be accepted on Saturdays and public holidays. The Designated Intermediaries shall modify select fields uploaded in the Stock Exchange Platform during the Bid/Offer Period till 5.00 pm on the Bid/Offer Closing Date after which the Stock Exchange(s) send the bid information to the Registrar to the Offer for further processing.

Our Company, in consultation with the BRLMs, reserve the right to revise the Price Band during the Bid/Offer Period in accordance with the SEBI ICDR Regulations. The revision in the Price Band shall not exceed 20% on either side, i.e. the Floor Price may move up or down to the extent of 20% of the Floor Price and the Cap Price will be revised accordingly, but the Floor Price shall not be less than the face value of the Equity Shares. In all circumstances, the Cap Price shall be at least 105% of the Floor Price and less than or equal to 120% of the Floor Price.

In case of any revision to the Price Band, the Bid/Offer Period will be extended by at least three additional Working Days following such revision of the Price Band, subject to the Bid/Offer Period not exceeding 10 Working Days. In cases of *force majeure*, banking strike or similar unforeseen circumstances, our Company, in consultation with the Book Running Lead Managers may, for reasons to be recorded in writing, extend the Bid/Offer Period for a minimum of one Working Day, subject to the Bid/Offer Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Offer Period, if applicable, will be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the respective websites of the BRLMs and at the terminals of the Syndicate Members and by intimation to the Designated Intermediaries and the sponsor Bank(s), as applicable. In case of revision of Price Band, the Bid lot shall remain the same.

In case of discrepancy in data entered in the electronic book *vis-a-vis* data contained in the Bid cum Application Form for a particular Bidder, the details as per the Bid file received from the Stock Exchanges shall be taken as the final data for the purpose of Allotment. The Floor Price shall not be less than the face value of the Equity Shares.

Minimum Subscription

If our Company does not receive the minimum subscription in the Offer as specified under Rule 19(2)(b) of the SCRR or the minimum subscription of 90% of the Fresh Issue on the Bid/ Offer Closing Date; or subscription level falls below aforesaid minimum subscription after the Bid/ Offer Closing Date due to withdrawal of Bids or technical rejections or any other reason; or in case of devolvement of underwriting, aforesaid minimum subscription is not received within 60 days from the date of Bid/ Offer Closing Date or if the listing or trading permission is not obtained from the Stock Exchanges for the Equity Shares in the Offer, our Company shall forthwith refund the entire subscription amount received in accordance with applicable law including the SEBI ICDR Master Circular. If there is a delay beyond two Working Days after our Company becomes liable to pay the amount, our Company and every Director of our Company, who are officers in default, shall pay interest as prescribed under the Companies Act 2013, SEBI ICDR Regulations and other Applicable Law.

In the event of under-subscription in the Offer, subject to receiving minimum subscription for 90% of the Fresh Issue and compliance with Rule 19(2)(b) of the SCRR, Allotment shall first be made towards: (i) the Fresh Issue, then (ii) the entire portion of the Offered Shares by the Selling Shareholders in the proportion of their respective Offered Shares.

In terms of Regulation 49(1) of the SEBI ICDR Regulations, our Company shall ensure that the number of Bidders to whom the Equity Shares will be Allotted will be not less than 1,000.

Arrangements for Disposal of Odd Lots

Since the Equity Shares will be traded in dematerialised form only, and the market lot for the Equity Shares will be one Equity Share, there are no arrangements for disposal of odd lots.

New Financial Instruments

Our Company is not issuing any new financial instruments through this Offer.

Option to receive Equity Shares in Dematerialized Form

Allotment of Equity Shares to successful Bidders will only be in the dematerialized form. Bidders will not have the option of Allotment of the Equity Shares in physical form. The Equity Shares on Allotment will be traded only in the dematerialized segment of the Stock Exchanges.

Restrictions, if any on Transfer and Transmission of Equity Shares

Except for lock-in of pre- Offer equity shareholding of our Company, lock-in of our Promoters' contribution and Anchor Investor lock-in, as detailed in "***Capital Structure***" on page 161 and as provided in our Articles of Association as detailed in "***Main Provisions of the Articles of Association***" on page 1006, there are no restrictions on transfers and transmission of shares/debentures and on their consolidation or splitting.

Withdrawal of the Offer

Our Company, in consultation with the BRLMs, reserves the right not to proceed with the Offer after the Bid/Offer Opening Date but before the Allotment. In such an event, our Company would issue a public notice in the newspapers in which the pre-Offer and price band advertisements were published, within two days of the Bid/Offer Closing Date or such other time as may be prescribed by SEBI, providing reasons for not proceeding with the Offer and inform the Stock Exchanges promptly. The BRLMs, through the Registrar to the Offer, shall notify the SCSBs and the Sponsor Bank(s), in case of UPI Bidders using the UPI Mechanism, to unblock the bank accounts of the ASBA Bidders and the BRLMs shall notify the Escrow Collection Bank to release the Bid Amounts to the Anchor Investors, within one Working Day from the date of receipt of such notification. Our Company shall also inform the same to the Stock Exchanges on which Equity Shares are proposed to be listed simultaneously.

Notwithstanding the foregoing, the Offer is also subject to (i) filing of the Prospectus with the RoC and (ii) obtaining the final listing and trading approvals of the Stock Exchanges, which our Company shall apply for after Allotment and within such time period as prescribed under Applicable Law and also inform the Bankers to the Offer to process refunds to the Anchor Investors, as the case may be. If our Company withdraws the Offer at any stage, including after the Bid/Offer Closing Date and thereafter determines that it will proceed with an issue or offer for sale of the Equity Shares, our Company shall file a fresh draft red herring prospectus with SEBI and the Stock Exchanges. The notice of withdrawal will be issued in the same newspapers where the pre-Offer and price band advertisements have appeared, and the Stock Exchanges will also be informed promptly.

OFFER STRUCTURE

Initial public offering of up to [●] Equity Shares of face value of ₹2 each, for cash at a price of ₹[●] per Equity Share (including a share premium of ₹[●] per Equity Share) aggregating to ₹12,200 million, comprising a Fresh Issue of [●] Equity Shares aggregating to ₹12,000 million by our Company and an Offer for Sale of up to [●] Equity Shares, aggregating ₹200 million (comprising up to [●] Equity Shares aggregating ₹100 million by the Individual Promoter Selling Shareholder and up to [●] Equity Shares, aggregating ₹100 million by the Corporate Promoter Selling Shareholder).

Our Company in consultation with the BRLMs, may consider a Pre-IPO Placement, aggregating up to ₹ 2,400.00 million, prior to filing of the Red Herring Prospectus with the RoC. The Pre-IPO Placement, if undertaken, will be at a price to be decided by our Company in consultation with the BRLMs. If the Pre-IPO Placement is completed, the amount raised pursuant to the Pre-IPO Placement will be reduced from the Fresh Issue, subject to compliance with Rule 19(2)(b) of the SCRR. The Pre-IPO Placement, if undertaken, shall not exceed 20% of the size of the Fresh Issue. Prior to the completion of the Offer, our Company shall appropriately intimate the subscribers to the Pre-IPO Placement, prior to allotment pursuant to the Pre-IPO Placement, that there is no guarantee that our Company may proceed with the Offer or the Offer may be successful and will result into listing of the Equity Shares on the Stock Exchanges. Further, relevant disclosures in relation to such intimation to the subscribers to the Pre-IPO Placement (if undertaken) shall be appropriately made in the relevant sections of the Red Herring Prospectus and the Prospectus

The Offer shall constitute [●]%of the post-Offer paid-up Equity Share capital of our Company, respectively.

In terms of Rule 19(2)(b) of the SCRR, the Offer is being made through the Book Building Process, in compliance with Regulation 31 of the SEBI ICDR Regulations.

Particulars	QIBs	Non-Institutional Investors	Retail Individual Investors
Number of Equity Shares available for Allotment or allocation*(1)	Not less than [●] Equity Shares of ₹2 each aggregating to ₹[●] million	Not more than [●] Equity Shares of ₹2 each aggregating to ₹[●] million or the Offer less allocation to QIB Bidders and RIIs	Not more than [●] Equity Shares of ₹2 each aggregating to ₹[●] million or the Offer less allocation to QIB Bidders and Non-Institutional Investors
Percentage of Offer Size available for Allotment or allocation	Not less than 75% of the Offer shall be available for allocation to QIB Bidders. However, up to 5% of the QIB Portion will be available for allocation proportionately to Mutual Funds only. Mutual Funds participating in the Mutual Fund Portion will also be eligible for allocation in the remaining QIB Portion (excluding the Anchor Investor Portion). The unsubscribed portion in the Mutual Fund Portion will be available for allocation to other QIBs.	Not more than 15% of the Offer shall be available for allocation. One-third of the Non-Institutional Category will be available for allocation to Bidders with an application size of more than ₹200,000 and up to ₹1,000,000 and two-thirds of the Non-Institutional Category will be available for allocation to Bidders with an application size of more than ₹1,000,000 provided that the unsubscribed portion in either of the sub-categories specified above may be allocated to applicants in the other sub-category of Non-Institutional Investors	Not more than 10% of the Offer will be available for allocation.
Basis of Allotment if respective category is oversubscribed*	Proportionate as follows (excluding the Anchor Investor Portion): a) up to [●] Equity Shares shall be available for allocation on a proportionate basis to Mutual Funds only; b) up to [●] Equity Shares shall be available for allocation on a proportionate basis to all QIBs, including Mutual Funds receiving allocation as per (a) above and (c) Up to 60% of the QIB Portion (of up to [●] Equity Shares of face value of ₹1 each), may be allocated on a discretionary basis to Anchor Investors, of which one-third	The Equity Shares available for allocation in the Non-Institutional Portion shall be subject to the following – (i) One-third of the Non-Institutional Portion will be available for allocation to Bidders with an application size of more than ₹200,000 and up to ₹1,000,000; and (ii) Two-thirds of the Non-Institutional Portion will be available for allocation to Bidders with an application size of more	The allotment to each RIB shall not be less than the minimum Bid Lot, subject to availability of Equity Shares in the Retail Portion and the remaining available Equity Shares if any, shall be Allotted on a proportionate basis. For further details, see "***Offer Procedure***" on page 986.

Particulars	QIBs	Non-Institutional Investors	Retail Individual Investors
	shall be available for allocation to domestic Mutual Funds only, subject to valid Bid received from Mutual Funds at or above the Anchor Investor Allocation Price. Of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds.	than ₹1,000,000 provided that the unsubscribed portion in either of the subcategories specified above may be allocated to Applicants in the other sub-category of Non-Institutional Bidders. The allotment of Equity Shares to each Non-Institutional Investor shall not be less than the minimum application size, subject to availability in the Non-Institutional Category, and the remainder, if any, shall be allotted on a proportionate basis in accordance with the conditions specified in the SEBI ICDR Regulations.	
Mode of Bid^	Through ASBA Process only (except in case of Anchor Investors, which shall include the UPI Mechanism for UPI Bidders). In case of UPI Bidders, through the UPI Mechanism.		
Minimum Bid	Such number of Equity Shares in multiples of [●] Equity Shares such that the Bid Amount exceeds ₹200,000	Such number of Equity Shares in multiples of [●] Equity Shares such that the Bid Amount exceeds ₹200,000	[●] Equity Shares
Maximum Bid	Such number of Equity Shares in multiples of [●] Equity Shares not exceeding the size of the Offer, subject to applicable limits	Such number of Equity Shares in multiples of [●] Equity Shares not exceeding the size of the Offer, (excluding the Anchor Investor Portion) subject to limits applicable to the Bidder	Such number of Equity Shares in multiples of [●] Equity Shares so that the Bid Amount does not exceed ₹200,000
Mode of Allotment	Compulsorily in dematerialised form		
Bid Lot	[●] Equity Shares and in multiples of [●] Equity Shares thereafter		
Allotment Lot	[●] Equity Shares and in multiples of one Equity Share thereafter		
Trading Lot	One Equity Share		
Who can apply[(2)(4)(5)]	Public financial institutions of the Companies Act, scheduled commercial banks, mutual funds registered with SEBI, FPIs other than individuals, corporate bodies and family offices, VCFs, AIFs, state industrial development corporation, insurance company registered with IRDAI, provident funds with minimum corpus of ₹250 million, pension funds with minimum corpus of ₹250 million registered with the Pension Fund Regulatory and Development Authority established under sub-section (1) of section 3 of the Pension Fund Regulatory and Development Authority Act, 2013, National Investment Fund set up by the GoI, insurance funds set up and managed by army, navy or air force of the Union of India, insurance funds set up and managed by the Department of Posts, India and Systemically Important NBFCs.	Resident Indian individuals, Eligible NRIs, HUFs (in the name of the karta), companies, corporate bodies, scientific institutions, societies, and trusts and any individuals, corporate bodies and family offices which are re-categorised as category II FPI (as defined in the SEBI FPI Regulations) and registered with SEBI.	Resident Indian individuals, Eligible NRIs and HUFs (in the name of the karta)
Terms of Payment	In case of Anchor Investors: Full Bid Amount shall be payable by the Anchor Investors at the time of submission of their Bids[(3)]		

Particulars	QIBs	Non-Institutional Investors	Retail Individual Investors
	In case of all other Bidders: Full Bid Amount shall be blocked in the bank account of the ASBA Bidder (other than Anchor Investors), or by the Sponsor Bank(s) through the UPI Mechanism, that is specified in the ASBA Form at the time of submission of the ASBA Form		

[*]Assuming full subscription in the Offer .

^ Anchor investors are not permitted to use the ASBA process. Further, SEBI vide the SEBI ICDR Master Circular, has mandated that ASBA applications in Public Issues shall be processed only after the application monies are blocked in the bank accounts of the investors. Accordingly, Stock Exchanges shall, for all categories of investors viz. QIBs, NIIs and RIIs and also for all modes through which the applications are processed, accept the ASBA applications in their electronic book building platform only with a mandatory confirmation on the application monies blocked.

(1) Subject to valid Bids being received at or above the Offer Price. This Offer is being made in accordance with Rule 19(2)(b) of the SCRR and Regulation 6(2) of the SEBI ICDR Regulations.

(2) In case of joint Bids, the Bid cum Application Form should contain only the name of the first Bidder whose name should also appear as the first holder of the beneficiary account held in joint names. The signature of only such first Bidder would be required in the Bid cum Application Form and such first Bidder would be deemed to have signed on behalf of the joint holders.

(3) Full Bid Amount shall be payable by the Anchor Investors at the time of submission of the Anchor Investor Application Forms provided that any difference between the Anchor Investor Allocation Price and the Anchor Investor Offer Price shall be payable by the Anchor Investor Pay-in Date as indicated in the CAN.

(4) Bids by FPIs with certain structures as described under "Offer Procedure – Bids by FPIs" on page 991 and having the same PAN may be collated and identified as a single Bid in the Bidding process. The Equity Shares Allocated and Allotted to such successful Bidders (with the same PAN) may be proportionately distributed.

(5) Bidders will be required to confirm and will be deemed to have represented to our Company, the Selling Shareholders, the Underwriters, their respective directors, officers, agents, affiliates and representatives that they are eligible under applicable law, rules, regulations, guidelines and approvals to acquire the Equity Shares.

Subject to valid Bids being received at or above the Offer Price, under-subscription, if any, in the Non-Institutional Category or the Retail Portion would be allowed to be met with spill over from any other category or a combination of categories at the discretion of our Company, in consultation with the BRLMs and the Designated Stock Exchange. However, under-subscription, if any, in the QIB Portion will not be allowed to be met with spill-over from other categories or a combination of categories. For further details, see "***Terms of the Offer***" on page 977.

