

White Oaks

Financial Statements

For the year ended 31 March 2022

INDEPENDENT AUDITORS' REPORT

TO THE PARTNERS OF M/S. WHITE OAK

Opinion

We have audited the accompanying Ind AS financial statements of **M/S. WHITE OAK** ("the firm"), which comprise the Balance Sheet as at 31 March 2022 and the Statement of Profit and Loss, including the statement of Other Comprehensive Income for the year then ended 31st March 2022.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements (Ind AS Financials are applicable to the firm as the firm is subsidiary of an entity to which a Ind AS is applicable), give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the firm as at March 31, 2022, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

Management is responsible for the preparation of these Ind AS financial statements in accordance with the Indian Accounting Standards (Ind AS), specified under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.



Responsibilities of Management for the Financial Statements

The firm's Management (designated partners) are responsible for the preparation of the Statement of Accounts in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the firm and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Management is also responsible for overseeing the firm's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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



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

We communicate with the firm's Management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Requirements

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- (b) In our opinion, proper books of account as required by law have been kept by the entity so far as it appears from our examination of those books;



- (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account prepared applying Ind AS standards for the purpose of consolidation of its financials with its holding entity, and the books of account are maintained as per Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- (e) The firm does not have any pending litigations which would impact its financial position;
- (f) The firm did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the entity to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the entity ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the entity from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the entity shall, whether, 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 provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and



c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

Restriction on Use

Financial statements are prepared applying Ind AS standards are solely for the purpose of consolidation with its holding entity., M/s. Puravankara Limited. Accordingly, these financial reports shall be used only for consolidation purpose of M/s. Puravankara Limited, Dhangalore and shall not be used for any other purpose.

For V D S R & Co LLP

Chartered Accountants

FRN No.: 001626S/S200085

S. V. R. Kamath S V



Venkatesh Kamath S V

Partner

Membership No 202626

Place: Bengaluru

Date: 26-05-2022

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 22202626ANNMMH8013)

White Oaks

Balance Sheet as at 31 March 2022

(All amounts in ₹, unless otherwise stated)

Contribution and Liabilities

Partners' Funds

Contribution

Partner's current account

Current Liabilities

Trade payables

Other current liabilities

Total

Assets

Non-Current Assets

Other non-current assets

Current Assets

Inventories

Properties held for development

Cash and bank balances

Other current assets

Total

Significant accounting policies and other explanatory information

The notes referred to above form an integral part of the financial statements

This is the Balance Sheet referred to in our report of even date

For V D S R & Co LLP

Chartered Accountants

Firm Registration Number: 001626S/S200085

For and on behalf of White Oaks

Dr. Vasu C Reddy

Partner

Nani Rusi Choksey

Designated Partner

Representing Provident Housing Limited

DPIN 00504555

Bengaluru

Date : 26-05-2022

Bengaluru

Date : 26-05-2022

Bengaluru

Date : 26-05-2022



Nani Rusi Choksey

Dr. Vasu C Reddy

Venkatesh Kamath S V

Partner

Membership No: 202626

White Oaks

Statement of Profit and Loss for the year ended 31 March 2022

(All amounts in ₹, unless otherwise stated)

Note

31 Mar 2022

31 Mar 2021

Income

Revenue from operations
Other operating revenues
Other income
Total

-	-
-	-
-	-
-	-

Expenses

Land cost
Decrease/(increase) in inventory of properties under development
Finance expense, net
Other expenses
Total

30,07,02,500	-
9 (30,14,70,163)	-
10 1,272	-
11 7,87,163	-
20,772	-

Profit/(Loss) before tax

(20,772)	-
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Tax expense

Current tax
Deferred tax

-	-
-	-

Profit/(Loss) after tax

(20,772)	-
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Appropriation of Profit after tax

Profit/(Loss) transferred to Partners' account

(20,772)	-
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Significant accounting policies and other explanatory information

The notes referred to above form an integral part of the financial statements

This is the Statement of Profit and Loss referred to in our report of even date

For V D S R & Co LLP

Chartered Accountants

Firm Registration Number: 001626S/S200085

For and on behalf of White Oaks

Venkatesh Kamath S V
Partner
Membership No: 202626



Dr. Vasu C Reddy
Partner

Nani Rusi Choksey

Nani Rusi Choksey
Designated Partner
Representing Provident Housing Limited
DPIN 00504555

Bengaluru
Date : 26-05-2022

Bengaluru
Date : 26-05-2022

Bengaluru
Date : 26-05-2022



White Oaks

Notes to the Financial Statements

1 Background

The Firm was incorporated on 01-12-2021 as White Oaks to carry on the activities related to construction and property development.

