

March 29, 2023
Hyderabad

To
BSE Limited,
P.J. Towers, Dalal Street, Fort,
Mumbai- 400 001
Maharashtra

Dear Sir,

Sub: Submission of Audited financial statements for the Quarter and year ended 31.03.2022

Ref: Outcome of Board Meeting held on 29.03.2023 - Approval of Audited and Unaudited Financial Statements

With reference to the meeting of Board of Directors held on 29.03.2023, we hereby submit the following in connection with the audited financial statements for the quarter and year ended 31.03.2022 as approved by the Board in the said meeting:

1. Audited financial Results for the quarter and year ended 31.03.2022 along with all applicable notes.
2. Audit Report issued by the statutory auditor of the Company - The statutory auditor has given their modified opinion on the said financial statements which has been duly addressed by the Board in the notes to the financial results.
3. Statement on impact of audit qualifications
4. Security Cover Certificate as at 31.03.2022

This is for your information.

FOR ALIENS DEVELOPERS PRIVATE LIMITED
ISIN: INE223Y07017 | Scrip Code: 957840-14ADPL22

HARI CHALLA
MANAGING DIRECTOR

ALIENS DEVELOPERS PRIVATE LIMITED

STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2022

(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	As at 31st March, 2022	As at 31st March, 2021
I.	ASSETS	Audited	Audited
	Non-Current Assets		
	(a) Property, Plant and Equipment	268.64	439.18
	(b) Intangible Assets	8.38	15.27
	(c) <u>Financial Assets</u> :		
	(i) Investments in Joint Ventures	-	-
	(iii) Other Financial Assets	65.48	62.56
	(d) Other Non-Current Assets	1,977.97	1,833.81
	Current Assets		
	(a) Inventories	11,914.38	12,000.49
	(b) <u>Financial Assets</u> :		
	(i) Trade Receivables	1,498.01	2,078.88
	(ii) Cash and Cash Equivalents	113.89	756.58
	(iii) Bank Balances other than Cash and Cash Equivalents	-	-
	(iv) Loans	65.19	230.80
	(c) Other Current Assets	3,992.06	3,025.08
	Total Assets	19,904.00	20,442.66
II.	EQUITY AND LIABILITIES		
	EQUITY		
	(a) Equity Share Capital	865.70	865.70
	(b) Other Equity	(43,358.51)	(38,496.37)
	LIABILITIES		
	Non-Current Liabilities		
	(a) <u>Financial Liabilities</u> :		
	Borrowings	-	7,506.19
	(b) Provisions	43.99	44.74
	Current Liabilities		
	(a) <u>Financial Liabilities</u> :		
	(i) Borrowings	1,639.16	370.48
	(ii) Trade Payables		
	(a) Total outstanding dues of micro enterprises and small enterprises	-	-
	(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,278.79	3,761.77
	(iii) Other Financial Liabilities	29,896.12	18,970.93
	(b) Other Current Liabilities	27,534.08	27,409.26
(c) Provisions	0.54	0.48	
(d) Current tax liabilities (net)	4.13	9.48	
Total Equity and Liabilities	19,904.00	20,442.66	

ALIENS DEVELOPERS PRIVATE LIMITED

Statement of Unaudited Financial Result for the Quarter and Year Ended 31st March, 2022

(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	Quarter Ended			Year Ended	
		31st March, 2022	31st December, 2021	31st March, 2021	31st March, 2022	31st March, 2021
		(Un-audited) (Refer Note I)	(Un-audited)	(Un-audited) (Refer Note I)	(Audited)	(Audited)
I.	Revenue from Operations	1,941.28	1,615.15	3,722.53	7,504.18	2,142.64
II.	Other Income	22.51	21.90	43.70	89.51	106.63
III.	Total Revenue (I + II)	1,963.79	1,637.06	3,766.23	7,593.69	2,249.28
IV.	Expenses:					
	Cost of Land, Plots and Constructed Properties	2,080.37	1,362.51	4,335.31	8,386.09	6,306.01
	Employee Benefits Expense	187.32	264.61	329.40	1,113.01	1,162.35
	Finance Costs	350.40	309.08	108.87	1,282.32	520.56
	Depreciation	2.26	2.33	3.76	9.97	15.45
	Other Expenses	415.74	415.08	637.11	1,676.84	1,684.79
	Total Expenses	3,036.08	2,353.61	5,414.45	12,468.23	9,689.17
V.	Profit / (Loss) before tax (III- IV)	(1,072.29)	(716.55)	(1,648.23)	(4,874.54)	(7,439.89)
VI.	Tax Expense	-	-	-	-	-
VII.	Profit / (Loss) for the year (V-VI)	(1,072.29)	(716.55)	(1,648.23)	(4,874.54)	(7,439.89)
VIII.	Other Comprehensive Income:					
	Items that will not be reclassified to Profit and Loss:					
	Re-measurement of defined employee benefit plans	-	-	-	-	-
IX.	Total Comprehensive Income for the year (VII+VIII)	(1,072.29)	(716.55)	(1,648.23)	(4,874.54)	(7,439.89)
X.	Earnings per equity share of face value of ₹ 10 each					
	Basic & Diluted (in ₹)	(12.39)	(8.28)	(19.04)	(56.31)	(85.94)
	Weighted average number of Equity Shares	86,56,950	86,56,950	86,56,950	86,56,950	86,56,950