OFFER PROCEDURE

*All Bidders should read the General Information Document for Investing in Public Issues prepared and issued in accordance with the circular no. SEBI/HO/CFD/DIL1/CIR/P/2020/37 dated March 17, 2020 (the "**General Information Document**") which highlights the key rules, processes and procedures applicable to public issues in general in accordance with the provisions of the Companies Act, 2013, the SCRA, the SCRR and the SEBI ICDR Regulations. The General Information Document is available on the websites of the Stock Exchanges and the BRLMs. Please refer to the relevant provisions of the General Information Document which are applicable to the Offer, especially in relation to the process for Bids by UPI Bidders through the UPI Mechanism. The investors should note that the details and process provided in the General Information Document should be read along with this section.*

*Additionally, all Bidders may refer to the General Information Document for information in relation to (i) category of investors eligible to participate in the Offer; (ii) maximum and minimum Bid size; (iii) price discovery and allocation; (iv) payment instructions for ASBA Bidders; (v) issuance of Confirmation of Allocation Note ("**CAN**") and Allotment in the Offer; (vi) general instructions (limited to instructions for completing the Bid cum Application Form); (vii) Designated Date; (viii) disposal of applications; (ix) submission of Bid cum Application Form; (x) other instructions (limited to joint bids in cases of individual, multiple bids and instances when an application would be rejected on technical grounds); (xi) applicable provisions of Companies Act, 2013 relating to punishment for fictitious applications; (xii) mode of making refunds; and (xiii) interest in case of delay in Allotment or refund.*

*SEBI through its circular (SEBI/HO/CFD/DIL2/CIR/P/2018/138) dated November 1, 2018 as amended from time to time, including pursuant to circular (SEBI/HO/CFD/DIL2/CIR/P/2019/50) dated April 3, 2019 has proposed to introduce an alternate payment mechanism using Unified Payments Interface ("**UPI**") and consequent reduction in timelines for listing in a phased manner. UPI has been introduced in a phased manner as a payment mechanism with the ASBA for applications by Retail Individual Investors through intermediaries from January 1, 2019. The UPI Mechanism for Retail Individual Investors applying through Designated Intermediaries, in phase I, was effective along with the prior process and existing timeline of T+6 days ("**UPI Phase I**"), until June 30, 2019. Subsequently, for applications by Retail Individual Investors through Designated Intermediaries, the process of physical movement of forms from Designated Intermediaries to SCSBs for blocking of funds has been discontinued and only the UPI Mechanism with existing timeline of T+6 days is applicable for a period of three months or launch of five main board public issues, whichever is later ("**UPI Phase II**") with effect from July 1, 2019, by SEBI circular (SEBI/HO/CFD/DIL2/CIR/P/2019/76) dated June 28, 2019, read with circular (SEBI/HO/CFD/DIL2/CIR/P/2019/85) dated July 26, 2019. Further, as per the SEBI circular (SEBI/HO/CFD/DCR2/CIR/P/2019/133) dated November 8, 2019, the UPI Phase II had been extended until March 31, 2020. However, due to the outbreak of COVID-2019 pandemic, UPI Phase II was further extended by SEBI until further notice, by its circular (SEBI/HO/CFD/DIL2/CIR/P/2020/50) dated March 30, 2020. Pursuant to SEBI circular SEBI/HO/CFD/TPD1/CIR/P/2023/140 dated August 9, 2023, the final reduced timeline of T+3 days using the UPI Mechanism for applications by UPI Bidders ("**UPI Phase III**") was made voluntary for public issues opening on or after September 1, 2023, and mandatory for public issues opening on or after December 1, 2023. Accordingly, the Offer will be made under UPI Phase III, subject to the timing of the Offer and any circulars, clarification or notification issued by the SEBI from time to time.*

In case of any delay in unblocking of amounts in the ASBA Accounts (including amounts blocked through the UPI Mechanism) exceeding two Working Days from the Bid/Offer Closing Date, the Bidder shall be compensated at a uniform rate of ₹100 per day for the entire duration of delay exceeding four Working Days from the Bid/Offer Closing Date by the intermediary responsible for causing such delay in unblocking. The BRLMs shall, in their sole discretion, identify and fix the liability on such intermediary or entity responsible for such delay in unblocking. Further, SEBI vide the SEBI ICDR Master Circular has reduced the timelines for refund of Application money to four days. In terms of Regulation 23(5) and Regulation 52 of SEBI ICDR Regulations, the timelines and processes mentioned in T+3 Circular shall continue to form part of the agreements being signed between the intermediaries involved in the public issuance process and lead managers shall continue to coordinate with intermediaries involved in the said process. Further, our Company, the Selling Shareholders and the Members of the Syndicate are not liable for any adverse occurrences consequent to the implementation of the UPI Mechanism for application in the Offer.

The BRLMs shall be the nodal entity for any issues arising out of public issuance process.

Bidders are advised to make their independent investigations and ensure that their Bids are submitted in accordance with applicable laws and do not exceed the investment limits or maximum number of Equity Shares that can be held by them under applicable law or as specified in the Red Herring Prospectus and the Prospectus.

Book Building Procedure

The Offer is being made through the Book Building Process in accordance with Regulation 6(2) of the SEBI ICDR Regulations wherein not less than 75% of the Offer shall be available for allocation to QIBs on a proportionate basis, provided that our Company, in consultation with the BRLMs, may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations, of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds. 5% of the Net QIB Portion (excluding the Anchor Investor Portion) shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders (other than Anchor Investors), including Mutual Funds, subject to valid Bids being received at or above the Offer Price. Further, not more than 15% of the Offer shall be available for allocation to Non-Institutional Investors of which one-third of the Non-Institutional Category will be available for allocation to Bidders with an application size of more than ₹200,000 and up to ₹1,000,000 and two-thirds of the Non-Institutional Category will be available for allocation to Bidders with an application size of more than ₹1,000,000 and under-subscription in either of these two sub-categories of Non-Institutional Category may be allocated to Bidders in the other sub-category of Non-Institutional Category. Further, not more than 10% of the Offer shall be available for allocation to Retail Individual Investors in accordance with the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price.

Under-subscription, if any, in any category, except in the QIB Portion, would be allowed to be met with spill over from any other category or combination of categories, at the discretion of our Company in consultation with the BRLMs, and the Designated Stock Exchange. The Equity Shares, on Allotment, shall be traded only in the dematerialized segment of the Stock Exchanges.

Investors should note that the Equity Shares will be Allotted to all successful Bidders only in dematerialised form. The Bid cum Application Forms which do not have the details of the Bidders' depository account, including DP ID, Client ID, PAN and UPI ID, as applicable, shall be treated as incomplete and will be rejected. Bidders will not have the option of being Allotted Equity Shares in physical form. However, they may get the Equity Shares rematerialized subsequent to Allotment of the Equity Shares offered in the Offer, subject to applicable laws.

All SCSBs offering the facility of making application in public issues shall also provide facility to make application using UPI. Our Company will be required to appoint sponsor bank(s) to act as a conduit between the Stock Exchanges and NPCI in order to facilitate collection of requests and/or payment instructions of the Retail Individual Investors using the UPI.

Pursuant to the UPI Circulars, SEBI has set out specific requirements for redressal of investor grievances for applications that have been made through the UPI Mechanism. The requirements of the UPI Circulars include, appointment of a nodal officer by the SCSB and submission of their details to SEBI, the requirement for SCSBs to send SMS alerts for the blocking and unblocking of UPI mandates, the requirement for the Registrar to submit details of cancelled, withdrawn or deleted applications, and the requirement for the bank accounts of unsuccessful Bidders to be unblocked no later than one Working Day from the date on which the Basis of Allotment is finalised. Failure to unblock the accounts within the timeline would result in the SCSBs being penalised under the relevant securities law. Additionally, if there is any delay in the redressal of investors' complaints, the relevant SCSB as well as the post-Offer BRLM(s) will be required to compensate the concerned investor.

The processing fees for applications made by UPI Bidders using the UPI Mechanism may be released to the remitter banks (SCSBs) only after such banks make an application as prescribed in the SEBI ICDR Master Circular and provide a written confirmation on compliance with the SEBI ICDR Master Circular.

Further, pursuant to the SEBI ICDR Master Circular, all UPI Bidders applying in public issues where the application amount is up to ₹500,000 shall use the UPI Mechanism and shall also provide their UPI ID in the Bid cum Application Form.

For further details, refer to the General Information Document available on the websites of the Stock Exchanges and the BRLMs.

Electronic registration of Bids

a) The Designated Intermediary may register the Bids using the online facilities of the Stock Exchanges. The Designated Intermediaries can also set up facilities for off-line electronic registration of Bids, subject to the condition that they may subsequently upload the off-line data file into the online facilities for Book Building on a regular basis before the closure of the Offer.

b) On the Bid/Offer Closing Date, the Designated Intermediaries may upload the Bids till such time as may be permitted by the Stock Exchanges and as disclosed in the Red Herring Prospectus.

c) The Designated Intermediaries shall modify select fields uploaded in the Stock Exchange Platform during the Bid/Offer Period till 5.00 pm on the Bid/Offer Closing Date after which the Stock Exchange(s) send the bid information to the Registrar to the Offer for further processing.

Bid cum Application Form

Copies of the Bid cum Application Form (other than for Anchor Investors) and the Abridged Prospectus will be available with the Designated Intermediaries at the Bidding Centres, and our Registered and Corporate Office. An electronic copy of the Bid cum Application Form will also be available for download on the websites of BSE (www.bseindia.com) and NSE (www.nseindia.com) at least one day prior to the Bid/Offer Opening Date.

Copies of the Anchor Investor Application Form will be available at the offices of the BRLMs.

All Bidders (other than Anchor Investors) shall mandatorily participate in the Offer only through the ASBA process, which shall include the UPI Mechanism in the case of UPI Bidders.

UPI Bidders Bidding using the UPI Mechanism must provide the valid UPI ID in the relevant space provided in the Bid cum Application Form and the Bid cum Application Forms that do not contain the UPI ID are liable to be rejected.

ASBA Bidders must provide either (i) the bank account details and authorisation to block funds in the ASBA Form, or (ii) the UPI ID, as applicable, in the relevant space provided in the ASBA Form. The ASBA Forms that do not contain such details are liable to be rejected. Applications made by the Bidders using third party bank account or using third party linked bank account UPI ID are liable for rejection. Anchor Investors are not permitted to participate in the Offer through the ASBA process. ASBA Bidders shall ensure that the Bids are made on ASBA Forms bearing the stamp of the relevant Designated Intermediary, submitted at the relevant Bidding Centres only (except in case of electronic ASBA Forms) and the ASBA Forms not bearing such specified stamp are liable to be rejected. Since the Offer is made under Phase II of the UPI Circulars, ASBA Bidders may submit the ASBA Form in the manner below:

(i) RIBs (other than the RIBs using UPI Mechanism) may submit their ASBA Forms with SCSBs (physically or online, as applicable), or online using the facility of linked online trading, demat and bank account (3 in 1 type accounts), provided by certain brokers.

(ii) UPI Bidders using the UPI Mechanism may submit their ASBA Forms with the Syndicate, sub-syndicate members, Registered Brokers, RTAs or CDPs, or online using the facility of linked online trading, demat and bank account (3 in 1 type accounts), provided by certain brokers.

(iii) QIBs and NIIs (other than NIIs using UPI Mechanism) may submit their ASBA Forms with SCSBs, Syndicate, sub-syndicate members, Registered Brokers, RTAs or CDPs.

ASBA Bidders must ensure that the ASBA Account has sufficient credit balance such that an amount equivalent to the full Bid Amount can be blocked by the SCSB or the Sponsor Bank(s), as applicable at the time of submitting the Bid.

The prescribed colour of the Bid cum Application Form for the various categories is as follows:

Category	Colour of Bid cum Application Form*
Resident Indians, including resident QIBs, Non-Institutional Investors, Retail Individual Investors and Eligible NRIs applying on a non-repatriation basis^	[●]
Eligible FPIs	[●]
Anchor Investors^^	[●]

**Excluding the electronic Bid cum Application Form.*
^Electronic Bid cum Application Form will be made available for download on the website of the BSE (www.bseindia.com) and NSE (www.nseindia.com).
^^Bid cum Application Forms for Anchor Investors were made available at the offices of the BRLMs.

In case of ASBA forms, the relevant Designated Intermediaries shall upload the relevant bid details (including UPI ID in case of ASBA Forms under the UPI Mechanism) in the electronic bidding system of the Stock Exchanges. For UPI Bidders using the UPI Mechanism, the Stock Exchanges shall share the Bid details (including UPI ID) with the Sponsor Bank(s) on a continuous basis to enable the Sponsor Bank(s) to initiate UPI Mandate Request to UPI Bidders for blocking of funds. For ASBA Forms (other than UPI Bidders) Designated Intermediaries (other than SCSBs) shall submit/deliver the ASBA Forms to the respective SCSB where the Bidder has an ASBA bank account and shall not submit it to any non-SCSB bank or any Escrow Collection Bank. Stock Exchanges shall validate the electronic bids with the records of the CDP for DP ID/Client ID and PAN, on a real time basis and bring inconsistencies to the notice of the relevant Designated Intermediaries, for rectification and re-submission within the time specified by Stock Exchanges. Stock Exchanges shall allow modification of either DP ID/Client ID or PAN ID, bank code and location code in the Bid details already uploaded.

For UPI Bidders using UPI Mechanism, the Stock Exchanges shall share the Bid details (including UPI ID) with the Sponsor Bank(s) on a continuous basis through API integration to enable the Sponsor Bank(s) to initiate UPI Mandate Request to the UPI Bidders, for blocking of funds. The Sponsor Bank(s) shall initiate request for blocking of funds through NPCI to the UPI Bidders, who shall accept the UPI Mandate Request for blocking of funds on their respective mobile applications associated with UPI ID linked bank account. The NPCI shall maintain an audit trail for every Bid entered in the Stock Exchanges bidding platform, and the liability to compensate UPI Bidders in case of failed transactions shall be with the concerned entity (i.e. the Sponsor Bank(s), NPCI or the issuer bank) at whose end the lifecycle of the transaction has come to a halt. The NPCI shall share the audit trail of all disputed transactions/investor complaints to the Sponsor Bank(s) and the issuer bank. The Sponsor Bank(s) and the Bankers to the Offer shall provide the audit trail to the BRLMs for analysing the same and fixing liability. For ensuring timely information to investors, SCSBs shall send SMS alerts for mandate block and unblock including details specified in the SEBI ICDR Master Circular.

Pursuant to NSE circular dated August 3, 2022, the following is applicable to all initial public offers opening on or after September 1, 2022:

(a) Cut-off time for acceptance of UPI mandate shall be up to 5:00 p.m. on the initial public offer closure date and existing process of UPI bid entry by syndicate members, registrars to the offer and Depository Participants shall continue till further notice;

(b) There shall be no T+1 mismatch modification session for PAN-DP mismatch and bank/ location code on T+1 day for already uploaded bids. The dedicated window provided for mismatch modification on T+1 day shall be discontinued;

(c) Bid entry and modification/ cancellation (if any) shall be allowed in parallel to the regular bidding period up to 4:00 p.m. for QIBs and Non-Institutional Bidders categories and up to 5.00 p.m. for retail individual, eligible employee bidders and eligible shareholders bidders categories on the initial public offer closure day;

(d) QIBs and Non-Institutional Bidders can neither revise their bids downwards nor cancel/withdraw their bids;

The Stock Exchanges shall display Offer demand details on its website and for UPI bids the demand shall include/consider UPI bids only with latest status as RC 100–black request accepted by Investor/ client, based on responses/status received from the Sponsor Bank(s).

For all pending UPI Mandate Requests, the Sponsor Bank(s) shall initiate requests for blocking of funds in the ASBA Accounts of relevant Bidders with a confirmation cut-off time of 5:00 pm on the Bid/Offer Closing Date ("**Cut-Off Time**"). Accordingly, UPI Bidders Bidding using through the UPI Mechanism should accept UPI

Mandate Requests for blocking off funds prior to the Cut-Off Time and all pending UPI Mandate Requests at the Cut-Off Time shall lapse.

The Sponsor Bank(s) will undertake a reconciliation of Bid responses received from Stock Exchanges and sent to NPCI and will also ensure that all the responses received from NPCI are sent to the Stock Exchanges platform with detailed error code and description, if any. Further, the Sponsor Bank(s) will undertake reconciliation of all Bid requests and responses throughout their lifecycle on daily basis and share reports with the BRLMs in the format and within the timelines as specified under the UPI Circulars. Sponsor Bank(s) and issuer banks shall download UPI settlement files and raw data files from the NPCI portal after every settlement cycle and do a three-way reconciliation with UPI switch data, CBS data and UPI raw data. NPCI is to coordinate with issuer banks and Sponsor Bank(s) on a continuous basis.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in "offshore transactions" as defined in and in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur.

The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

Participation by our Promoters and Members of our Promoter Group, the BRLMs, associates and affiliates of the BRLMs and the Syndicate Members and the persons related to BRLMs and the Syndicate Member.

The BRLMs and the Syndicate Members shall not be allowed to purchase Equity Shares in this Offer in any manner, except towards fulfilling their respective underwriting obligations. However, the respective associates and affiliates of the BRLMs and the Syndicate Members may Bid for Equity Shares in the Offer, either in the QIB Portion or in the Non-Institutional Category as may be applicable to such Bidders, and such subscription may be on their own account or on behalf of their clients. All categories of investors, including associates or affiliates of the BRLMs and Syndicate Members, shall be treated equally for the purpose of allocation to be made on a proportionate basis.

Except as stated below, neither the BRLMs nor any associates of the BRLMs can apply in the Offer under the Anchor Investor Portion:

(i) Mutual Funds which are associates of the BRLMs; or

(ii) insurance companies promoted by entities which are associates of the BRLMs; or

(iii) AIFs sponsored by the entities which are associates of the BRLMs; or

(iv) FPIs (other than individuals, corporate bodies and family offices) which are associates of the BRLMs or pension funds sponsored by the entities which are associates of the BRLMs.

Further, an Anchor Investor shall be deemed to be an "associate(s) of the BRLM" if:

(i) either of them controls, directly or indirectly through its subsidiary or holding company, not less than 15% of the voting rights in the other; or

(ii) either of them, directly or indirectly, by itself or in combination with other persons, exercises control over the other; or

(iii) there is a common director, excluding nominee director, amongst the Anchor Investors and the BRLMs.

Further, the Promoters and members of the Promoter Group shall not participate by applying for Equity Shares in the Offer, except in accordance with applicable law. Furthermore, persons related to the Promoters and the Promoter Group shall not apply in the Offer under the Anchor Investor Portion.

For the purposes of the above, a QIB who has any of the following rights shall be deemed to be a "person related to our Promoters or Promoter Group": (a) rights under a shareholders' agreement or voting agreement entered into with our Promoters or Promoter Group; (b) veto rights; or (c) right to appoint any nominee director on our Board.

Bids by Mutual Funds

With respect to Bids by Mutual Funds, a certified copy of their SEBI registration certificate must be lodged along with the Bid cum Application Form. Failing this, our Company, in consultation with the BRLMs, reserve the right to reject any Bid without assigning any reason thereof.

Bids made by asset management companies or custodians of Mutual Funds shall specifically state names of the concerned schemes for which such Bids are made.