Significant accounting policies

a. Basis of preparation

The accounts of the firm are prepared under the historical cost convention using the accrual method of accounting in accordance with the generally accepted accounting principles in India.

b. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon the management's best knowledge of current events and actions, actual results could differ from those estimates. Significant estimates used by management in the preparation of these financial statements include the percentage completion for projects in progress, estimates of the economic useful lives of the fixed assets, provisions for bad and doubtful debts and accruals for employee benefits.

c. Revenue recognition

Revenue from projects

Revenue from real estate projects is recognized when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment. The following specific recognition criteria must also be met before revenue is recognized:

Revenue from real estate projects is recognized 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/ other legally enforceable documents. Where the firm still has obligations to perform substantial acts even after the transfer of all significant risks and rewards, revenue in such cases is recognized by applying the percentage of completion method only if the following thresholds have been met:

As per the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance note), construction revenue on projects have been recognized on percentage of completion method provided the following thresholds have been met:

- (a) all critical approvals necessary for the commencement have been obtained;
- (b) the expenditure incurred on construction and development costs is not less than 25 percent of the total estimated construction and development costs;
- (c) at least 25 percent of the saleable project area is secured by agreements with buyers; and
- (d) at least 10 percent of the agreements are realized at the reporting date in respect of such contracts.

Contract revenues represent the aggregate amounts of sale price for agreements entered into and are accrued based on the percentage that the actual construction costs incurred until the reporting date bears to the total estimated construction costs to completion. Land costs are not included for the purpose of computing the percentage of completion.

Contract costs include the estimated construction, development, proportionate land cost and other directly attributable costs of the projects under construction. Losses expected to be incurred on projects in progress, are charged to the Statement of Profit and Loss in the period in which these losses are known.

The estimates for saleable area and contract costs are reviewed by the management periodically and the cumulative effect of the changes in these estimates, if any, are recognized in the period in which these changes may be reliably measured.

Unbilled revenue represents revenue recognized over and above the amount due as per payment plans agreed with the customers. Progress billings which exceed the costs and recognized profits to date on projects under construction are disclosed as advance received from customers under other current liabilities.

d. Fixed assets

Fixed assets are stated at cost less accumulated depreciation/amortization and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred.

Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance.

e. Depreciation/amortization

Depreciation/amortization on fixed assets is provided as per the Income tax Act, 1961. Assets individually costing less than ₹ 5,000 are fully depreciated in the period of purchase.



White Oaks

f. Borrowing cost

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with Accounting Standard 16 – "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

g. Advertisement and promotional expenses

Advertisement and promotional costs in respect of projects currently being developed and for general corporate purposes are expensed to the Statement of Profit and Loss as incurred.

h. Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. Inventory

Inventory includes raw materials used for the construction activity of the firm. Raw materials are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

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

Properties held for development

Properties held for development represents land acquired for future development and construction and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost, where applicable and other costs incurred to get the properties ready for their intended use.

Properties under development

Properties under development represents construction work in progress which are stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure and borrowing costs and other net costs incurred during the period of development.

j. Tax expense

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted as at the Balance Sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

k. Provisions and contingent liabilities

The firm creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



White Oaks

(All amounts in ₹, unless otherwise stated)

31 Mar 2022

31 Mar 2021

2 Partners' Capital Account

Dr. Vasu C Reddy & Dr. A Narayana Reddy

Opening balance

9,00,02,500

9,00,02,500

Add: Funds introduced during the period (net)

2,00,000

-

9,02,02,500

9,00,02,500

Provident Housing Limited

Opening balance

-

-

Add: Funds introduced during the period (net)