ALIENS DEVELOPERS PRIVATE LIMITED**Statement of Cash Flow Statement for the year ended 31st March, 2022**

(All amounts in ₹, except otherwise stated)

Particulars	For the year ended 31.03.2022	For the year ended 31.03.2021
A) Cash Flow from Operating Activities :		
Net Profit / (Loss) after Tax as per Statement of Profit and Loss	(4,874.54)	(7,439.89)
Adjustments for :		
Depreciation	241.80	237.45
Interest charged	4,668.98	5,135.96
Interest Income	(3.29)	(3.69)
Operating Profit / (Loss) before Working Capital changes	32.95	(2,070.18)
Movement in Working Capital		
(Increase) / Decrease in Inventories	86.11	(3,777.60)
(Increase) / Decrease in Trade Receivables	580.87	(131.87)
(Increase) / Decrease in Loans and Advances	21.46	(2.25)
(Increase) / Decrease in Other Current Assets	(966.99)	(707.82)
(Increase) / Decrease in Other Financial Assets	(2.92)	(3.41)
Increase / (Decrease) in Other Financial Liabilities	8,066.50	(4,402.32)
Increase / (Decrease) in Provisions	11.72	(18.23)
Increase / (Decrease) in Trade Payables	(482.80)	3,844.16
Increase / (Decrease) in Other Current Liabilities	119.47	12,110.85
Cash generated from Operations	7,466.36	4,841.32
Net Cash (used in) / from Operating Activities	7,466.36	4,841.32
B) Cash Flow from Investing Activities :		
Purchase of Property, Plant and Equipment	(64.57)	(98.87)
Proceeds from sale of Property, Plant and Equipment	-	-
Interest Received	3.29	3.69
Net Cash used in Investing Activities	(61.28)	(95.18)
C) Cash Flow from Financing Activities :		
Repayment of Long Term Borrowings (Net) (Refer Note 29(23))	(7,506.19)	(12.34)
Repayment of Short term Borrowings (Net) (Refer Note 29(23))	1,268.69	(275.05)
Interest Paid	(1,810.29)	(300.25)
Net Cash from Financing Activities	(8,047.79)	(587.64)
Net Increase in Cash and Cash Equivalents	(642.71)	4,158.49
Cash and Cash equivalents as at 01.04.2021	756.58	(3,401.92)
Cash and Cash equivalents as at 31.03.2022	113.89	756.58

Notes:

- A) The financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 29th March, 2023.
- B) Based on the "Management Approach" as defined in Ind AS 108 – Operating Segments, the Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not required and accordingly, not provided.
- C) The Company is in the process of obtaining reconciliations and/or confirmations of accounts of Customers/Vendors and will make the necessary adjustments as may be required to be carried out. The management is of the opinion that the said adjustments/corrections would not have a material impact on the financial statement.
- D) The Company is in the process of collecting information relating to the Small and Micro units rendering service or supplying goods to the Company under the MSME Act, 2006. The Company is evaluating the payment to be paid to such entities for the delay and the resultant interest thereof and based on the evaluation the management believes that there would not be a significant impact on the financial statements.
- E) The Company is assessing the outcome of the matters pending in Courts / Appellate Authorities, relating to litigation filed under civil/criminal suits by certain buyers of the apartments before various judicial forums for specific performance(s) / repayment of advances and cases pending before Debt Recovery Tribunal filed by its bankers for non-repayment of loans and as per the legal opinion, the situation is conducive and hence no adjustments have been made to the financial statements.
- F) The Company is in the process of complying with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 in relation to the submission of its financial results and other required information as prescribed by the said regulations including appointment of Compliance Officer by the Company. The Company will assess the impact and the penalty payable for such non-compliance and will recognize the related impact in the financial statements if it becomes effective.
- G) In compliance of the requirements of Regulation 52, Sub- Regulation (4) of the Securities and Exchange Board of India (Listed Obligation and Disclosure Requirements) Regulation, 2015 for Non-Convertible Debt Securities in respect of Secured Redeemable Non-Convertible Debentures aggregating to Rs. 75 Crores, we are giving below is the following information as on 31st March, 2022:

Rs. in lakhs

S.No	Particulars	Year Ended
		31st March, 2022 (Un-audited)
1	Credit Rating of the Debentures	BWR-D
2	Net Worth	(42,492.81)
3	Net Profit/(Loss) After Tax	(4,874.54)
4	Earnings/(Loss) Per Share	(56.31)
5	Asset Cover available	(4.35)
6	Debt-Equity Ratio	(0.22)
7	Previous due date for the payment of interest/principal whether the same has been paid or not -	Refer Note H
	Previous due date for the payment of Interest : NIL	
	Previous due date for the repayment of Principle: NIL	
	Whether the Interest has been paid	
8	Next due date for the payment of interest/ principal:	Refer Note H
	Interest: Subject to availability of Cash	
	Principal: The date on which the NCD debenture shall be fully redeemed is referred to as the Maturity date, which is four years from the date of allotment (27 /03 /2018), unless mutually extended by NCD debenture holders and the Company, more specifically mentioned in Debenture Trust Deed dated 12th March, 2018.	
9	Debt Service Coverage Ratio	(2.75)
10	Interest Service Coverage Ratio	(2.80)
11	Debenture Redemption Reserve	Nil
12	Current Ratio	0.29
13	Long term debt to working capital	-
14	Bad debts to Account receivable ratio	NA
15	Current Liability Ratio	3.48
16	Total debts to total assets	0.08
17	Debtors turnover	4.20
18	Inventory turnover	0.70
19	Operating margin	(0.12)
20	Net profit margin	(64.19)

H) Information with respect to NCDs issued on a private placement basis as at 31st March, 2022:

Series Name	ISIN No	Prinipal Amount (Rs. in lakhs)	Redemption Date	Previous Due Date for payment of interest / redemption	Whether the previous interest payment / redemption has been made or not	Next Due Date for payment of interest	Amount of Interest payable (Rs. in lakhs)	Next Due Date for payment of Principal	Redemption Amount (Rs. in lakhs)	Remarks
ALIENS DEVELOPERS PRIVATE LIMITED SR A 14 LOA 31MR22 VRS10LAC	INE223Y07017	7,500.00	31st March, 2022	28th February, 2022	-	30th April, 2022	8,979.32	-	16,479.32	Listed Non-convertible redeemable debentures

The figures of the last quarter and corresponding quarter of the previous year are the balancing figures between audited figures for the full financial year and unaudited published year to date figures up to the third quarter of the respective financial year

J) The figures for the previous period/year have been regrouped/reclassified to conform to the current period/year presentation, wherever considered necessary.

**For and on behalf of the board
Aliens Developers Private Limited**

**Hari Challa
Managing Director
DIN: 01444953**

Place : Hyderabad
Date : 29th March, 2023

INDEPENDENT AUDITOR'S REVIEW REPORT

**To The Board of Directors of
ALIENS DEVELOPERS PRIVATE LIMITED**

Report on the Audit of the Financial Results

Qualified Opinion

- 1) We have audited the accompanying statement of annual financial results of **ALIENS DEVELOPERS PRIVATE LIMITED** (the 'Company') for the year ended 31st March, 2022 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended ('Listing Regulations').
- 2) In our opinion and to the best of our information and according to the explanations given to us, these financial results:
 - i. are presented in accordance with the requirements of Listing Regulations as applicable to the Company except for the possible effects of the matters prescribed in paragraph 3 below; and
 - ii. give a true and fair view in conformity with the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 ("the Act"), read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the net loss after tax and other comprehensive income and other financial information of the Company for the year ended 31 March 2022 except for the possible effects of the matters described in paragraph 3 below.
- 3) **Basis for Qualified Opinion**
 - a. As stated in Note D to the accompanying Statement balances in certain accounts of Customers/Vendors are subject to reconciliation/confirmation and consequent adjustments, if any. The management does not expect any material difference affecting the current year's financial statements on such reconciliations / adjustments. Our conclusion for the year ended 31st March, 2021 were also qualified in respect of this matter.
 - b. As stated in Note E to the accompanying Statement the Company is in the process of identifying the Micro, Small and Medium Enterprises as defined under "The Micro, Small and Medium Enterprises Development Act, 2006". However, the Company has not received any intimation from suppliers regarding their status under the Micro, Small and Medium Enterprises Act, 2006 and hence disclosures, if any, relating to amounts unpaid as at the year-end together with interest paid/payable as required under the said Act could not be given. Our conclusion for the year ended 31st March, 2021 were also qualified in respect of this matter.
- 4) Based on our review conducted as above, except for the effects of the matter described in previous paragraphs, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results read with the notes thereon prepared in accordance with applicable Indian Accounting Standards (Ind-AS) and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of the Listing Regulations as amended read with Circulars issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5) We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Statement* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our qualified opinion.