In case of a Mutual Fund, a separate Bid can be made in respect of each scheme of the Mutual Fund registered with SEBI and such Bids in respect of more than one scheme of the Mutual Fund will not be treated as multiple Bids provided that the Bids clearly indicate the scheme concerned for which the Bid has been made.

No Mutual Fund scheme shall invest more than 10% of its NAV in equity shares or equity related instruments of any single company provided that the limit of 10% shall not be applicable for investments in case of index funds or sector or industry specific schemes. No Mutual Fund under all its schemes should own more than 10% of any company's paid-up share capital carrying voting rights.

Bids by Eligible NRIs

Eligible NRIs may obtain copies of Bid cum Application Form from the Designated Intermediaries. Only Bids accompanied by payment in Indian Rupees or freely convertible foreign exchange will be considered for Allotment. Eligible NRI Bidders bidding on a non-repatriation basis by using Resident forms should authorise their SCSB to block their Non-Resident Ordinary ("**NRO**") accounts for the full Bid Amount, at the time of the submission of the Bid cum Application Form. NRIs applying in the Offer through the UPI Mechanism are advised to enquire with the relevant bank, whether their account is UPI linked, prior to submitting a Bid cum Application Form.

Eligible NRIs Bidding on non-repatriation basis are advised to use the Bid cum Application Form for residents ([●] in colour).

Participation of Eligible NRIs in the Offer shall be subject to the FEMA Rules.

For details of restrictions on investment by NRIs, see "***Restrictions on Foreign Ownership of Indian Securities***" on page 1004.

Bids by HUFs

Bids by Hindu Undivided Families or HUFs, in the individual name of the karta. The Bidder should specify that the Bid is being made in the name of the HUF in the Bid cum Application Form as follows: "Name of sole or First Bidder: XYZ Hindu Undivided Family applying through XYZ, where XYZ is the name of the karta". Bids by HUFs would be considered at par with Bids from individuals.

Bids by FPIs

In terms of the SEBI FPI Regulations, the offer of Equity Shares to a single FPI or an investor group (which means the same multiple entities having common ownership directly or indirectly of more than 50% or common control) must be below 10% of our post-Offer Equity Share capital. Further, in terms of the FEMA Rules, the total holding by each FPI, of an investor group, shall be below 10% of the total paid-up Equity Share capital of our Company on a fully diluted basis and the aggregate limit for FPI investments shall be the sectoral caps applicable to our Company, which is 100% of the total paid-up Equity Share capital of our Company on a fully diluted basis. In case the total holding of an FPI or investor group increases beyond 10% of the total paid-up Equity Share capital of our Company, on a fully diluted basis, the total investment made by the FPI or investor group will be re-classified as FDI subject to the conditions as specified by SEBI and the RBI in this regard and our Company and the investor will be required to comply with applicable reporting requirements. Further, the total holdings of all FPIs put together, with effect from April 1, 2020, can be up to the sectoral cap applicable to the sector in which our Company operates (i.e., up to 100%).

In terms of the FEMA Rules, for calculating the aggregate holding of FPIs in a company, holding of all registered FPIs shall be included. Bids by FPIs which utilise the multi-investment manager structure, submitted with the same PAN but with different beneficiary account numbers, Client IDs and DP IDs may not be treated as multiple Bids.

FPIs are permitted to participate in the Offer subject to compliance with conditions and restrictions which may be specified by the Government from time to time. In terms of the FEMA Rules, for calculating the aggregate holding of FPIs in a company, holding of all registered FPIs shall be included.

Subject to compliance with all applicable Indian laws, rules, regulations, guidelines and approvals in terms of Regulation 22 of the SEBI FPI Regulations, an FPI, may issue, subscribe to or otherwise deal in offshore derivative instruments (as defined under the SEBI FPI Regulations as any instrument, by whatever name called, which is issued overseas by a FPI against securities held by it in India, as its underlying) directly or indirectly, only in the event (i) such offshore derivative instruments are issued only by persons registered as Category I FPIs; (ii) such offshore derivative instruments are issued only to persons eligible for registration as Category I FPIs; (iii) such offshore derivative instruments are issued after compliance with 'know your client' norms; and (iv) such other conditions as may be specified by SEBI from time to time.

An FPI issuing offshore derivative instruments is also required to ensure that any transfer of offshore derivative instruments issued by, or on behalf of it subject to, inter alia, the following conditions:

(a) such offshore derivative instruments are transferred to persons subject to fulfilment of SEBI FPI Regulations; and

(b) prior consent of the FPI is obtained for such transfer, except when the persons to whom the offshore derivative instruments are to be transferred are pre-approved by the FPI.

The FPIs who wish to participate in the Offer are advised to use the Bid cum Application Form for non-residents. Bids received from FPIs bearing the same PAN shall be treated as multiple Bids and are liable to be rejected, except for Bids from FPIs that utilize the multiple investment manager structure in accordance with the operational guidelines for FPIs and designated Depository Participants issued to facilitate implementation of SEBI FPI Regulations (such structure referred to as "**MIM Structure**"), provided such Bids have been made with different beneficiary account numbers, Client IDs and DP IDs.

Accordingly, it should be noted that multiple Bids received from FPIs, who do not utilize the MIM Structure, and bear the same PAN, are liable to be rejected. In order to ensure valid Bids, FPIs making multiple Bids using the same PAN, and with different beneficiary account numbers, Client IDs and DP IDs, are required to provide a confirmation in the Bid cum Application Forms that the relevant FPIs making multiple Bids utilize the MIM Structure. In the absence of such confirmation from the relevant FPIs, such multiple Bids shall be rejected.

Further, in the following cases, Bids by FPIs shall not be treated as multiple Bids:

- FPIs which utilise the MIM structure, indicating the name of their respective investment managers in such confirmation;
- Offshore derivative instruments which have obtained separate FPI registration for ODI and proprietary derivative investments;
- Sub funds or separate class of investors with segregated portfolio who obtain separate FPI registration;
- FPI registrations granted at investment strategy level/sub fund level where a collective investment scheme or fund has multiple investment strategies/sub-funds with identifiable differences and managed by a single investment manager;
- Multiple branches in different jurisdictions of foreign bank registered as FPIs;
- Government and Government related investors registered as Category 1 FPIs; and
- Entities registered as collective investment scheme having multiple share classes.

The Bids belonging to any of the above mentioned seven structures and having same PAN may be collated and identified as a single Bid in the Bidding process. The Equity Shares allotted in the Bid may be proportionately

distributed to the applicant FPIs (with same PAN). In order to ensure valid Bids, FPIs making multiple Bids using the same PAN, and with different beneficiary account numbers, Client IDs and DP IDs, are required to provide a confirmation along with each of their Bid cum Application Forms that the relevant FPIs making multiple Bids utilize any of the above-mentioned structures and indicate the name of their respective investment managers in such confirmation. In the absence of such confirmation from the relevant FPIs, such multiple Bids shall be rejected.

Bids by SEBI registered VCFs and AIFs

The SEBI VCF Regulations, amongst others, prescribe the investment restrictions on VCFs, registered with SEBI. The SEBI AIF Regulations, amongst others, prescribe the investment restrictions on AIFs.

Category I and II AIFs cannot invest more than 25% of the investible funds in one investee company. A Category III AIF cannot invest more than 10% of the investible funds in one investee company. A VCF registered as a Category I AIF, as defined in the SEBI AIF Regulations, cannot invest more than one-third of its investible funds by way of subscription to an initial public offering of a venture capital undertaking whose shares are proposed to be listed. Additionally, the VCFs which have not re-registered as an AIF under the SEBI AIF Regulations shall continue to be regulated by the SEBI VCF Regulations until the existing fund or scheme managed by the fund is wound up and such funds shall not launch any new scheme after the notification of the SEBI AIF Regulations.

There is no reservation for Eligible NRI Bidders, AIFs and FPIs. All Bidders will be treated on the same basis with other categories for the purpose of allocation.

All non-resident investors should note that refunds (in case of Anchor Investors), dividends and other distributions, if any, will be payable in Indian Rupees only and net of bank charges and commission.

Our Company, the Selling Shareholders or the BRLMs will not be responsible for loss, if any, incurred by the Bidder on account of conversion of foreign currency.

Participation of AIFs and VCFs shall also be subject to the FEMA Rules.

Bids by Limited Liability Partnerships

In case of Bids made by limited liability partnerships registered under the Limited Liability Partnership Act, 2008, a certified copy of certificate of registration issued under the Limited Liability Partnership Act, 2008, must be attached to the Bid cum Application Form. Failing this, our Company in consultation with the BRLMs, reserve the right to reject any Bid without assigning any reason thereof.

Bids by Banking Companies

In case of Bids made by banking companies registered with the RBI, certified copies of (i) the certificate of registration issued by the RBI, and (ii) the approval of such banking company's investment committee are required to be attached to the Bid cum Application Form. Failing this, our Company, in consultation with the BRLMs, reserve the right to reject any Bid without assigning any reason thereof, subject to applicable law.

The investment limit for banking companies in non-financial services companies as per the Banking Regulation Act, 1949, as amended (the "**Banking Regulation Act**"), and Master Direction – Reserve Bank of India (Financial Services provided by Banks) Directions, 2016, as amended, is 10% of the paid-up share capital of the investee company or 10% of the bank's own paid-up share capital and reserves, whichever is lower. Further, the aggregate equity investments in subsidiaries and other entities engaged in financial and non-financial services, including overseas investments, cannot exceed 20% of the bank's paid-up share capital and reserves. However, a banking company may hold up to 30% of the paid-up share capital of the investee company with the prior approval of the RBI, provided that the investee company is engaged in non-financial activities in which banking companies are permitted to engage under the Banking Regulation Act or the additional acquisition is through restructuring of debt, or to protect the bank's interest on loans/investments made to a company.

Bids by SCSBs

SCSBs participating in the Offer are required to comply with the terms of the SEBI ICDR Master Circular, issued by SEBI. Such SCSBs are required to ensure that for making applications on their own account using ASBA, they should have a separate account in their own name with any other SEBI registered SCSBs. Further, such account

shall be used solely for the purpose of making application in public issues and clear demarcated funds should be available in such account for such applications.

Bids by Insurance Companies

In case of Bids made by insurance companies registered with the IRDAI, a certified copy of certificate of registration issued by IRDAI must be attached to the Bid cum Application Form. Failing this, our Company, in consultation with the BRLMs, reserve the right to reject any Bid without assigning any reason thereof, subject to applicable law.

The exposure norms for insurers, prescribed under the Insurance Regulatory and Development Authority of India (Investment) Regulations, 2016, as amended, are broadly set forth below:

(a) equity shares of a company: the lower of 10%* of the outstanding equity shares (face value) or 10% of the respective fund in case of life insurer or 10% of investment assets in case of general insurer or reinsurer or health insurer;

(b) the entire group of the investee company: not more than 15% of the respective fund in case of a life insurer or 15% of investment assets in case of a general insurer or reinsurer or health insurer or 15% of the investment assets in all companies belonging to the group, whichever is lower; and

(c) the industry sector in which the investee company operates: not more than 15% of the fund of a life insurer or a general insurer or a reinsurer or health insurer or 15% of the investment asset, whichever is lower.

The maximum exposure limit, in the case of an investment in equity shares, cannot exceed the lower of an amount of 10% of the investment assets of a life insurer or general insurer and the amount calculated under (a), (b) and (c) above, as the case may be.

**The above limit of 10% shall stand substituted as 15% of outstanding equity shares (face value) for insurance companies with investment assets of ₹2,500,000 million or more and 12% of outstanding equity shares (face value) for insurers with investment assets of ₹500,000 million or more but less than ₹2,500,000 million.*

Insurance companies participating in the Offer shall comply with all applicable regulations, guidelines and circulars issued by IRDAI from time to time.

Bids by Provident Funds/Pension Funds

In case of Bids made by provident funds/pension funds with minimum corpus of ₹250 million registered with the Pension Fund Regulatory and Development Authority established under sub-section (1) of section 3 of the Pension Fund Regulatory and Development Authority Act, 2013, subject to applicable law, a certified copy of a certificate from a chartered accountant certifying the corpus of the provident fund/pension fund must be attached to the Bid cum Application Form. Failing this, our Company, in consultation with the BRLMs reserve the right to reject any Bid, without assigning any reason thereof.

Bids under Power of Attorney

In case of Bids made pursuant to a power of attorney by limited companies, corporate bodies, registered societies, eligible FPIs, AIFs, Mutual Funds, insurance companies, NBFC-SI, insurance funds set up by the army, navy or air force of the India, insurance funds set up by the Department of Posts, India or the National Investment Fund and provident funds with a minimum corpus of ₹250 million (subject to applicable laws) and pension funds with a minimum corpus of ₹250 million registered with the Pension Fund Regulatory and Development Authority established under sub-section (1) of section 3 of the Pension Fund Regulatory and Development Authority Act, 2013, a certified copy of the power of attorney or the relevant resolution or authority, as the case may be, along with a certified copy of the memorandum of association and articles of association and/or bye laws must be lodged along with the Bid cum Application Form. Failing this, our Company and the Selling Shareholders reserve the right to accept or reject any Bid in whole or in part, in either case, without assigning any reason thereof.

Our Company, in consultation with the BRLMs, in their absolute discretion, reserve the right to relax the above condition of simultaneous lodging of the power of attorney along with the Bid cum Application Form, subject to such terms and conditions that our Company, in consultation with the BRLMs, may deem fit.

Bids by Anchor Investors

In accordance with the SEBI ICDR Regulations, in addition to details and conditions mentioned in this section, the key terms for participation by Anchor Investors are provided below:

(a) Anchor Investor Application Forms will be made available for the Anchor Investor Portion at the offices of the BRLMs.

(b) The Bid must be for a minimum of such number of Equity Shares so that the Bid Amount exceeds ₹100 million. A Bid cannot be submitted for over 60% of the QIB Portion. In case of a Mutual Fund, separate bids by individual schemes of a Mutual Fund will be aggregated to determine the minimum application size of ₹100 million.

(c) One-third of the Anchor Investor Portion will be reserved for allocation to domestic Mutual Funds. Of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds.

(d) Bidding for Anchor Investors will open one Working Day before the Bid/Offer Opening Date, and will be completed on the same day.

(e) Our Company may finalise allocation to the Anchor Investors and the basis of such allocation will be on a discretionary basis by our Company, in consultation with the BRLMs, subject to the following:

  (i) minimum of two and maximum of 15 Anchor Investors, where the allocation under the Anchor Investor Portion is up to ₹2,500 million, subject to a minimum Allotment of ₹50 million per Anchor Investor; and

  (ii) in case of allocation above ₹2,500 million under the Anchor Investor Portion, a minimum of five such investors and a maximum of 15 Anchor Investors for allocation up to ₹2,500 million, and an additional 15 Anchor Investors for every additional ₹2,500 million or part thereof, shall be permitted, subject to minimum Allotment of ₹50 million per Anchor Investor.

  (iii) Further, of the Anchor Investor Portion, 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds.

(f) Allocation to Anchor Investors will be completed on the Anchor Investor Bid/Offer Period. The number of Equity Shares allocated to Anchor Investors and the price at which the allocation is made, will be made available in the public domain by the BRLMs before the Bid/Offer Opening Date, through intimation to the Stock Exchanges.

(g) Anchor Investors cannot withdraw or lower the size of their Bids at any stage after submission of the Bid.

(h) If the Offer Price is greater than the Anchor Investor Allocation Price, the additional amount being the difference between the Offer Price and the Anchor Investor Offer Price will be payable by the Anchor Investors on the Anchor Investor Pay-in Date specified in the CAN. If the Offer Price is lower than the Anchor Investor Offer Price, Allotment to successful Anchor Investors will be at the higher price.

(i) 50% Equity Shares Allotted to Anchor Investors in the Anchor Investor Portion shall be locked-in for a period of 90 days from the date of Allotment and the remaining 50% shall be locked-in for a period of 30 days from the date of Allotment.

(j) Neither the BRLMs nor any associate of the BRLMs (except Mutual Funds which are associates of the BRLMs or insurance companies promoted by entities which are associates of BRLMs or AIFs sponsored by the entities which are associate of the BRLMs or FPIs (other than individuals, corporate bodies and

family offices) which are associates of the BRLMs or pension funds sponsored entities which are associates of the BRLMs) shall apply in the Offer under the Anchor Investor Portion.

(k) Bids made by QIBs under both the Anchor Investor Portion and the QIB Portion will not be considered multiple Bids.

Bids by Systemically Important Non-Banking Financial Companies

In case of Bids made by NBFC-SI registered with RBI, certified copies of: (i) the certificate of registration issued by RBI, (ii) certified copy of its last audited financial statements on a standalone basis, (iii) a net worth certificate from its statutory auditor, and (iv) such other approval as may be required by the NBFC-SI, are required to be attached to the Bid cum Application Form. Failing this, our Company, in consultation with the BRLMs, reserve the right to reject any Bid without assigning any reason thereof, subject to applicable law. NBFC-SI participating in the Offer shall comply with all applicable regulations, guidelines and circulars issued by RBI from time to time.

The investment limit for NBFC-SI shall be as prescribed by RBI from time to time.

For more information, please read the General Information Document.

In accordance with existing regulations issued by the RBI, OCBs cannot participate in the Offer.

The above information is given for the benefit of the Bidders.