21,07,00,000

-

21,07,00,000

-

Total Contributions

30,09,02,500

9,00,02,500

3 Partners' Current Account

Dr. Vasu C Reddy & Dr. A Narayana Reddy

Opening balance

-

-

Add: Share of net loss for the year

(10,594)

-

(10,594)

-

Provident Housing Limited

Opening balance

-

-

Add: Share of net loss for the year

(10,178)

-

(10,178)

-

Total

(20,772)

-

4 Trade payables

Trade payables

8,39,076

-

8,39,076

0

5 Other current liabilities

Duties and taxes payable

76,766

-

Other payables

76,766

-



White Oaks

(All amounts in ₹, unless otherwise stated)

6 Other assets

Advances for land contracts
Taxes and duties recoverable

Non-current		Current	
31 Mar 2022	31 Mar 2021	31 Mar 2022	31 Mar 2021
-	9,00,02,500	-	-
-	-	1,39,620	-
-	9,00,02,500	1,39,620	-

7 Inventories

Properties held for development
At the beginning of the period
Add: Additions during the period
Less: Transferred to Subsidiaries
Less: Transferred to properties under development

Non-current		Current	
31 Mar 2022	31 Mar 2021	31 Mar 2022	31 Mar 2021
-	-	-	-
-	-	30,14,70,163	-
-	-	-	-
-	-	-	-
-	-	30,14,70,163	-

8 Cash and bank balances

Cash and cash equivalents
Cash on hand
Balances with banks:
On current accounts

1,87,787	-
1,87,787	-



White Oaks

(All amounts in ₹, unless otherwise stated)

31 Mar 2022

31-Mar-21

9 Decrease/(increase) in inventory of properties under development

Inventory at the beginning of the year

Inventory at the end of the year

-	-
30,14,70,163	-
<u>(30,14,70,163)</u>	<u>-</u>

10 Finance expense, net

Finance expense:

Bank charges

Finance income:

Finance expense, net

Includes finance expense capitalized and included in properties under development

1,272	-
<u>1,272</u>	<u>-</u>
-	-
<u>-</u>	<u>-</u>
<u>1,272</u>	<u>-</u>

11 Other expenses

Legal and professional expense

Rates and taxes

7,85,663	-
1,500	-
<u>7,87,163</u>	<u>-</u>

Payment to auditor (on accrual basis, excluding taxes)

As auditor:

Audit fee

10,000	-
<u>10,000</u>	<u>-</u>



White Oaks

(All amounts in ₹, unless otherwise stated)

12 Related party transactions

(i) Partners

Dr. Vasu C Reddy & Dr. A Narayana Reddy
Provident Housing Limited (Represented by Mr. Nani R Choksey)

(ii) Entities controlled by key management personnel (other related parties)

Grand Hills Developments Private Limited

(iii) The transactions with related parties for the year are as follows

Nature of transaction	Partners		Other related parties	
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21
Contribution Partners' Capital Account				
Dr. Vasu C Reddy & Dr. A Narayana Reddy	2,00,000	-	-	-
Provident Housing Limited (Represented by Mr. Nani R Choksey)	21,07,00,000	-	-	-

(iv) Balances with related parties at the year end are as follows

NATURE OF TRANSACTION	PARTNERS		Other related parties	
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21
Loans taken from				

13 Supplementary statutory information

	31 March 2022	31 March 2021
i. Earnings in foreign currency (on receipt basis)	Nil	Nil
ii. Expenditure in foreign currency (on accrual basis)	Nil	Nil
iii. Value of imports at CIF basis	Nil	Nil
iv. Contingent liabilities	Nil	Nil
v. Capital commitment	Nil	Nil
vi. Donation to political party	Nil	Nil

14 The figures of previous year have been regrouped/reclassified, where necessary, to conform to this year's classification.

For V D S R & Co LLP

Chartered Accountants

Firm Registration Number 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626

Bengaluru
Date : 26-05-2022



For and on behalf of White Oaks

Dr. Vasu C Reddy
Partner

Bengaluru
Date : 26-05-2022



Nani Rusi Choksey
Designated Partner
Representing Provident Housing Limited
DPIN 00504555

Bengaluru
Date : 26-05-2022