6) **Emphasis of Matter**

We draw attention to Note F to the accompanying Statement which describes the uncertainty relating to the outcome of certain matters pending in litigation with Courts / Appellate Authorities, pending final outcome of the aforesaid matters, no adjustments have been made in the Ind AS financial statements and Note G to the Statement which describes the non - submission of information to the Stock Exchange inter alia including the financial results of the Company and non - appointment of Compliance Officer by the Company in accordance with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The financial impact of the aforesaid non-compliances is presently not ascertainable

7) **Management's Responsibility for the Ind AS financial statements**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with 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 the assets of the Company 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 design, implementation and maintenance of adequate internal financial controls, 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 mis-statement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company'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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

8) **Auditor's Responsibilities for the Audit of the Ind AS Financial Statements**

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company'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 Ind AS 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance 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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

- 9) The Statement includes the financial results for the quarter ended 31 March 2022, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subject to limited review by us.
- 10) Aliens Developers Private Limited has prepared a separate set of financial statements for the year ended March 31, 2022 in accordance with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 on which we have issued a separate auditor's report to the shareholders of Aliens Developers Private Limited dated 30th September, 2022.



For NAC AND ASSOCIATES LLP
ICAI FRN: 119375W/S20011
Chartered Accountants

Nikhil Surana
Partner
Membership No.: 232997
UDIN: 23232997BGUGYV9335

Hyderabad
29th March, 2023.

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2022

[See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

I.	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) (Rs. in Lakhs)	Adjusted Figures (audited figures after adjusting for qualifications) (Rs. in Lakhs)
	1.	Turnover / Total income	7,593.69	7,593.69
	2.	Total Expenditure	12,468.23	12,468.23
	3.	Net Profit/(Loss)	(4,874.54)	(4,874.54)
	4.	Earnings Per Share	(56.16)	(56.16)
	5.	Total Assets	19,904	19,904
	6.	Total Liabilities	62,396.82	62,396.82
	7.	Net Worth	(42,492.81)	(42,492.81)
	8.	Any other financial item(s) (as felt appropriate by the management)	-	-
II.	<u>Audit Qualification (each audit qualification separately):</u>			
	a. Details of Audit Qualification:			
	(i) Balances in certain accounts of Customers/Vendors are subject to reconciliation/confirmation and consequent adjustments, if any.			
	(ii) There is a non-completion of the process of collecting the information relating the Small and Micro units rendering service or supplying goods to the Company. We are unable to ascertain the impact on the loss and liabilities of the Company			
	(iii) The Company's internal financial controls over carrying out reconciliations and obtaining confirmations of accounts of trade payables, trade receivables, loans and advances and other liabilities were not operating effectively which could potentially result in the Company not recognising assets / liabilities.			
	(iv) The Company's internal financial controls over complying with the various Statutory Acts and regulations were not operating effectively which could potentially result in the Company not recognizing liabilities.			
	b. Type of Audit Qualification: Qualified Opinion.			
	c. Frequency of qualification:			
	(i) Qualification has been appearing from the financial year ended 31 st March. 2019.			
	(ii) Qualification has been appearing from the financial year ended 31 st March. 2018.			
	(iii) Qualification has been appearing from the financial year ended 31 st March. 2018.			
	(iv) Qualification has been appearing from the financial year ended 31 st March. 2019.			
	d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Not Quantified by the Auditor.			
	e. For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification: Based on the management analysis and assumptions, we believe that the Balance Sheet as at 31 st march, 2022, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the statement of changes in Equity for the year then ended, are materially correct. Hence, management do not believe there is any material financial impact of all the audit qualifications as mentioned above.			

ALIENS DEVELOPERS PVT. LTD.