Information for Bidders

The relevant Designated Intermediary will enter a maximum of three Bids at different price levels opted in the Bid cum Application Form and such options are not considered as multiple Bids. It is the Bidder's responsibility to obtain the acknowledgment slip from the relevant Designated Intermediary. The registration of the Bid by the Designated Intermediary does not guarantee that the Equity Shares shall be allocated/Allotted. Such Acknowledgement Slip will be non-negotiable and by itself will not create any obligation of any kind. When a Bidder revises his or her Bid, he/she shall surrender the earlier Acknowledgement Slip and may request for a revised acknowledgment slip from the relevant Designated Intermediary as proof of his or her having revised the previous Bid. In relation to electronic registration of Bids, the permission given by the Stock Exchanges to use their network and software of the electronic bidding system should not in any way be deemed or construed to mean that the compliance with various statutory and other requirements by our Company, the Selling Shareholders and/or the Book Running Lead Managers are cleared or approved by the Stock Exchanges; nor does it in any manner warrant, certify or endorse the correctness or completeness of compliance with the statutory and other requirements, nor does it take any responsibility for the financial or other soundness of our Company, the management or any scheme or project of our Company; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this Draft Red Herring Prospectus or the Red Herring Prospectus; nor does it warrant that the Equity Shares will be listed or will continue to be listed on the Stock Exchanges.

General Instructions

Please note that QIBs and Non-Institutional Investors are not permitted to withdraw their Bid(s) or lower the size of their Bid(s) (in terms of quantity of Equity Shares or the Bid Amount) at any stage. RIIs can revise their Bid(s) during the Bid/Offer Period and withdraw or lower the size of their Bid(s) until Bid/Offer Closing Date. Anchor Investors are not allowed to withdraw their Bids after the Anchor Investor Bid/Offer Period.

***Dos*:**

1. Check if you are eligible to apply as per the terms of this Draft Red Herring Prospectus and under applicable law, rules, regulations, guidelines and approvals. All Bidders (other than Anchor Investors) should submit their Bids through the ASBA process only;

2. Ensure that you have Bid within the Price Band;

3. Read all the instructions carefully and complete the Bid cum Application Form, as the case may be, in the prescribed form;

4. Ensure that you (other than the Anchor Investors) have mentioned the correct details of ASBA Account

(i.e. bank account number or UPI ID, as applicable) and PAN in the Bid cum Application Form and if you are a UPI Bidder ensure that you have mentioned the correct UPI ID (with maximum length of 45 characters including the handle), in the Bid cum Application Form;

5. Ensure that your Bid cum Application Form bearing the stamp of a Designated Intermediary is submitted to the Designated Intermediary at the relevant Bidding Centre (except in case of electronic Bids) within the prescribed time;

6. UPI Bidders Bidding in the Offer shall ensure that they use only their own ASBA Account or only their own bank account linked UPI ID (only for UPI Bidders) to make an application in the Offer and not ASBA Account or bank account linked UPI ID of any third party;

7. Ensure that you have funds equal to the Bid Amount in the ASBA Account maintained with the SCSB before submitting the ASBA Form to the relevant Designated Intermediaries;

8. Ensure that you have accepted the UPI Mandate Request received from the Sponsor Bank(s) prior to 5:00 pm on the Bid/Offer Closing Date;

9. Ensure that the signature of the first Bidder in case of joint Bids, is included in the Bid cum Application Forms. If the first Bidder is not the ASBA Account holder, ensure that the Bid cum Application Form is also signed by the ASBA Account holder;

10. Ensure that the names given in the Bid cum Application Form is/are exactly the same as the names in which the beneficiary account is held with the Depository Participant. In case of joint Bids, the Bid cum Application Form should contain the name of only the first Bidder whose name should also appear as the first holder of the beneficiary account held in joint names;

11. Ensure that you request for and receive a stamped acknowledgement in the form of a counterfoil of the Bid cum Application Form for all your Bid options from the concerned Designated Intermediary;

12. Ensure that you submit the revised Bids to the same Designated Intermediary, through whom the original Bid was placed and obtain a revised acknowledgment;

13. Except for Bids (i) on behalf of the Central or State Governments and the officials appointed by the courts, who, in terms of the circular no. MRD/DoP/Cir-20/2008 dated June 30, 2008 issued by SEBI, may be exempt from specifying their PAN for transacting in the securities market, (ii) Bids by persons resident in the state of Sikkim, who, in terms of the circular dated July 20, 2006 issued by SEBI, may be exempted from specifying their PAN for transacting in the securities market, and (iii) persons/entities exempt from holding a PAN under applicable law, all Bidders should mention their PAN allotted under the IT Act. The exemption for the Central or the State Government and officials appointed by the courts and for investors residing in the State of Sikkim is subject to (a) the Demographic Details received from the respective depositories confirming the exemption granted to the beneficial owner by a suitable description in the PAN field and the beneficiary account remaining in "active status"; and (b) in the case of residents of Sikkim, the address as per the Demographic Details evidencing the same. All other applications in which PAN is not mentioned will be rejected;

14. Ensure that thumb impressions and signatures other than in the languages specified in the Eighth Schedule to the Constitution of India are attested by a Magistrate or a Notary Public or a Special Executive Magistrate under official seal;

15. FPIs making MIM Bids using the same PAN, and different beneficiary account numbers, Client IDs and DP IDs, are required to submit a confirmation that their Bids are under the MIM structure and indicate the name of their investment managers in such confirmation which shall be submitted along with each of their Bid cum Application Forms. In the absence of such confirmation from the relevant FPIs, such MIM Bids shall be rejected;

16. Bidders must ensure that their PAN is linked with Aadhaar and are in compliance with Central Board of Direct Taxes ("CBDT") notification dated February 13, 2020, read with press release dated June 25, 2021 and September 17, 2021, CBDT circular no.7 of 2022, dated March 30, 2022 and March 28, 2023, and any subsequent press releases in this regard.

17. Ensure that the category and the investor status is indicated in the Bid cum Application Form to ensure

proper upload of your Bid in the electronic Bidding system of the Stock Exchanges;

18. Ensure that in case of Bids under power of attorney or by limited companies, corporates, trust, etc., relevant documents including a copy of the power of attorney, if applicable, are submitted;

19. Ensure that Bids submitted by any person outside India is in compliance with applicable foreign and Indian laws; Bids received from FPIs bearing the same PAN shall not be treated as multiple Bids in the event such FPIs utilise the MIM Structure and such Bids have been made with different beneficiary account numbers, Client IDs and DP IDs.

20. Since the Allotment will be in dematerialised form only, ensure that the depository account is active, the correct DP ID, Client ID, UPI ID (for UPI Bidders) and the PAN are mentioned in their Bid cum Application Form and that the name of the Bidder, the DP ID, Client ID, UPI ID (for UPI Bidders) and the PAN entered into the online IPO system of the Stock Exchanges by the relevant Designated Intermediary, as applicable, matches with the name, DP ID, Client ID, UPI ID (for UPI Bidders) and PAN available in the Depository database;

21. In case of QIBs and NIIs, ensure that while Bidding through a Designated Intermediary, the ASBA Form is submitted to a Designated Intermediary in a Bidding Centre and that the SCSB where the ASBA Account, as specified in the ASBA Form, is maintained has named at least one branch at that location for the Designated Intermediary to deposit ASBA Forms (a list of such branches is available on the website of SEBI at www.sebi.gov.in);

22. Ensure that you have correctly signed the authorisation/undertaking box in the Bid cum Application Form, or have otherwise provided an authorisation to the SCSB or the Sponsor Bank(s), as applicable, via the electronic mode, for blocking funds in the ASBA Account equivalent to the Bid Amount mentioned in the Bid cum Application Form at the time of submission of the Bid. In case of UPI Bidders, ensure that you authorise the UPI Mandate Request raised by the Sponsor Bank(s) for blocking of funds equivalent to Bid Amount and subsequent debit of funds in case of Allotment;

23. Ensure that the Demographic Details are updated, true and correct in all respects;

24. The ASBA Bidders shall use only their own bank account or only their own bank account linked UPI ID for the purposes of making Application in the Offer, which is UPI 2.0 certified by NPCI;

25. Bidders (except UPI Bidders) should instruct their respective banks to release the funds blocked in the ASBA account under the ASBA process. In case of UPI Bidders, once the Sponsor Bank(s) issues the Mandate Request, the UPI Bidders would be required to proceed to authorise the blocking of funds by confirming or accepting the UPI Mandate Request to authorise the blocking of funds equivalent to application amount and subsequent debit of funds in case of Allotment, in a timely manner;

26. Bidding through UPI Mechanism shall ensure that details of the Bid are reviewed and verified by opening the attachment in the UPI Mandate Request and then proceed to authorise the UPI Mandate Request using their UPI PIN. Upon the authorisation of the mandate using their UPI PIN, a UPI Bidder shall be deemed to have verified the attachment containing the application details of the UPI Bidder in the UPI Mandate Request and have agreed to block the entire Bid Amount and authorized the Sponsor Bank(s) issue a request to block the Bid Amount specified in the Bid cum Application Form in his/her ASBA Account;

27. UPI Bidders should mention valid UPI ID of only the Bidder (in case of single account) and of the first Bidder (in case of joint account) in the Bid cum Application Form;

28. UPI Bidders who have revised their Bids subsequent to making the initial Bid should also approve the revised UPI Mandate Request generated by the Sponsor Bank(s) to authorise blocking of funds equivalent to the revised Bid Amount and subsequent debit of funds in case of Allotment in a timely manner.

29. Bids by Eligible NRIs which are re-categorised as Category II FPI and registered with SEBI for a Bid Amount of less than ₹200,000 would be considered under the Retail Category for the purposes of allocation and Bids for a Bid Amount exceeding ₹200,000 would be considered under the Non-Institutional Category for allocation in the Offer; and

30. Ensure that Anchor Investors submit their Bid cum Application Forms only to the BRLMs.

The Bid cum Application Form is liable to be rejected if the above instructions, as applicable, are not complied with. Application made using incorrect UPI handle or using a bank account of an SCSB or SCSBs which is not mentioned in the Annexure 'A' to the SEBI circular no. SEBI/HO/CFD/DIL2/CIR/P/2019/85 dated July 26, 2019 is liable to be rejected.

Don'ts:

1. Do not Bid for lower than the minimum Bid Lot;

2. Do not submit a Bid using UPI ID, if you are not a UPI Bidder;

3. Do not Bid for a Bid Amount exceeding ₹200,000 for Bids by Retail Individual Investors;

4. Do not Bid on another Bid cum Application Form and the Anchor Investor Application Form, as the case may be, after you have submitted a Bid to any of the Designated Intermediary;

5. Do not Bid/revise the Bid amount to less than the floor price or higher than the cap price;

6. Do not pay the Bid Amount in cheques, demand drafts or by cash, money order, postal order or by stock invest;

7. Do not send Bid cum Application Forms by post; instead submit the same to the Designated Intermediary only;

8. Do not Bid at Cut-off Price (for Bids by QIBs and Non-Institutional Investors);

9. Do not instruct your respective banks to release the funds blocked in the ASBA Account under the ASBA process;

10. Do not submit the Bid for an amount more than funds available in your ASBA account;

11. Do not submit Bids on plain paper or on incomplete or illegible Bid cum Application Forms or on Bid cum Application Forms in a colour prescribed for another category of Bidder;

12. Do not submit a Bid in case you are not eligible to acquire Equity Shares under applicable law or your relevant constitutional documents or otherwise;

13. Do not Bid if you are not competent to contract under the Indian Contract Act, 1872 (other than minors having valid depository accounts as per Demographic Details provided by the depository);

14. Do not fill up the Bid cum Application Form such that the Equity Shares Bid for exceeds the Offer size and/or investment limit or maximum number of the Equity Shares that can be held under the applicable laws or regulations or maximum amount permissible under the applicable regulations or under the terms of the Red Herring Prospectus;

15. Do not Bid for Equity Shares more than specified by the respective Stock Exchanges for each category;

16. In case of ASBA Bidders (other than UPI Bidders), do not submit more than one Bid cum Application Form per ASBA Account;

17. If you are a UPI Bidder, do not submit more than one Bid cum Application Form for each UPI ID;

18. Do not make the Bid cum Application Form using third party bank account or using third party linked bank account UPI ID;

19. Anchor Investors should not bid through the ASBA process;

20. Do not submit the Bid cum Application Form to any non-SCSB bank or our Company;

21. Do not Bid on another Bid cum Application Form and the Anchor Investor Application Form, as the case may be, after you have submitted a Bid to any of the Designated Intermediaries;

22. Do not submit the GIR number instead of the PAN;

23. Anchor Investors should submit Anchor Investor Application Form only to the BRLMs;

24. Do not Bid on a Bid cum Application Form that does not have the stamp of a Designated Intermediary;

25. If you are a QIB, do not submit your Bid after 3 p.m. on the QIB Bid/Offer Closing Date (for online applications) and after 12:00 p.m. on the Bid/ Offer Closing Date (for physical applications);

26. Do not withdraw your Bid or lower the size of your Bid (in terms of quantity of the Equity Shares or the Bid Amount) at any stage, if you are a QIB or a Non-Institutional Investor. Retail Individual Investors can revise or withdraw their Bids on or before the Bid/Offer Closing Date;

27. Do not submit Bids to a Designated Intermediary at a location other than at the relevant Bidding Centres. If you are a UPI Bidder, do not submit the ASBA Form directly with SCSBs;

28. Do not submit incorrect details of the DP ID, Client ID, PAN and UPI ID details if you are a UPI Bidder. Further, do not provide details for a beneficiary account which is suspended or for which details cannot be verified to the Registrar to the Offer;

29. Do not submit the Bid without ensuring that funds equivalent to the entire Bid Amount are available for blocking in the relevant ASBA account;

30. Do not link the UPI ID with a bank account maintained with a bank that is not UPI 2.0 certified by the NPCI in case of Bids submitted by UPI Bidders;

31. UPI Bidders using the incorrect UPI handle or using a bank account of an SCSB or a banks which is not mentioned in the list provided in the SEBI website is liable to be rejected; and

32. Do not submit more than one Bid cum Application Form for each UPI ID in case of UPI Bidders.

The Bid cum Application Form is liable to be rejected if the above instructions, as applicable, are not complied with. Application made using incorrect UPI handle or using a bank account of an SCSB or SCSBs which is not mentioned in list available on the website of SEBI at www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=43 and updated from time to time and at such other websites as may be prescribed by SEBI from time to time is liable to be rejected.

For helpline details of the BRLMs pursuant to the SEBI ICDR Master Circular, see "***General Information – Book Running Lead Managers***" on page 153.

Further, in case of any pre-Offer or post Offer related issues regarding share certificates/demat credit/refund orders/unblocking etc., investors shall reach out to the Company Secretary and Compliance Officer. For details of the Company Secretary and Compliance Officer, see "***General Information – Company Secretary and Compliance Officer***" on page 152.

For details of grounds for technical rejections of a Bid cum Application Form, please see the General Information Document.

Names of entities responsible for finalising the basis of allotment in a fair and proper manner

The authorized employees of the Stock Exchanges, along with the BRLMs and the Registrar to the Offer, shall ensure that the Basis of Allotment is finalised in a fair and proper manner in accordance with the procedure specified in SEBI ICDR Regulations.

Method of allotment as may be prescribed by SEBI from time to time

Our Company will not make any Allotment in excess of the Equity Shares offered through the Offer through the Offer document except in case of oversubscription for the purpose of rounding off to make Allotment, in consultation with the Designated Stock Exchange. Further, upon oversubscription, an Allotment of not more than 1% of the Offer to public may be made for the purpose of making Allotment in minimum lots.

The Allotment of Equity Shares to Bidders other than to the RIIs and Anchor Investors shall be on a proportionate basis within the respective investor categories and the number of securities Allotted shall be rounded off to the

nearest integer, subject to minimum Allotment being equal to the minimum application size as determined and disclosed.

The Allotment of Equity Shares to each RIIs shall not be less than the minimum bid lot, subject to the availability of shares in Retail Individual Investors Portion, and the remaining available shares, if any, shall be allotted on a proportionate basis. The Allotment of Equity Shares to Anchor Investors shall be on a discretionary basis. Not less than 15% of the Offer shall be available for allocation to Non-Institutional Bidders. The Equity Shares available for allocation to Non-Institutional Bidders under the Non-Institutional Portion, shall be subject to the following: (i) one-third of the portion available to Non-Institutional Bidders shall be reserved for applicants with an application size of more than ₹ 0.20 million and up to ₹ 1.00 million, and (ii) two-third of the portion available to Non-Institutional Bidders shall be reserved for applicants with an application size of more than ₹ 1.00 million, provided that the unsubscribed portion in either of the aforementioned sub-categories may be allocated to applicants in the other sub-category of Non-Institutional Bidders.

The allotment to each Non-Institutional Bidder shall not be less than the Minimum NIB Application Size, subject to the availability of Equity Shares in the Non-Institutional Portion, and the remaining Equity Shares.

The Allotment of Equity Shares to each RIB shall not be less than the minimum Bid lot, subject to the availability of shares in the RIB category, and the remaining available shares, if any, shall be allotted on a proportionate basis.

Payment into Anchor Investor Escrow Account

Our Company in consultation with the BRLMs, will decide the list of Anchor Investors to whom the CAN will be sent, pursuant to which, the details of the Equity Shares allocated to them in their respective names will be notified to such Anchor Investors. For Anchor Investors, the payment instruments for payment into the Anchor Investor Escrow Account should be drawn in favour of:

(a) In case of resident Anchor Investors: "[●]"

(b) In case of Non-Resident Anchor Investors: "[●]"

Anchor Investors should note that the escrow mechanism is not prescribed by SEBI and has been established as an arrangement between our Company, the Selling Shareholders, the Syndicate, the Escrow Collection Bank and the Registrar to the Offer to facilitate collections of Bid amounts from Anchor Investors.