Corp. Off.: Aliens Space Station, Gachibowli, Tellapur, Hyderabad - 502032, Telangana, INDIA.

☎ +91 99662 34127 | ✉ aliens@aliensgroup.in | 🌐 www.aliensgroup.in

	(ii) If management is unable to estimate the impact, reasons for the same: Not Applicable																
	(iii) Auditors' Comments on (i) or (ii) above: Attention is invited to Note 29(7) of the Ind AS Financial Statements regarding pending reconciliations and / or confirmations of accounts of Customers and Vendors and consequential revenue and other adjustments as may be required to be carried out, amount whereof, if any, is presently not ascertainable. Attention is also invited to Note 29(11) of the Ind AS Financial Statements regarding non-completion of process of identifying the Micro, Small and Medium Enterprises as defined under "The Micro, Small and Medium Enterprises Development Act, 2006".																
III.	<u>Signatories:</u>																
	<table border="0"> <tr> <td>For and on behalf of the Board</td> <td>For N A C And Associates LLP</td> </tr> <tr> <td></td> <td>FRN : 119375W/S200011</td> </tr> <tr> <td></td> <td>Chartered Accountants</td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Hari Challa</td> <td>Nikhil Surana</td> </tr> <tr> <td>Managing Director</td> <td>Partner</td> </tr> <tr> <td>DIN: 01444953</td> <td>Membership No.: 232997</td> </tr> <tr> <td></td> <td>UDIN: 23232997BGUGYV9335</td> </tr> </table>	For and on behalf of the Board	For N A C And Associates LLP		FRN : 119375W/S200011		Chartered Accountants	 		Hari Challa	Nikhil Surana	Managing Director	Partner	DIN: 01444953	Membership No.: 232997		UDIN: 23232997BGUGYV9335
For and on behalf of the Board	For N A C And Associates LLP																
	FRN : 119375W/S200011																
	Chartered Accountants																
Hari Challa	Nikhil Surana																
Managing Director	Partner																
DIN: 01444953	Membership No.: 232997																
	UDIN: 23232997BGUGYV9335																

Place: Hyderabad

Date: 29.03.2023

ALIENS DEVELOPERS PVT. LTD.

Corp. Off.: Aliens Space Station, Gachibowli, Tellapur, Hyderabad - 502032, Telangana, INDIA.

☎ +91 99662 34127 | ✉ aliens@aliensgroup.in | 🌐 www.aliensgroup.in

Annexure - II

CERTIFICATE

We have engaged by Aliens Developers Private Limited ('ADPL' or the 'Company'), to certify the financial information furnished in Annexure, pursuant to the specific requirements of IDBI Trusteeship Services Limited vide agreement dated March 12, 2018, in compliance with Securities and Exchange Board of India SEBI (Debenture Trustee) Regulations, 1993 as amended from time to time, the SEBI (Listing Obligations and Disclosure Requirements) 2015, and the Companies Act, 2013.

Managements' responsibility for the statement

The management is responsible for the preparation and maintenance of all accounting and other relevant supporting records and documents including details given in Annexure. The responsibility includes design, implementation and maintenance of internal control relevant to the preparation of the records and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The Management is also responsible for ensuring that the Company complies with the requirements of SEBI (Debenture Trustee) Regulations, 1993 as amended from time to time, the SEBI (Listing Obligations and Disclosure Requirements) 2015, and the Companies Act, 2013.

Auditor's responsibility

We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes 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 have complied with the relevant applicable requirements of 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.

Opinion

Based on the procedures performed by us, as referred to in above paragraphs and according to the information and explanations given to us, we report that the "financial information" furnished in Annexure attached to this certificate as at 31st March, 2022 derived from the unaudited financial statements, is in accordance with the books of account, valuation reports and other records provided before us.

Restriction on use

This certificate is issued at the request of the Company solely to comply with the requirements of the aforesaid SEBI (Listing Obligations and Disclosure Requirements) 2015 and should not be used for any other purpose or issued to any other person to whom this certificate is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

For N A C And Associates LLP
Chartered Accountants
FRN: 119375W/S200011

NIKHIL
SURANA

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NIKHIL SURANA
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Nikhil Surana
Partner

Membership No.: 232997
UDIN: 23232997BGUGYJ8402



Secunderabad
29.03.2023

Annexure to Certificate dated 29.03.2023 for the period ended 31st March, 2022
Calculation of Security Cover (Standalone and Net Summary)
(Amount in INR in Lakhs)