Pre-Offer and Price Band Advertisement

Subject to Section 30 of the Companies Act, 2013, our Company shall, after filing the Red Herring Prospectus with the RoC, publish a pre-Offer and price band advertisement, in the form prescribed under the SEBI ICDR Regulations, in [●] editions of [●], a widely circulated English national daily newspaper, [●] editions of [●], a widely circulated Hindi national daily newspaper and [●] edition of [●], a widely circulated Tamil daily newspaper, Tamil being the regional language of Tamil Nadu, where our Registered and Corporate Office is located. This advertisement, subject to the provisions of Section 30 of the Companies Act, 2013, shall be in the format prescribed in part A of Schedule X of the SEBI ICDR Regulations.

The information set out above is given for the benefit of the Bidders/applicants.

Allotment Advertisement

The allotment advertisement shall be uploaded on the websites of our Company, the BRLMs and the Registrar to the Offer, before 9:00 p.m. IST, on the date of receipt of the final listing and trading approval from all the Stock Exchanges where the Equity Shares are proposed to be listed, provided such final listing and trading approval from all the Stock Exchanges is received prior to 9:00 p.m. IST on that day. In an event, if final listing and trading approval from all the Stock Exchanges is received post 9:00 p.m. IST on the date of receipt of the final listing and trading approval from all the Stock Exchanges where the Equity Shares are proposed to be listed, then the allotment advertisement shall be uploaded on the websites of our Company, the BRLMs and the Registrar to the Offer, following the receipt of final listing and trading approval from all the Stock Exchanges.

Our Company, the BRLMs and the Registrar shall publish an allotment advertisement before commencement of trading, disclosing the date of commencement of trading in all editions of [●], a widely circulated English national daily newspaper, all editions of [●], a widely circulated Hindi national daily newspaper and the Chennai edition

of [●], a widely circulated Tamil daily newspaper, Tamil being the regional language of Tamil Nadu, where our Registered and Corporate Office is located.

Signing of the Underwriting Agreement and filing with the RoC

Our Company and the Selling Shareholders intend to enter into an Underwriting Agreement after the finalisation of the Offer Price. After signing the Underwriting Agreement, our Company will file the Prospectus with the RoC. The Prospectus will contain details of the Offer Price, the Anchor Investor Offer Price, the Offer size, and underwriting arrangements and will be complete in all material respects.

Impersonation

Attention of the applicants is specifically drawn to the provisions of sub-section (1) of Section 38 of the Companies Act, 2013, which is reproduced below:

"*Any person who:*

(a) makes or abets making of an application in a fictitious name to a company for acquiring, or subscribing for, its securities; or

(b) makes or abets making of multiple applications to a company in different names or in different combinations of his name or surname for acquiring or subscribing for its securities; or

(c) otherwise induces directly or indirectly a company to allot, or register any transfer of, securities to him, or to any other person in a fictitious name,

shall be liable for action under Section 447."

The liability prescribed under Section 447 of the Companies Act, 2013, for fraud involving an amount of at least ₹1 million or 1% of the turnover of the company, whichever is lower, includes imprisonment for a term which shall not be less than six months extending up to 10 years and fine of an amount not less than the amount involved in the fraud, extending up to three times such amount (provided that where the fraud involves public interest, such term shall not be less than three years.) Further, where the fraud involves an amount less than ₹1 million or one per cent of the turnover of the company, whichever is lower, and does not involve public interest, any person guilty of such fraud shall be punishable with imprisonment for a term which may extend to five years or with fine which may extend to ₹5 million or with both.

Undertakings by our Company

Our Company undertakes the following:

- the complaints received in respect of the Offer shall be attended to by our Company expeditiously and satisfactorily;
- if Allotment is not made within the prescribed timelines under applicable laws, the application monies will be refunded/unblocked within the time prescribed under applicable laws. If there is a delay beyond such prescribed time, our Company shall pay interest prescribed under the Companies Act, 2013, the SEBI ICDR Regulations and other applicable laws for the delayed period;
- all steps will be taken for completion of the necessary formalities for listing and commencement of trading at all the Stock Exchanges where the Equity Shares are proposed to be listed are taken within such period as may be prescribed under applicable law;
- the funds required for making refunds/unblocking (to the extent applicable) to unsuccessful applicants as per the mode(s) disclosed shall be made available to the Registrar to the Offer by our Company;
- where refunds (to the extent applicable) are made through electronic transfer of funds, a suitable communication shall be sent to the Bidder within time prescribed under applicable laws, giving details of the bank where refunds shall be credited along with amount and expected date of electronic credit of refund;
- Except for the Offer and the issuance of Equity Shares pursuant to exercise of employee stock options

under ESOP – 2023, no further issue of the Equity Shares shall be made from the date of this Draft Red Herring Prospectus till the Equity Shares offered through the Red Herring Prospectus are listed or until the Bid monies are refunded/unblocked in the relevant ASBA Accounts on account of non-listing, undersubscription, etc. other than as disclosed in accordance with the SEBI ICDR Regulations; and

- adequate arrangements shall be made to collect all Bid cum Application Forms from Bidders.

Undertakings by the Selling Shareholders

Each of the Selling Shareholder, severally and not jointly, specifically undertakes and/or confirms the following in respect to itself as a Selling Shareholder and its respective portion of the Offered Shares:

- The Equity Shares offered pursuant to the Offer for Sale have been held by the Selling Shareholders for a period of at least one year prior to the date of this Draft Red Herring Prospectus, are free and clear of any liens or encumbrances and, to the extent that the Equity Shares being offered have resulted from a bonus issue, the bonus issue has been on equity shares held for a period of at least one year prior to the filing of this Draft Red Herring Prospectus and are eligible for being offered in the Offer for Sale in terms of Regulation 8 and 8A of the SEBI ICDR Regulations;

- The Selling Shareholders are the legal and beneficial owners of and have full title to their respective Equity Shares being offered through the Offer for Sale;

- The Selling Shareholders will not have recourse to the proceeds of the Offer for Sale, until approval for trading of the Equity Shares from all Stock Exchanges where listing is sought has been received;

- The Selling Shareholders will not sell, transfer, dispose of in any manner or create any lien, charge or encumbrance on the Equity Shares offered in the Offer for Sale;

- The Selling Shareholders shall deposit the Offered Shares in an escrow demat account in accordance with the Share Escrow Agreement;

- The Selling Shareholders shall not offer any incentive, whether direct or indirect, in any manner, whether in cash or kind or services or otherwise to any Bidder for making a Bid in the Offer, and shall not make any payment, direct or indirect, in the nature of discounts, commission, allowance or otherwise to any person who makes a Bid in the Offer;

- The Selling Shareholders will take all such steps as may be required to ensure that the Equity Shares being sold by them in the Offer for Sale are available for transfer in the Offer for Sale; and

- It will provide assistance to the Company, as may be reasonably required and necessary in accordance with applicable laws, for the completion of the necessary formalities in relation to the Equity Shares being offered by it under the Offer for Sale.

The Selling Shareholders have authorized the Company Secretary and Compliance Officer of our Company and the Registrar to the Offer to redress any complaints received from Bidders in respect of the Offer for Sale.

Utilization of Offer Proceeds

Our Board specifically confirms that:

(i) all monies received out of the Fresh Issue shall be credited/transferred to a separate bank account other than the bank account referred to in sub-section (3) of Section 40 of the Companies Act, 2013;

(ii) details of all monies utilised out of the Fresh Issue shall be disclosed, and continue to be disclosed till the time any part of the Net Proceeds remains unutilised, under an appropriate separate head in the balance sheet of our Company indicating the purpose for which such monies have been utilised; and

(iii) details of all unutilised monies out of the Fresh Issue, if any, shall be disclosed under an appropriate separate head in the balance sheet of our Company indicating the form in which such unutilised monies have been invested.

RESTRICTIONS ON FOREIGN OWNERSHIP OF INDIAN SECURITIES

Foreign investment in Indian securities is regulated through the Industrial Policy, 1991 of the Government of India and FEMA. While the Industrial Policy, 1991 prescribes the limits and the conditions subject to which foreign investment can be made in different sectors of the Indian economy, FEMA regulates the precise manner in which such investment may be made. Foreign investment is permitted (except in the prohibited sectors) in Indian companies, either through the automatic route or the approval route, depending upon the sector in which foreign investment is sought to be made.

The FEMA Rules notified by the Indian Ministry of Finance, Department of Economic Affairs on October 2019, specifies the conditions pursuant to which foreign investment can be made in Indian securities. The Government of India makes policy announcements on FDI through press notes and press releases. The regulatory framework, over a period of time, thus, consists of acts, regulations, press notes, press releases, and clarifications among other amendments. The DPIIT (formerly Department of Industrial Policy & Promotion) issued the Consolidated FDI Policy Circular dated October 15, 2020, with effect from October 15, 2020 (the "FDI Policy"), which consolidates and supersedes all previous press note, press releases and clarifications on FDI issued by the DPIIT that were in force and effect prior to October 15, 2020.

The transfer of shares between an Indian resident and a non-resident does not require the prior approval of the RBI, provided that (i) the activities of the investee company are under the automatic route under the FDI Policy and transfer does not attract the provisions of the SEBI Takeover Regulations; (ii) the non-resident shareholding is within the sectoral limits under the FDI Policy; and (iii) the pricing is in accordance with the guidelines prescribed by the SEBI/RBI. The RBI and the concerned ministry/department are responsible for granting the approval for foreign investment under the FDI Policy and FEMA.

Subject to conditions specified in the FDI Policy, up to 100% foreign investment under the automatic route is currently permitted in companies which are engaged in construction-development projects (including development of townships, construction of residential / commercial premises, roads or bridges, hotels, resorts, hospitals, educational institutions, recreational facilities, city and regional level infrastructure and townships) and industrial parks. FDI Policy does not permit FDI in an entity which is engaged or proposed to engage in real estate business, construction of farm houses and trading in transferable development rights.

All investments under the foreign direct investment route by entities of a country which shares land border with India or where the beneficial owner of an investment into India is situated in or is a citizen of any such country will require prior approval of the Government of India. Further, in the event of transfer of ownership of any existing or future foreign direct investment in an entity in India, directly or indirectly, resulting in the beneficial ownership falling within the aforesaid restriction/purview, such subsequent change in the beneficial ownership will also require approval of the Government of India. These investment restrictions shall also apply to subscribers of offshore derivative instruments.

Further, foreign investment in industrial parks, in terms of the FEMA Non-debt Instruments Rules ("Industrial Parks"), shall not be subject to the conditionalities applicable for construction development projects, provided the Industrial Parks meet the following conditions: (a) it shall comprise of a minimum of 10 units and no single unit shall occupy more than 50% of the allocable area; (b) the minimum percentage of the area to be allocated for industrial activity shall not be less than 66% of the total allocable area. For details, see "***Risk Factors - Under Indian law, foreign investors are subject to investment restrictions that limit our ability to attract foreign investors, which may adversely affect the trading price of the Equity Shares. Further, restrictions on foreign direct investments ("FDI") and external commercial borrowings in the sector we operate in may hamper our ability to raise additional capital. Further, foreign investors are subject to certain restrictions on transfer of shares***" on page 140.

In accordance with the FEMA Rules, participation by non-residents in the Offer is restricted to participation by (i) FPIs under Schedule II of the FEMA Rules, in the Offer subject to limit of the individual holding of an FPI below 10% of the post-Offer paid-up capital of our Company and the aggregate limit for FPI investment currently not exceeding 100% (sectoral limit); and (ii) Eligible NRIs only on non-repatriation basis under Schedule IV of the FEMA Rules. Further, other non-residents such as FVCIs and multilateral and bilateral development financial institutions are not permitted to participate in the Offer. For details of the aggregate limit for investments by NRIs and FPIs in our Company, see "***Offer Procedure – Bids by Eligible NRIs***" and "***Offer Procedure – Bids by FPIs***" on page 991.

As per the existing policy of the Government of India, OCBs cannot participate in this Offer.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in "offshore transactions" as defined in and in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur.

The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

Bidders are advised to ensure that any Bid from them does not exceed investment limits or the maximum number of Equity Shares that can be held by them under applicable law. Further, each Bidder where required must agree in the Allotment Advice that such Bidder will not sell or transfer any Equity Shares or any economic interest therein, including any off-shore derivative instruments, such as participatory notes, issued against the Equity Shares or any similar security, other than in accordance with applicable laws.

The above information is given for the benefit of the Bidders.

SECTION VIII - MAIN PROVISIONS OF THE ARTICLES OF ASSOCIATION

Except as disclosed in this section, no material clause of the Articles of Association of our Company have been left out having bearing on the Offer and the disclosure.

Capitalised terms used in this section have the meaning that has been given to such terms in the Articles of Association of our Company. Pursuant to Schedule I of the Companies Act, 2013 and the SEBI ICDR Regulations, the main provisions of the Articles of Association of our Company are detailed below:

Applicability of Table F

The regulations contained in the Table marked 'F' in Schedule I to the Companies Act, 2013 shall not apply to the Company, except in so far as the same are repeated, contained or expressly made applicable in these Articles or by the said Act. The regulations for the management of the Company and for the observance by the members thereto and their representatives, shall, subject to any exercise of the statutory powers of the Company with reference to the deletion or alteration of or addition to its regulations by resolution as prescribed or permitted by the Companies Act, 2013, be such as are contained in these Articles.

Share Capital And Variation Of Rights

Article 3 provides that "the Authorised Share Capital of the Company shall be as stated under Clause V of the Memorandum of Association of the Company with such rights, privileges and conditions respectively attached thereto as may be from time to time and the Board may, from time to time, with the sanction of the Company in a general meeting, sub-divide, consolidate and increase the Share Capital by such sum to be divided into Shares of such amount. Upon the sub-division of Shares, the right to participate in profits in any manner as between the Shares resulting from the sub-division shall be apportioned accordingly."

Article 4 provides that "Subject to the provisions of the Act and these Articles, the Shares in the capital of the Company shall be under the control of the Directors who may issue, allot or otherwise dispose of the same or any of them to such persons, in such proportion and on such terms and conditions and either at a premium or at par or at a discount (subject to compliance with the provisions of the Act) and at such time as they may from time to time think fit, and with the approval of the Company in a General Meeting to give to any person or persons the option or right to call for any Shares either at par or premium during such time and for such consideration as the Directors deem fit, and may issue and allot Shares in the capital of the Company on payment in full or part of any property sold and transferred or for any services rendered to the Company in the conduct of its business and any Shares which may so be allotted may be issued as fully paid Shares and if so issued, shall be deemed to be fully paid Shares. Provided that option or right to call of Shares shall not be given to any person or persons without the approval of the Company in the General Meeting."

Article 5 provides that "Every Shareholder shall be entitled, without payment, to one or more certificates, in marketable lots, for all the Shares of each class or denomination registered in his name, or if the Directors so approve (upon paying such fee as the Directors may from time to time determine) to several certificates, each for one or more of such Shares and the Company shall complete and have ready for delivery such certificates within two months (or such other time as may be prescribed under applicable law) from the date of allotment, unless the conditions of issue thereof otherwise provide, or within one month (or such other time as may be prescribed under applicable law) of the receipt of instrument of transfer, transmission, sub-division, consolidation or renewal of its Shares as the case may be. Every certificate of Shares shall be under the seal of the Company, if any, or shall be signed by two Directors and the company secretary of the Company, and shall specify the number and distinctive number of Shares in respect of which it is issued and amount paid-up thereon and shall be in such form as the Board or any Committee thereof may prescribe and approve, provided that, in respect of a Share or Shares held jointly by several persons, the Company shall not be bound to issue more than one certificate and delivery of a certificate to the first named joint holders shall be sufficient delivery to all such holders. Provided that in case the company has a common seal, it shall be affixed in the presence of the persons required to sign the certificate. Such Share certificates shall also be issued in the event of consolidation or sub-division of Shares of the Company."

Article 6 provides that "Subject to the provisions of the Act and these Articles, the Board may issue and allot Shares in the capital of the Company on payment or part payment for any property or assets of any kind whatsoever sold or transferred, goods or machinery supplied or for services rendered to the Company in the conduct of its business and any Shares which may be so allotted may be issued as fully paid-up or partly paid-up otherwise than for cash, and if so issued, shall be deemed to be fully paid-up or partly paid-up Shares, as the case may be."

Article 7 provides that " The Company may issue the following kinds of Shares in accordance with these Articles, the Act, the Rules and other applicable laws:

(a) Equity Share capital:

(i) with voting rights; and / or

(ii) with differential rights as to dividend, voting or otherwise in accordance with the Rules and applicable law; and

(b) Preference Share capital"

Article 8 provides that "

1. Where at any time, it is proposed to increase the subscribed capital of the Company by allotment of further Shares, whether out of unissued Share capital or out of increased Share capital, then such Shares shall be offered, subject to the provisions of Section 62 of the Act, and the Rules made thereunder:

(i) to the person(s) who, at the date of the offer or such other date as prescribed under applicable law, are holders of the Equity Shares, in proportion, as nearly as circumstances admit, to the capital paid up on these Shares at that date by sending a letter of offer subject to the following conditions, namely:

(a) such offer shall be made by a notice specifying the number of Shares offered and limiting a time not being less than 15 (fifteen) days or such lesser number of days as may be prescribed under law and not exceeding 30 (thirty) days from the date of the offer within which the offer, if not accepted, will be deemed to have been declined;

(b) the offer aforesaid shall be deemed to include a right exercisable by the person concerned to renounce the Shares offered to them in favour of any other person and the notice as aforesaid shall contain a statement of this right: provided that the Directors may decline, without assigning any reason for refusal, to allot any Shares to any person in whose favour any Member may renounce the Shares offered to him; and

(c) after the expiry of the time specified in the notice aforesaid or on receipt of earlier intimation from the person to whom such notice is given that he declines to accept the Shares offered, the Board may dispose of them in such manner which is not disadvantageous to the Members and the Company; or

(ii) to employees under a scheme of employees' stock option, subject to Special Resolution passed by the Company and subject to such conditions as may be prescribed under the Act and other applicable laws; or

(iii) to any person(s), whether or not those persons include the persons referred to in the clauses (i) and (ii) above, if a Special Resolution to this effect is passed by the Company in a General Meeting.

2. The notice referred to in sub-clause (a) of clause (i) of (1) shall be dispatched through registered post or speed post or through electronic mode or courier or any other mode having proof of delivery to all the existing Shareholders at least 3 (three) days before the opening of the issue or such other timeline as may be prescribed under applicable law.

3. Nothing in sub-clause (a) and (b) of clause (i) of (1) above shall be deemed:

(a) to extend the time within which the offer should be accepted; or

(b) to authorize any person to exercise the right of renunciation for a second time, on the ground that the person in whose favour the renunciation was first made has declined to take the Shares comprised in the renunciation.

4. Nothing in this Article shall apply to the increase of the subscribed capital of the Company caused by the exercise of an option as a term attached to the Debentures issued or loan raised by the Company:

   (a) to convert such Debentures or loans into Shares in the Company; or

   (b) to subscribe for Shares in the Company.

   Provided that the terms of issue of such Debentures or the terms of such loans include a term providing for such option and such term has been approved before the issue of such Debentures or the raising of loan by a special resolution adopted by the Company in a general meeting.

5. Notwithstanding anything contained in (4) above, where any Debentures have been issued or loan has been obtained from any Government by the Company, and if that Government considers it necessary in the public interest so to do, it may, by order, direct that such Debentures or loans or any part thereof shall be converted into Shares in the Company on such terms and conditions as appear to the Government to be reasonable in the circumstances of the case even if terms of the issue of such Debentures or the raising of such loans do not include a term for providing for an option for such conversion.

   Provided that where the terms and conditions of such conversion are not acceptable to the Company, it may, within 60 (sixty) days from the date of communication of such order or such other timeline as may be prescribed under applicable law, appeal to the National Company Law Tribunal which shall after hearing the Company and the Government pass such order as it deems fit.

6. In determining the terms and conditions of conversion under (6), the Government shall have due regard to the financial position of the Company, the terms of issue of Debentures or loans, as the case may be, the rate of interest payable on such Debentures or loans and such other matters as it may consider necessary.

7. Where the Government has, by an order made under (6), directed that any Debenture or loan or any part thereof shall be converted into Shares in the Company and where no appeal has been preferred to the National Company Law Tribunal under (5) or where such appeal has been dismissed, the Memorandum of Association of the Company shall, where such order has the effect of increasing the authorized Share capital of the Company, be altered and the authorized Share capital of the Company shall stand increased by an amount equal to the amount of the value of Shares which such Debentures or loans or part thereof has been converted into."

Article 9 provides that "Every person whose name is entered as a member in the register of members shall be entitled to receive within two months after allotment or within one month from the date of receipt by the Company of the application for the registration of transfer or transmission or within such other period as the conditions of issue shall provide - (a) one certificate for all his Shares without payment of any charges; or (b) several certificates, each for one or more of his Shares, upon payment of such charges as may be fixed by the Board for each certificate after the first. Provided that a person subscribing to Shares offered by the Company shall have the option either to receive certificates for such Shares or hold the Shares in a dematerialised state with a depository. Where a person opts to hold any Share with the depository, the Company shall intimate such depository the details of allotment of the Share to enable the depository to enter in its records the name of such person as the beneficial owner of that Share."

Article 10 provides that "If any Share certificate be worn out, defaced, mutilated or torn or if there be no further space on the back for endorsement of transfer, then upon production and surrender thereof to the Company, a new certificate may be issued in lieu thereof, and if any certificate is lost or destroyed then upon proof thereof to the satisfaction of the Company and on execution of such indemnity as the Company deems adequate, a new certificate in lieu thereof shall be given. Every certificate under this Article shall be issued on payment of an for each certificate in accordance with the Act. Provided that no fee shall be charged for issue of new certificates in replacement of those which are old, defaced or worn out or where there is no further space on the back thereof for endorsement of transfer. Provided that notwithstanding what is stated above, the Directors shall comply with such Rules or regulation or requirements of any stock exchange or the rules made under the Act or the Rules made under any other act or Rules applicable in this behalf."

Article 11 provides that "Any Debentures or other similar securities may be issued at a discount, premium or otherwise, if permissible under the Act, and may be issued on condition that they shall be convertible into Shares

of any denomination, and with any privileges and conditions as to redemption, surrender, drawing, allotment of Shares and attending (but not voting) at General Meetings, appointment of Directors and otherwise. Debentures with the right to conversion into or allotment of Shares shall be issued only with the consent of the Company in General Meeting accorded by a Special Resolution and subject to the provisions of the Act."

Article 12 provides that "The provisions of the foregoing Articles relating to issue of certificates shall mutatis mutandis apply to issue of certificates for any other securities including Debentures (except where the Act otherwise requires) of the Company."

Article 13 provides that "

1. The Company may exercise the powers of paying commissions conferred by the Act, provided that the rate per cent or the amount of the commission paid or agreed to be paid shall be disclosed in the manner required by the Act and the Rules.

2. The rate or amount of the commission shall not exceed the rate or amount prescribed in the Rules.

3. The commission may be satisfied by the payment of cash or the allotment of fully or partly paid Shares or partly in the one way and partly in the other."

Article 14 provides that "

1. If at any time the Share capital is divided into different classes of Shares, the rights attached to any class (unless otherwise provided by the terms of issue of the Shares of that class) may, subject to the provisions of the Act, and whether or not the Company is being wound up, be varied with the consent in writing, of the holders of three-fourths of the issued Shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the Shares of that class, as prescribed by the Act.

2. To every such separate meeting, the provisions of these Articles relating to general meetings shall mutatis mutandis apply but so that the necessary quorum shall be at least two persons holding at least one-third of the issued Shares of the class in question."

Article 15 provides that "The rights conferred upon the holders of the Shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the Shares of that class, be deemed to be varied by the creation or issue of further Shares ranking pari passu therewith."

Article 16 provides that "Subject to the provisions of the Act, any preference Shares may be issued on the terms that they are, or at the option of the Company are, liable to be redeemed on such terms and in such manner as the Company before the issue of the Shares may, by Special Resolution determine."

Article 17 provides that "The Board or the Company, as the case may be, may, in accordance with the Act and the Rules, issue further Shares to –

(i) persons who, at the date of offer, are holders of equity Shares of the Company; such offer shall be deemed to include a right exercisable by the person concerned to renounce the Shares offered to him or any of them in favour of any other person; or

(ii) employees under any scheme of employees' stock option; or

(iii) any persons, whether or not those persons include the persons referred to in clause (i) or clause (ii) above."

Article 18 provides that "A further issue of Shares may be made in any manner whatsoever as the Board may determine including by way of preferential offer or private placement, subject to and in accordance with the Act and the Rules."

Lien on Shares

Article 19 provides that "

1. The company shall have a first and paramount lien –

   (a) on every Share/ Debenture (not being a fully paid Share/ Debenture) and upon proceeds of sale thereof, for all monies (whether presently payable or not) called, or payable at a fixed time, in respect of that Share/ Debenture; and

   (b) on all Shares/ Debentures (not being fully paid Shares/ Debentures) standing registered in the name of a single person, for all monies presently payable by him or his estate to the company.

   No equitable interest in any Share or Debenture shall be created except upon the footing and condition that this Article will have full effect. Provided that fully paid up Shares shall be free from all liens and in respect of any partly paid Shares/ Debentures of the Company, the lien, if any, shall be restricted to moneys called or payable at a fixed time in respect of such Shares/ Debentures.

   Provided that the Board of directors may at any time declare any Share/ Debenture to be wholly or in part exempt from the provisions of this clause. Unless otherwise agreed, the registration of a transfer of Shares/ Debentures shall operate as a waiver of the Company's lien if any, on such Shares/ Debentures.

2. The company's lien, if any, on a Share shall extend to all dividends payable and bonuses declared from time to time in respect of such Shares/ Debentures."

Article 20 provides that " The company may sell, in such manner as the Board thinks fit, any Shares on which the company has a lien:

Provided that no sale shall be made –

(a) unless a sum in respect of which the lien exists is presently payable; or

(b) until the expiration of fourteen days after a notice in writing stating and demanding payment of such part of the amount in respect of which the lien exists as is presently payable, has been given to the registered holder for the time being of the Share or the person entitled thereto by reason of his death or insolvency."

Article 21 provides that "

1. To give effect to any such sale, the Board may authorise some person to transfer the Shares sold to the purchaser thereof;

2. The purchaser shall be registered as the holder of the Shares comprised in any such transfer.;

3. The purchaser shall not be bound to see to the application of the purchase money, nor shall his title to the Shares be affected by any irregularity or invalidity in the proceedings in reference to the sale."

Article 22 provides that "

1. The proceeds of the sale shall be received by the company and applied in payment of such part of the amount in respect of which the lien exists as is presently payable.

2. The residue, if any, shall, subject to a like lien for sums not presently payable as existed upon the Shares before the sale, be paid to the person entitled to the Shares at the date of the sale."

Article 23 provides that "In exercising its lien, the Company shall be entitled to treat the registered holder of any Share as the absolute owner thereof and accordingly shall not (except as ordered by a court of competent jurisdiction or unless required by any statute) be bound to recognise any equitable or other claim to, or interest in, such Share on the part of any other person, whether a creditor of the registered holder or otherwise. The Company's lien shall prevail notwithstanding that it has received notice of any such claim."

Article 24 provides that "The provisions of these Articles relating to lien shall mutatis mutandis apply to any other securities including Debentures of the Company."

Call on Shares

Article 25 provides that "

1. The Board may, from time to time, make calls upon the members in respect of any monies unpaid on their Shares (whether on account of the nominal value of the Shares or by way of premium) and not by the conditions of allotment thereof made payable at fixed times: Provided that no call shall exceed one-fourth of the nominal value of the Share or be payable at less than one month from the date fixed for the payment of the last preceding call.

2. Each member shall, subject to receiving at least fourteen days' notice specifying the time or times and place of payment, pay to the Company, at the time or times and place so specified, the amount called on his Shares.

3. A call may be revoked or postponed at the discretion of the Board."

Article 26 provides that "A call shall be deemed to have been made at the time when the resolution of the Board authorizing the call was passed and may be required to be paid by installments."

Article 27 provides that "The joint holders of a Share shall be jointly and severally liable to pay all calls in respect thereof."

Article 28 provides that "

1. If a sum called in respect of a Share is not paid before or on the day appointed for payment thereof, the person from whom the sum is due shall pay interest thereon from the day appointed for payment thereof to the time of actual payment at ten per cent per annum or at such lower rate, if any, as the Board may determine.

2. The Board shall be at liberty to waive payment of any such interest wholly or in part."

Article 29 provides that "

1. Any sum which by the terms of issue of a Share becomes payable on allotment or at any fixed date, whether on account of the nominal value of the Share or by way of premium, shall, for the purposes of these Articles, be deemed to be a call duly made and payable on the date on which by the terms of issue such sum becomes payable.

2. In case of non-payment of such sum, all the relevant provisions of these Articles as to payment of interest and expenses, forfeiture or otherwise shall apply as if such sum had become payable by virtue of a call duly made and notified."

Article 30 provides that "The Board -

(a) may, if it thinks fit, receive from any member willing to advance the same, all or any part of the monies uncalled and unpaid upon any Shares held by him beyond the sums actually called for; and

(b) upon all or any of the monies so advanced, may (until the same would, but for such advance, become presently payable) pay interest at such rate not exceeding, unless the company in general meeting shall otherwise direct, twelve per cent per annum, as may be agreed upon between the Board and the member paying the sum in advance provided that money paid in advance of calls shall not confer a right to participate in profits or dividend. The Board may at any time repay the amount so advanced.

The Member shall not be entitled to any voting rights in respect of the money so paid by him until the same would, but for such payment, become presently payable."

Article 31 provides that "The provisions of these Articles relating to calls shall mutatis mutandis apply to any other securities including Debentures of the Company."

Transfer of Shares

Article 32 provides that "

1. The Company shall use a common form of transfer. The instrument of transfer shall be in writing and all provisions of the Act and of any statutory modification thereof for the time being shall be duly complied with in respect of all transfer of Shares and the registration thereof.

2. The instrument of transfer of any Share in the Company shall be duly executed by or on behalf of both the transferor and transferee.

3. The transferor shall be deemed to remain a holder of the Share until the name of the transferee is entered in the register of members in respect thereof."

Article 33 provides that "Subject to the provisions of the Act, these Articles and any other applicable provisions of any other law for the time being in force, the Board may, by giving reasons, refuse whether in pursuance of any power of the Company under these Articles, applicable law or otherwise, to register the transfer of any Shares of the Company and the right of refusal shall not be affected by the circumstances that the proposed transferee is already a Member of the Company. The Company shall within 1 (one) month (or such other period prescribed under applicable law) from the date on which the instrument of transfer, or the intimation of such transmission, as the case may be, was delivered to the Company, send notice of the refusal to the transferee and the transferor or to the person giving intimation of such transmission, as the case may be, giving reasons for such refusal. Provided further that the registration of transfer shall not be refused on the ground of the transferor being either alone or jointly with any other person or persons indebted to the Company on any account whatsoever except where the Company has a lien on Shares. Subject to these Articles, the Board may, subject to the right of appeal conferred by Section 58 of the Act decline to register:

(a) the transfer of a Share, not being a fully paid Share, to a person of whom they do not approve; or

(b) any transfer of Shares on which the Company has a lien."

Article 34 provides that "No fee shall be charged for registration of transfer, transmission, probate, succession certificate and letters of administration, certificate of death or marriage, power of attorney or similar other document."

Article 35 provides that "On giving of previous notice of at least seven days or such lesser period in accordance with the Act and Rules made thereunder, the registration of transfers may be suspended at such times and for such periods as the Board may from time to time determine. Provided that such registration shall not be suspended for more than thirty days at any one time or for more than forty-five days in the aggregate in any year."

Article 36 provides that "The provisions of these Articles relating to transfer of Shares shall mutatis mutandis apply to any other securities including Debentures of the Company."

Transmission of Shares

Article 37 provides that "

1. On the death of a member, the survivor or survivors where the member was a joint holder, and his nominee or nominees or legal representatives where he was a sole holder, shall be the only persons recognised by the company as having any title to his interest in the Shares

2. Nothing in clause (1) shall release the estate of a deceased joint holder from any liability in respect of any Share which had been jointly held by him with other persons."

Article 38 provides that "

1. Any person becoming entitled to a Share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either –

to be registered himself as holder of the Share; or

to make such transfer of the Share as the deceased or insolvent member could have made.

2. The Board shall, in either case, have the same right to decline or suspend registration as it would have had, if the deceased or insolvent member had transferred the Share before his death or insolvency."

Article 39 provides that "

1. If the person so becoming entitled shall elect to be registered as holder of the Share himself, he shall deliver or send to the company a notice in writing signed by him stating that he so elects.

2. If the person aforesaid shall elect to transfer the Share, he shall testify his election by executing a transfer of the Share.

3. All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of Shares shall be applicable to any such notice or transfer as aforesaid as if the death or insolvency of the member had not occurred and the notice or transfer were a transfer signed by that member."

Article 40 provides that "A person becoming entitled to a Share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the Share, except that he shall not, before being registered as a member in respect of the Share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company:"

Article 41 provides that "Provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the Share, and if the notice is not complied with within ninety days, the Board may thereafter withhold payment of all dividends, bonuses or other monies payable in respect of the Share, until the requirements of the notice have been complied with."

Forfeiture of Shares

Article 42 provides that "If a member fails to pay any call, or instalment of a call or any money due in respect of any Share, on the day appointed for payment thereof, the Board may, at any time thereafter, during such time as any part of the call or instalment remains unpaid, serve a notice on him requiring payment of so much of the call or instalment or other money as is unpaid, together with any interest which may have accrued and all expenses that may have been incurred by the Company by reason of non-payment."

Article 43 provides that "The notice aforesaid shall:

- name a further day (not being earlier than the expiry of fourteen days from the date of service of the notice) on or before which the payment required by the notice is to be made; and

- state that, in the event of non-payment on or before the day so named, the Shares in respect of which the call was made shall be liable to be forfeited."

Article 44 provides that " If the requirements of any such notice as aforesaid are not complied with, any Share in respect of which the notice has been given may, at any time thereafter, before the payment required by the notice has been made, be forfeited by resolution of the Board to that effect."

Article 45 provides that "

1. A forfeited Share may be sold or re-allotted or otherwise disposed of either to the person who was before such forfeiture the holder thereof or entitled thereto or to any other person on such terms and in such manner as the Board thinks fit.