Particulars	Description of asset for which this certificate relate	Exclusive Charge		Pari Passu Charge			Assets not offered as Security	Elimination	Total	Related to items only covered by this certificate				Total
		Debt for which this certificate is issued	Other Secured Debt	Debt for which this certificate is issued	Assets shared by Pari Passu Debt Holder	Other Assets on which there is pari passu charge				Debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value of Assets charged on Exclusive basis	Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable	Market value for Pari Passu charge	
ASSETS														
Property, Plant and Equipment	Buildings	59.28	-	-	-	-	-	-	59.28	-	59.28	-	-	59.28
Property, Plant and Equipment	Plant and Machinery	149.80	-	-	-	-	-	-	149.80	-	149.80	-	-	149.80
Property, Plant and Equipment	Electrical Equipment	4.54	-	-	-	-	-	-	4.54	-	4.54	-	-	4.54
Property, Plant and Equipment	Data Processing Equipment	9.29	-	-	-	-	-	-	9.29	-	9.29	-	-	9.29
Property, Plant and Equipment	Office Equipment	8.55	-	-	-	-	-	-	8.55	-	8.55	-	-	8.55
Property, Plant and Equipment	Furniture and Fittings	21.90	-	-	-	-	-	-	21.90	-	21.90	-	-	21.90
Property, Plant and Equipment	Vehicles	15.27	-	-	-	-	-	-	15.27	-	15.27	-	-	15.27
Intangible Assets	Software	-	-	-	-	-	8.38	-	8.38	-	8.38	-	-	8.38
Loans	Advances paid	118.37	-	-	-	-	-	-	118.37	-	118.37	-	-	118.37
Inventories	Land and Construction Work in progress	11,914.38	-	-	-	-	-	-	11,914.38	51,714.00	-	-	-	51,714.00
Trade Receivables	Trade Receivables	1,498.01	-	-	-	-	-	-	1,498.01	-	1,498.01	-	-	1,498.01
Cash and Cash Equivalents	Cash on Hand	0.21	-	-	-	-	-	-	0.21	-	0.21	-	-	0.21
Cash and Cash Equivalents	Balance in Current Accounts	113.89	-	-	-	-	-	-	113.89	-	113.89	-	-	113.89
Bank Balances other than Cash and Cash Equivalents	Fixed Deposits	39.94	25.54	-	-	-	-	-	65.48	-	65.48	-	-	65.48
Others	Security Deposits	1,977.97	-	-	-	-	-	-	1,977.97	-	1,977.97	-	-	1,977.97
Others	Unbilled Revenue	3,426.52	-	-	-	-	-	-	3,426.52	-	3,426.52	-	-	3,426.52
Others	Other Current Assets	-	-	-	-	-	512.36	-	512.36	-	512.36	-	-	512.36
Total		19,357.92	25.54	-	-	-	520.74	-	19,904.20	51,714.00	7,989.82	-	-	59,703.82
LIABILITIES														
Debt Securities to which this certificate pertains	14%, Senior Secured, Listed, Non-Convertible, Redeemable Debentures including interest thereon	16731.12	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt sharing pari passu charge	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt		-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinate Debt	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings		-	-	-	-	-	-	-	-	-	-	-	-	-
Bank	Cash Credit Account	-	442.18	-	-	-	-	-	-	-	-	-	-	-
Bank	Term Loan for Machinery	-	21.16	-	-	-	-	-	-	-	-	-	-	-
Debt Securities	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	Unsecured Loans	-	-	-	-	-	1,188.32	-	-	-	-	-	-	-
Trade Payables	NA	-	-	-	-	-	3,278.79	-	-	-	-	-	-	-
Lease Liabilities	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Provisions	Gratuity	-	-	-	-	-	44.53	-	-	-	-	-	-	-
Others	Advances from customers due for refund/received in advance	-	-	-	-	-	38391.58	-	-	-	-	-	-	-
Others	Other Liabilities	-	-	-	-	-	2299.15	-	-	-	-	-	-	-
Total		16731.12	463.34	-	-	-	45202.37	-	-	-	-	-	-	-
Cover on Book Value		1.16												
Cover on Market Value		3.57												
		Exclusive Security Cover Ratio		Pari-passu Security Cover Ratio										
		1.16		NA										

Security Cover (Net Summary Basis)

Particulars	Amount
Total Assets with exclusive charge at book value/market value	59,703.82
Add: Market value of third party assets on which there is exclusive charge	7,731.06
Net Total Assets	67,434.88
Debt Securities to which this certificate pertains	16731.12
Cover on Market Value on Net Summary Basis	4.03