2. At any time before a sale, re-allotment or disposal as aforesaid, the Board may cancel the forfeiture on such terms as it thinks fit."

Article 46 provides that "

1. A person whose Shares have been forfeited shall cease to be a member in respect of the forfeited Shares, but shall, notwithstanding the forfeiture, remain liable to pay, and shall pay, to the Company all monies which, at the date of forfeiture, were presently payable by him to the Company in respect of the Shares.

2. The liability of such person shall cease if and when the Company shall have received payment in full of all such monies in respect of the Shares."

Article 47 provides that "

1. A duly verified declaration in writing that the declaring is a director, the manager or the secretary of the Company, and that a Share in the Company has been duly forfeited on a date stated in the declaration, shall be conclusive evidence of the facts therein stated as against all persons claiming to be entitled to the Share;

2. The Company may receive the consideration, if any, given for the Share on any sale, re-allotment or disposal thereof and may execute a transfer of the Share in favour of the person to whom the Share is sold or disposed of

3. The transferee shall thereupon be registered as the holder of the Share; and

4. The transferee shall not be bound to see to the application of the purchase money, if any, nor shall his title to the Share be affected by any irregularity or invalidity in the proceedings in reference to the forfeiture, sale, re-allotment or disposal of the Share."

Article 48 provides that "The provisions of these Articles as to forfeiture shall apply in the case of non-payment of any sum which, by the terms of issue of a Share, becomes payable at a fixed time, whether on account of the nominal value of the Share or by way of premium, as if the same had been payable by virtue of a call duly made and notified."

Article 49 provides that "The provisions of these Articles relating to forfeiture of Shares shall mutatis mutandis apply to any other securities including Debentures of the Company."

Alteration of Capital

Article 50 provides that "Subject to the provisions of the Act, the Company may, by ordinary resolution-

(a) increase the Share capital by such sum, to be divided into Shares of such amount as it thinks expedient;

(b) consolidate and divide all or any of its Share capital into Shares of larger amount than its existing Shares:

(c) convert all or any of its fully paid-up Shares into stock, and reconvert that stock into fully paid-up Shares of any denomination;

(d) sub-divide its existing Shares or any of them into Shares of smaller amount than is fixed by the memorandum;

(e) cancel any Shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person."

Article 51 provides that "Where Shares are converted into stock:

(a) the holders of stock may transfer the same or any part thereof in the same manner as, and subject to the same Articles under which, the Shares from which the stock arose might before the conversion have been transferred, or as near thereto as circumstances admit: Provided that the Board may, from time to time, fix the minimum amount of stock transferable, so, however, that such minimum shall not exceed the nominal amount of the Shares from which the stock arose;

(b) the holders of stock shall, according to the amount of stock held by them, have the same rights, privileges and advantages as regards dividends, voting at meetings of the Company, and other matters, as if they

held the Shares from which the stock arose; but no such privilege or advantage (except participation in the dividends and profits of the Company and in the assets on winding up) shall be conferred by an amount of stock which would not, if existing in Shares, have conferred that privilege or advantage;

(c) such of these Articles of the Company as are applicable to paid-up Shares shall apply to stock and the words "Share" and "Shareholder"/"member" shall include "stock" and "stock-holder" respectively."

Article 52 provides that "The Company may, by special resolution as prescribed by the Act, reduce in any manner and in accordance with the provisions of the Act and the Rules,

(a) its Share capital; and/or

(b) any capital redemption reserve account; and/or

(c) any securities premium account."

Capitalisation of Profit

Article 53 provides that "

1. The company in general meeting may, upon the recommendation of the Board, resolve --

   (a) that it is desirable to capitalize any part of the amount for the time being standing to the credit of any of the company's reserve accounts, or to the credit of the profit and loss account, or otherwise available for distribution; and

   (b) that such sum be accordingly set free for distribution in the manner specified in clause (2) amongst the members who would have been entitled thereto, if distributed by way of dividend and in the same proportions.

2. The sum aforesaid shall not be paid in cash but shall be applied, either in or towards –

   (a) paying up any amounts for the time being unpaid on any Shares held by such members respectively;

   (b) paying up in full, unissued Shares of the company to be allotted and distributed, credited as fully paid-up, to and amongst such members in the proportions aforesaid;

   (c) partly in the way specified in sub-clause (A) and partly in that specified in sub-clause (b);

   (d) A securities premium account and a capital redemption reserve account may, for the purposes of this regulation, be applied in the paying up of unissued Shares to be issued to members of the company as fully paid bonus Shares; and

   (e) The Board shall give effect to the resolution passed by the company in pursuance of this regulation."

Article 54 provides that "

1. Whenever such a resolution as aforesaid shall have been passed, the Board shall --

   (a) make all appropriations and applications of the undivided profits resolved to be capitalised thereby, and all allotments and issues of fully paid Shares if any; and

   (b) generally do all acts and things required to give effect thereto.

2. The Board shall have power --

   (a) to make such provisions, by the issue of fractional certificates or by payment in cash or otherwise as it thinks fit, for the case of Shares becoming distributable infractions; and

(b) to authorise any person to enter, on behalf of all the members entitled thereto, into an agreement with the company providing for the allotment to them respectively, credited as fully paid-up, of any further Shares to which they may be entitled upon such capitalisation, or as the case may require, for the payment by the company on their behalf, by the application thereto of their respective proportions of profits resolved to be capitalised, of the amount or any part of the amounts remaining unpaid on their existing Shares.

3. Any agreement made under such authority shall be effective and binding on such members."

Buy Back of Shares

Article 55 provides that "Notwithstanding anything contained in these Articles but subject to all applicable provisions of the Act or any other law for the time being in force, the Company may purchase its own Shares or other specified securities."

General Meetings

Article 56 provides that "All general meetings other than annual general meeting shall be called extraordinary general meeting."

Article 57 provides that "The Board may, whenever it thinks fit, call an extraordinary general meeting."

Article 58 provides that "Notwithstanding anything contained in Section 101 of the Act, any General Meeting may be called by giving not less than twenty-one days clear notice."

Proceedings at General Meetings

Article 59 provides that "

1. No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.

2. The quorum for a general meeting shall be as provided in the Act."

Article 60 provides that "The Chairperson, if any of the Board shall preside as Chairperson at every general meeting of the Company."

Article 61 provides that "If there is no such Chairperson, or if he is not present within fifteen minutes after the time appointed for holding the meeting, or such other period as prescribed under the Act or is unwilling to act as chairperson of the meeting, the directors present shall elect one of their members to be Chairperson of the meeting."

Article 62 provides that "If at any meeting no director is willing to act as Chairperson or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall, choose one of their members to be Chairperson of the meeting."

Adjournment of Meeting

Article 63 provides that "

1. The Chairperson may, with the consent of any meeting at which a quorum is present, and shall, if so directed by the meeting, adjourn the meeting from time to time and from place to place.

2. No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

3. When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting.

4. Save as aforesaid, and save as provided in the Act, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting."

Voting Rights

Article 64 provides that "Subject to any rights or restrictions for the time being attached to any class or classes of Shares –

(a) on a show of hands, every member present in person shall have one vote; and

(b) on a poll, the voting rights of members shall be in proportion to his Share in the paid-up equity Share capital of the company."

Article 65 provides that " Where a poll is to be taken, the Chairperson of the meeting shall appoint such numbers of persons, as he deems necessary to scrutinize the poll process and votes given on the poll and to report thereon; The Chairperson shall have power, at any time before the result of the poll is declared to remove a scrutineer from office and to fill vacancies in the office of scrutineer arising from such removal or from any other cause"

Article 66 provides that "A member may exercise his vote at a meeting by electronic means in accordance with the Act and shall vote only once."

Article 67 provides that "

1. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders.

2. For this purpose, seniority shall be determined by the order in which the names stand in the register of members."

Article 68 provides that "A member of unsound mind, or in respect of whom an order has been made by any court having jurisdiction in lunacy, may vote, whether on a show of hands or on a poll, by his committee or other legal guardian, and any such committee or guardian may, on a poll, vote by proxy."

Article 69 provides that " Any business other than that upon which a poll has been demanded may be proceeded with, pending the taking of the poll."

Article 70 provides that "No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of Shares in the Company have been paid"

Article 71 provides that "

1. No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered, and every vote not disallowed at such meeting shall be valid for all purposes.

2. Any such objection made in due time shall be referred to the Chairperson of the meeting, whose decision shall be final and conclusive."

Proxy

Article 72 provides that "The instrument appointing a proxy and the power-of attorney or other authority, if any, under which it is signed or a notarised copy of that power or authority, shall be deposited at the registered office of the Company not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote, and in default the instrument of proxy shall not be treated as valid."

Article 73 provides that "An instrument appointing a proxy shall be in the form as prescribed in the Rules."

Article 74 provides that "A vote given in accordance with the terms of an instrument of proxy shall be valid, notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed, or the transfer of the Shares in respect of which the proxy is given: Provided that no intimation in writing of such death, insanity, revocation or transfer shall have been received by the Company at its office before the commencement of the meeting or adjourned meeting at which the proxy is used."

Board of Directors

Article 75 provides that "Unless otherwise determined by the Company in general meeting, the number of directors shall not be less than 3(three) and shall not be more than 15 (fifteen). Provided that the Company may appoint more than 15 (fifteen) Directors after passing a Special Resolution."

Article 76 provides that "The remuneration of the directors shall, in so far as it consists of a monthly payment, be deemed to accrue from day-to-day."

Article 77 provides that "In addition to the remuneration payable to them in pursuance of the Act, the directors may be paid all travelling, hotel and other expenses properly incurred by them—

(a) in attending and returning from meetings of the Board of Directors or any committee thereof or general meetings of the Company; or

(b) in connection with the business of the Company"

Article 78 provides that "All cheques, promissory notes, drafts, hundis, bills of exchange and other negotiable instruments, and all receipts for monies paid to the Company, shall be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, by such person and in such manner as the Board shall from time to time by resolution determine."

Article 79 provides that "

1. Subject to the provisions of the Act, the Board shall have power at any time, and from time to time, to appoint a person as an additional director, provided the number of the directors and additional directors together shall not at any time exceed the maximum strength fixed for the Board by the Articles.

2. Such person shall hold office only up to the date of the next annual general meeting of the Company but shall be eligible for appointment by the Company as a director at that meeting subject to the provisions of the Act."

Powers of the Board

Article 80 provides that "The management of the business of the Company shall be vested in the Board and the Board may exercise all such powers, and do all such acts and things, as the Company is authorized to exercise and do by the memorandum of association, these Articles, or otherwise, except for such acts and things which are directed or required and, not hereby to be exercised or done by the Company in general meeting, pursuant to the Act or otherwise, but subject nevertheless to the provisions of the Act and other laws and of the memorandum of association and these Articles and to any regulations, not being inconsistent with the memorandum of association and these Articles or the Act, from time to time made by the Company in general meeting provided that no such regulation shall invalidate any prior act of the Board which would have been valid if such regulation had not been made."

Proceedings of the Board

Article 81 provides that "

1. The Board of Directors may meet for the conduct of business, adjourn and otherwise regulate its meetings, as it thinks fit.

2. A director may, and the manager or the secretary on the requisition of a director shall, at any time, summon a meeting of the Board."

Article 82 provides that "

1. Save as otherwise expressly provided in the Act, questions arising at any meeting of the Board shall be decided by a majority of votes.

2. In case of an equality of votes, the Chairperson of the Board, if any, shall have a second or casting vote."

Article 83 provides that “The continuing directors may act notwithstanding any vacancy in the Board; but, if and so long as their number is reduced below the quorum fixed by the Act for a meeting of the Board, the continuing directors or director may act for the purpose of increasing the number of directors to that fixed for the quorum, or of summoning a general meeting of the Company, but for no other purpose.”

Article 84 provides that “

1. The Board may elect a chairperson of its meetings and determine the period for which he is to hold office.

2. If no such Chairperson is elected, or if at any meeting the Chairperson is not present within fifteen minutes after the time appointed for holding the meeting or such other period as prescribed by under the Act, the directors present may choose one of their number to be Chairperson of the meeting.”

Article 85 provides that “

1. The Board may, subject to the provisions of the Act, delegate any of its powers to Committees consisting of such member or members of its body as it thinks fit.

2. Any Committee so formed shall, in the exercise of the powers so delegated, conform to any regulations that may be imposed on it by the Board.”

Articles 86 provides that “

1. A Committee may elect a Chairperson of its meetings unless the Board, while constituting a Committee, has appointed a Chairperson of such Committee.

2. If no such Chairperson is elected, or if at any meeting the Chairperson is not present within fifteen minutes after the time appointed for holding the meeting, the members present may choose one of their members to be Chairperson of the meeting.”

Article 87 provides that “

1. A Committee may meet and adjourn as it thinks fit.

2. Questions arising at any meeting of a Committee shall be determined by a majority of votes of the members present.

3. In case of an equality of votes, the Chairperson of the Committee shall have a second or casting vote.”

Article 88 provides that “ All acts done in any meeting of the Board or of a Committee thereof or by any person acting as a director, shall, notwithstanding that it may be afterwards discovered that there was some defect in the appointment of any one or more of such directors or of any person acting as aforesaid, or that they or any of them were disqualified or that his or their appointment had terminated, be as valid as if every such director or such person had been duly appointed and was qualified to be a director.”

Article 89 provides that “Save as otherwise expressly provided in the Act, a resolution in writing, signed, whether manually or by secure electronic mode, by a majority of the members of the Board or of a Committee thereof, for the time being entitled to receive notice of a meeting of the Board or Committee, shall be valid and effective as if it had been passed at a meeting of the Board or Committee, duly convened and held.”

Chief Executive Officer, Manager, Company Secretary and Chief Financial Officer

Article 90 provides that “

1. Subject to the provisions of the Act —

   A chief executive officer, manager, company secretary and chief financial officer may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit; and any chief executive officer, manager, company secretary and chief financial officer so appointed may be removed by means of a resolution of the Board;

2. A director may be appointed as chief executive officer, manager, company secretary or chief financial officer. A provision of the Act or these regulations requiring or authorising a thing to be done by or to a director and chief executive officer, manager, company secretary or chief financial officer shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of, chief executive officer, manager, company secretary or chief financial officer."

Seal

Article 91 provides that "The Company discards and excludes the requirement of affixing common seal."

Dividends and Reserves

Article 92 provides that "The Company in general meeting may declare dividends, but no dividend shall exceed the amount recommended by the Board"

Article 93 provides that "Subject to the provisions of the Act, the Board may from time to time pay to the members such interim dividends of such amount on such class of Shares and at such times as it may think fit."

Article 94 provides that "

1. The Board may, before recommending any dividend, set aside out of the profits of the Company such sums as it thinks fit as a reserve or reserves which shall, at the discretion of the Board, be applied for any purpose to which the profits of the Company may be properly applied, including provision for meeting contingencies or for equalising dividends; and pending such application, may, at the like discretion, either be employed in the business of the Company or be invested in such investments (other than Shares of the Company) as the Board may, from time to time, think fit.

2. The Board may also carry forward any profits which it may consider necessary not to divide, without setting them aside as a reserve."

Article 95 provides that "

1. Subject to the rights of persons, if any, entitled to Shares with special rights as to dividends, all dividends shall be declared and paid according to the amounts paid or credited as paid on the Shares in respect whereof the dividend is paid, but if and so long as nothing is paid upon any of the Shares in the Company, dividends may be declared and paid according to the amounts of the Shares.

2. No amount paid or credited as paid on a Share in advance of calls shall be treated for the purposes of this Article as paid on the Share.

3. All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the Shares during any portion or portions of the period in respect of which the dividend is paid; but if any Share is issued on terms providing that it shall rank for dividend as from a particular date such Share shall rank for dividend accordingly."

Article 96 provides that "The Board may deduct from any dividend payable to any member all sums of money, if any, presently payable by him to the Company on account of calls or otherwise in relation to the Shares of the Company."

Article 97 provides that "

1. Any dividend, interest or other monies payable in cash in respect of Shares may be paid by electronic mode or by cheque or warrant sent through the post directed to the registered address of the holder or, in the case of joint holders, to the registered address of that one of the joint holders who is first named on the register of members, or to such person and to such address as the holder or joint holders may in writing direct.

2. Every such cheque or warrant shall be made payable to the order of the person to whom it is sent."

Article 98 provides that "Any one of two or more joint holders of a Share may give effective receipts for any dividends, bonuses or other monies payable in respect of such Share."

Article 99 provides that "No dividend shall bear interest against the Company."

Article 100 provides that "Where a dividend has been declared by the Company but has not been paid or claimed or the dividend warrant in respect thereof has not been posted or sent, within 30 (thirty) days from the date of the declaration to any Shareholder entitled to the payment of the dividend, the Company shall, within 7 (seven) days from the date of expiry of the said period of 30 (thirty) days, transfer the total amount of dividend which remains unpaid or unclaimed to a special account to be opened by the Company in that behalf in any scheduled bank to be called the "Unpaid Dividend Account". Any money transferred to the "Unpaid Dividend Account" of the Company which remains unpaid or unclaimed for a period of 7 (seven) years from the date of such transfer shall be transferred by the Company along with interest accrued, if any, thereon to the Investor Education and Protection Fund established under sub-section (1) of Section 125 of the Act. No unclaimed or unpaid dividend shall be forfeited by the Board before it becomes barred by law and such forfeiture, if effected, shall be annulled."

Accounts

Article 101 provides that "

1. The books of account and books and papers of the Company, or any of them, shall be open to the inspection of directors in accordance with the applicable provisions of the Act and the Rules.

2. No member (not being a director) shall have any right of inspecting any books of account or books and papers or document of the Company except as conferred by law or authorised by the Board or by the Company in general meeting."

Winding up

Article 102 provides that "Subject to the applicable provisions of the Act and the Rules made thereunder –

1. If the Company shall be wound up, the liquidator may, with the sanction of a special resolution of the Company and any other sanction required by the Act, divide amongst the members, in specie or kind, the whole or any part of the assets of the Company, whether they shall consist of property of the same kind or not.

2. For the purpose aforesaid, the liquidator may set such value as he deems fair upon any property to be divided as aforesaid and may determine how such division shall be carried out as between the members or different classes of members.

3. The liquidator may, with the like sanction, vest the whole or any part of such assets in trustees upon such trusts for the benefit of the contributories if he considers necessary, but so that no member shall be compelled to accept any Shares or other securities whereon there is any liability."

Indemnity and Insurance

Article 103 provides that "Subject as aforesaid, every director, managing director, manager, company secretary or other officer of the Company shall be indemnified against any liability incurred by him in defending any proceedings, whether civil or criminal in which judgement is given in his favour or in which he is acquitted or discharged or in connection with any application under applicable provisions of the Act in which relief is given to him by the Court."

General Power

Article 104 provides that "Wherever in the Act, it has been provided that the Company shall have any right, privilege or authority or that the Company could carry out any transaction only if the Company is so authorized by its articles, then and in that case this Article authorizes and empowers the Company to have such rights, privileges or authorities and to carry out such transactions as have been permitted by the Act, without there being any specific Article in that behalf herein provided."

Article 105 provides that "At any point of time from the date of adoption of these Articles, if the Articles are or become contrary to the provisions of the Act and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"), the provisions of the Act and the Listing Regulations shall prevail over the Articles to such extent and the Company shall discharge all of its obligations as prescribed under the Act and the Listing Regulations, from time to time."

SECTION IX – OTHER INFORMATION

MATERIAL CONTRACTS AND DOCUMENTS FOR INSPECTION

The following documents and subsisting contracts (not being contracts entered into in the ordinary course of business carried on by our Company and includes contracts entered into until the date of this Draft Red Herring Prospectus) which are, or may be deemed material, have been entered or to be entered into by our Company. These documents and contracts, copies of which will be attached to the copy of the Red Herring Prospectus and the Prospectus and filed with the RoC, and also the documents for inspection referred to hereunder may be inspected at our Registered and Corporate Office, from 10.00 am to 5.00 pm on Working Days and on the website of the Company at https://casagrand.co.in/investor-relation-category/material-contracts/ from the date of the Red Herring Prospectus until the Bid/Offer Closing Date (except for such contracts and documents that will be executed subsequent to the completion of the Bid/Offer Closing Date).

Material Contracts to the Offer

1. Offer agreement dated December 24, 2025 entered into between our Company, the Selling Shareholders and the BRLMs.

2. Registrar agreement dated December 23, 2025 entered into between our Company, the Selling Shareholders and the Registrar to the Offer.

3. Monitoring agency agreement dated [●] entered into between our Company and the Monitoring Agency to the Offer.

4. Share escrow agreement dated [●] entered into between the Company, the Selling Shareholders and a share escrow agent.

5. Cash escrow and sponsor bank agreement dated [●] entered into among our Company, the Selling Shareholders, the BRLMs, the Syndicate Members, Banker(s) to the Offer and the Registrar to the Offer.

6. Syndicate agreement dated [●] entered into among the members of the Syndicate, our Company, the Selling Shareholders and the Registrar to the Offer.

7. Underwriting agreement dated [●] entered into between our Company, the Selling Shareholders, the Registrar to the Offer and the Underwriters.

Material Documents

1. Certified copies of our Memorandum of Association and Articles of Association, as amended until date.

2. Certificate of incorporation dated November 19, 2003, issued to our Company under the name "Casa Grande Private Limited" by the RoC.

3. Fresh certificate of incorporation dated July 6, 2017, consequent upon a change of name from "Casa Grande Private Limited" to "Casagrand Builder Private Limited"

4. Fresh certificate of incorporation dated July 6, 2017, consequent upon a change of name from "Casagrand Builder Private Limited" to "Casagrand Premier Builder Private Limited".

5. Fresh certificate of incorporation dated August 11, 2023 issued pursuant to conversion from a private to a public company.

6. Casagrand Employees Stock Option Plan 2023, as amended.

7. Resolution of the Board of Directors dated December 23, 2025 approving the Offer and other related matters.

8. Resolution of the Shareholders dated December 23, 2025 approving the Fresh Issue and other related matters.

9. Resolution of the board of directors of Casagrand Luxor Private Limited dated August 16, 2024

approving its portion of the Offered Shares.

10. Resolution of our Board of Directors dated December 24, 2025 taking on record the approval for the Offer for Sale by Casagrand Luxor Private Limited and Arun MN.

11. Consent letters dated December 24, 2025, each, from Casagrand Luxor Private Limited and Arun MN, each authorizing the sale of their respective portion of the Offered Shares in the Offer.

12. Resolution of the Audit Committee dated December 24, 2025 approving the KPIs.

13. Resolution of the Board of Directors dated December 24, 2025 approving the Draft Red Herring Prospectus for filing with the SEBI and the Stock Exchanges.

14. Non-disposal undertakings each dated May 23, 2024, May 27, 2025 and June 30, 2025 executed by our Promoters, Arun MN and CG Luxor in favour of Vistra ITCL (India) Limited (in its capacity as the debenture trustee) for NCDs aggregating to ₹ 6,280.00 million issued by our Company and Casagrand Beacon Private Limited to Credit Solution India Trust.

15. Debenture trust deed dated May 27, 2025 read with the amendment agreement dated December 22, 2025 entered into between the Company, Arun MN and Vistra ITCL (India) Limited and debenture trust deed dated June 30, 2025 read with the amendment agreement dated December 22, 2025 entered into between the Company, CG Beacon and Vistra ITCL (India) Limited.

16. Consent letter dated December 23, 2025, issued by Vistra ITCL (India) Limited to the Company in relation to the Offer.

17. Resolution of the Board of Directors dated August 8, 2025 and the special resolution of our Shareholders passed at their meeting dated September 1, 2025 for increase in remuneration of Arun MN.

18. Resolution of the Board of Directors and Shareholders, each dated June 6, 2023 and June 14, 2023 for appointment of Sumanth Krishna Raghunathan as Whole-time Director.

19. Copies of annual reports of our Company for the last three Fiscals, i.e., Fiscal 2025, 2024 and 2023.

20. Report on statement of possible special tax benefits December 23, 2025 from Vaithisvaran & Co. LLP, our Statutory Auditors, available to our Company, Material Subsidiaries and our Shareholders, as included in this Draft Red Herring Prospectus.

21. The examination report from our Statutory Auditors dated December 23, 2025 on the Restated Consolidated Financial Information.

22. Board resolution dated December 23, 2021 and Form SH-4 dated January 31, 2022 for transfer of 4,950,000 shares of Casa Grande Propcare Private Limited by our Company and our Individual Promoter to Casagrand Millenia Private Limited.

23. Board resolution dated December 23, 2021 and Form SH-4 dated January 31, 2022 for transfer of 4,999,223 of Casa Interior Studio Private Limited by our Company to Casagrand Millenia Private Limited.

24. Resolutions passed by our Board and our Shareholders on April 29, 2023, approving the remuneration payable to Arun MN.

25. Letter dated June 1, 2022 for the remuneration payable to Sumanth Krishna Raghunathan.

26. Letter dated June 1, 2023 and letter of appointment dated August 19, 2024 for the remuneration payable to CG Sathish.

27. Scheme of Arrangement (Demerger) between Casagrand Millenia Private Limited and Casagrand Luxor Private Limited, as sanctioned by the Regional Director (Southern Region), Ministry of Corporate Affairs, Central Government by its order dated dated September 12, 2022.

28. Amended and restated limited liability partner agreement ("*Coimbatore LLP Agreement*") dated March 30, 2024 between CG Coimbatore, TJ Manivannan, Lalitha and our Company, resolution of our Board

dated March 27, 2024 and resolution of the board of CG Coimbatore, with respect to the divestment in CG Coimbatore and resignation of Arun MN, LLP Form 3 and 4 in relation to change in information in the Coimbatore LLP Agreement and cessation of Arun MN as a partner of CG Coimbatore, respectively.

29. Resolution plan for takeover of Ambojini dated December 1, 2020 read with addendum dated December 3, 2020.

30. National Company Law Tribunal, Chennai Bench order dated April 16, 2024 approving the resolution plan for takeover/revival of Ambojini dated December 1, 2020 read with addendum dated December 3, 2020.

31. Search report dated June 24, 2024 and certificate dated August 8, 2024 prepared by M/s. P Muthukumaran and Associates (Membership number: F-11218).

32. Valuation report dated July 12, 2022 issued by Vishwanathan Rajagopalan, a registered valuer with registration number IBBI/RV/07/2020/13416 in relation to the Scheme of Arrangement.

33. Scheme of amalgamation between our Subsidiaries, Casagrand Anchor Private Limited and Casagrand Magnum Private Limited as sanctioned by the Regional Director (Southern Region), Ministry of Corporate Affairs, Central Government by its order dated August 21, 2024.

34. Valuation report dated February 17, 2024 issued by Vishwanathan Rajagopalan, a registered valuer with registration number IBBI/RV/07/2020/13416 in relation to the Scheme of Amalgamation.

35. Share purchase agreement dated July 12, 2021 entered into amongst SHV LPG India Private Limited, SHV Energy Private Limited, SHV India Energy Private Limited and Casa Grande Civil Engineering Private Limited.

36. Novation agreement dated November 12, 2021, entered into amongst SHV LPG India Private Limited, SHV Energy Private Limited, SHV India Energy Private Limited and Casa Grande Civil Engineering Private Limited and Casagrand Anchor Private Limited.

37. Framework agreement dated November 19, 2025 executed between BREP Asia III India Holding Co II Pte Ltd, CG Spaceintell, CG Blue Horizon, Headway Logistix, CGD Spaceone, and Orbitex.

38. Construction management agreement dated November 19, 2025 entered into between CG Spaceintell, CG Blue Horizon, Headway Logistix, CGD Spaceone, Orbitex and BREP Asia III India Holding Co II Pte Ltd.

39. Securities purchase and subscription agreement dated November 19, 2025 executed between BREP Asia III India Holding Co II Pte Ltd, CG Spaceintell, CG Blue Horizon, Headway Logistix and Orbitex.

40. Securities subscription and securityholders agreement dated November 19, 2025 executed between BREP Asia III India Holding Co II Pte Ltd, CG Spaceintell, CG Blue Horizon, Headway Logistix, CGD Spaceone, and Orbitex.

41. Deed of corporate guarantee dated November 19, 2025 executed by our Company and CG Spaceintell.

42. Complaints made against our Company, our Individual Promoter and certain of our Subsidiaries by certain parties to SEBI and the BRLMs or uploaded on the SCORES portal along with the corresponding responses to such complaints made by our Company and/ or the BRLMs, as applicable, as set out in "***Risk factors - Post the filing of our previous draft red herring prospectus, certain complaints have been made against our Company, our Individual Promoter and certain of our Subsidiaries by certain parties to, inter alia, SEBI, and the book running lead managers to the previous offer, as applicable. Such complaints may adversely affect our reputation, business and would require us to incur expenditure in defending such legal claims. There is no assurance that there will not be further complaints against our Company and our Subsidiaries which might divert the time, attention and resources of our management***" on page 61.

43. Certificate on weighted average cost of acquisition dated December 24, 2025 issued by Vaithisvaran & Co. LLP, our Statutory Auditors.

44. Deed of assignment of trademark dated December 24, 2025 between our Company and Solace Gated Community LLP.

45. Trademark license agreement dated December 24, 2025 between our Company and Solace Gated Community LLP.

46. The certificate on Key Performance Indicators dated December 24, 2025 issued by Vaithisvaran & Co. LLP, our Statutory Auditors.

47. Written consent dated December 24, 2025 from Vaithisvaran & Co. LLP, our Statutory Auditors, to include their name as required under section 26(5) of the Companies Act, 2013 read with SEBI ICDR Regulations, in this Draft Red Herring Prospectus, and as an "expert" as defined under section 2(38) of the Companies Act, 2013 to the extent and in their capacity as our statutory auditors, and in respect of their (i) examination report dated December 23, 2025 on our Restated Consolidated Financial Information; and (ii) their report dated December 23, 2025 on the statement of possible special tax benefits available to our Company, its Material Subsidiaries and its Shareholders in this Draft Red Herring Prospectus and such consent has not been withdrawn as on the date of this Draft Red Herring Prospectus. However, the term "expert" shall not be construed to mean an "expert" as defined under the U.S. Securities Act.

48. Written consent dated December 24, 2025 from Srishti Designers, to include their name as required under Section 26(5) of the Companies Act, 2013 read with the SEBI ICDR Regulations, in this Draft Red Herring Prospectus and as an 'expert' as defined under Section 2(38) of the Companies Act, 2013 in relation to the certificate dated December 24, 2025 relating to our projects.

49. Consents of our Directors, Bankers to our Company, the BRLMs, Registrar to the Offer, Banker(s) to the Offer, Syndicate Members, legal counsel to our Company as to Indian law, and Company Secretary and Compliance Officer of our Company to act in their respective capacities.

50. Industry report titled "*Industry Report – Residential, Commercial Office and Warehousing*" dated December 23, 2025 prepared by CBRE, commissioned and paid for by our Company exclusively in connection with the Offer, and consent letter dated December 23, 2025 issued by CBRE in this regard.

51. Report titled "*Dubai Residential Market Report*" dated November 12, 2025 prepared by Colliers, commissioned and paid for by our Company exclusively in connection with the Offer, and consent letter dated December 24, 2025 issued by Colliers in this regard.

52. Tripartite Agreement dated February 4, 2020, among our Company, NSDL and the Registrar to the Offer.

53. Tripartite Agreement dated January 31, 2023, among our Company, CDSL and the Registrar to the Offer.

54. Due diligence certificate to SEBI from the BRLMs, dated December 24, 2025.

55. In-principle listing approvals dated [●] and [●] from BSE and NSE, respectively.

56. SEBI final observation letter number [●] dated [●].

Any of the contracts or documents mentioned in this Draft Red Herring Prospectus may be amended or modified at any time if so required in the interest of our Company or if required by the other parties, without reference to the shareholders, subject to compliance with the provisions contained in the Companies Act, 2013 and other applicable law.

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE DIRECTOR OF OUR COMPANY

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Arun MN
(Chairman and Managing Director)
Date: December 24, 2025
Place: Chennai

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE DIRECTOR OF OUR COMPANY

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CG Sathish
(Executive Director)
Date: December 24, 2025
Place: Chennai

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE DIRECTOR OF OUR COMPANY

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Sumanth Krishna Raghunathan
(Whole-time Director)
Date: December 24, 2025
Place: Chennai

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE DIRECTOR OF OUR COMPANY

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Raju Venkatraman (Independent Director)
Date: December 24, 2025
Place: Chennai

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE DIRECTOR OF OUR COMPANY

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K V Ganesh
(Independent Director)
Date: December 24, 2025
Place: Chennai

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE DIRECTOR OF OUR COMPANY

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Rohini Manian
(Independent Director)
Date: December 24, 2025
Place: Chennai

DECLARATION

I hereby certify and declare that all relevant provisions of the Companies Act, 2013, the rules, regulations and guidelines issued by the Government of India, or the regulations, rules or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement, disclosure or undertaking, made in this Draft Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SCRR, the SEBI Act or the rules, regulations and guidelines issued thereunder, each as amended, as the case may be. I further certify that all the disclosures, undertakings and statements in this Draft Red Herring Prospectus are true and correct.

SIGNED BY THE CHIEF FINANCIAL OFFICER OF OUR COMPANY

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Hanuman Joshi (Chief Financial Officer)
Date: December 24, 2025
Place: Chennai

DECLARATION BY ARUN MN AS A PROMOTER SELLING SHAREHOLDER

I, Arun MN, hereby certify that all statements, disclosures and undertakings made or confirmed by me about myself or in relation to the Equity Shares offered by me through the Offer for Sale in this Draft Red Herring Prospectus, are true and correct. I, in my capacity as Selling Shareholder, assume no responsibility for any other statements, including any of the statements made by or relating to the Company or any other Selling Shareholder in this Draft Red Herring Prospectus.

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Arun MN
Date: December 24, 2025
Place: Chennai

DECLARATION BY CASAGRAND LUXOR PRIVATE LIMITED AS A PROMOTER SELLING SHAREHOLDER

Casagrand Luxor Private Limited hereby certifies that all statements, disclosures and undertakings made or confirmed by it in this Draft Red Herring Prospectus about it or in relation to the Equity Shares offered by it in the Offer for Sale in this Draft Red Herring Prospectus, are true and correct. Casagrand Luxor Private Limited, in its capacity as Selling Shareholder assumes no responsibility for any other statements, including any of the statements made by or relating to the Company or any other Selling Shareholder in this Draft Red Herring Prospectus.

For and on behalf of Casagrand Luxor Private Limited

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Name: Arun MN
Director
Date: December 24, 2025
Place: Chennai