

### NOTICE

**NOTICE IS HEREBY GIVEN THAT THE FOURTEENTH ANNUAL GENERAL MEETING OF THE MEMBERS OF ALIENS DEVELOPERS PRIVATE LIMITED WILL BE HELD ON SATURDAY, DECEMBER 14, 2019 AT 04:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT SY. No. 384, 385 & 426/A, SPACE STATION, TELLAPUR, HYDERABAD - 502 032, T.S. TO TRANSACT THE FOLLOWING BUSINESS:**

#### Ordinary Business

1. To consider and adopt the audited Financial Statements as at March 31, 2019 along with the Reports of the Directors and Auditors thereon.

#### Special Business

##### **2. Ratification of appointment of Cost Auditor**

To consider, and if thought fit, to pass with or without modifications, the following resolution as an Ordinary Resolution:

**"RESOLVED THAT** pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, the appointment of M/s. Bala Krishna Musunuri & Co., Cost Accountants (FRN: 003026) as the Cost Auditors of the Company for the financial year FY 2019-20 at a remuneration of Rs. 30,000/- (Rupees Thirty Thousand Only) be and is hereby ratified.

**RESOLVED FURTHER THAT** Directors of the Company be and are hereby severally authorized to do all such acts and take all such steps as may be necessary, proper or expedient to give effect to this resolution."

**By Order of the Board  
for Aliens Developers Private Limited**



**Hari Challa  
Managing Director  
DIN: 01444953**

December 14, 2019  
Hyderabad

**NOTES:**

1. A MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND SUCH PROXY NEED NOT BE A MEMBER OF THE COMPANY.
2. THE PROXY IN ORDER TO BE EFFECTIVE, SHOULD BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN 48 HOURS BEFORE THE MEETING.
3. THE COMPANY HAD APPLIED FOR AN EXTENSION TO CONDUCT THE ANNUAL GENERAL MEETING. THE REGISTRAR OF COMPANIES GRANTED A TIME EXTENSION OF 2 MONTHS AND 15 DAYS VIDE ITS ORDER DATED SEPTEMBER 13, 2019. THIS ANNUAL GENERAL MEETING IS BEING HELD WITHIN THE PERIOD OF EXTENSION GRANTED BY THE REGISTRAR OF COMPANIES
4. THE ANNUAL GENERAL MEETING IS BEING HELD AT A SHORTER NOTICE.
5. THE EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE ACT IS ANNEXED HERETO AND FORMS PART OF THIS NOTICE.



**EXPLANATORY STATEMENT  
(PURSUANT TO THE PROVISIONS OF SECTION 102 OF THE ACT)**

**Item No. 2:**

Pursuant to the provisions of Section 148 of Companies Act, 2013, the Board appointed M/s. Bala Krishna Musunuri & Co., Cost Accountants (FRN:003026) as the Cost Auditors of the Company to conduct the cost audit for the FY 2019-20 at a remuneration of Rs. 30,000/- (Rupees Thirty Thousand Only), subject to ratification by shareholders.

Accordingly, the Board of Directors recommends the resolution for your ratification as an ordinary resolution.

None of the Directors, KMP or their relatives are interested in the resolution, except to the extent of their shareholding.

**By Order of the Board  
for Aliens Developers Private Limited**



**Hari Challa  
Managing Director  
DIN: 01444953**

December 14, 2019  
Hyderabad

## DIRECTOR'S REPORT

To  
The Shareholders

Your Directors have pleasure in presenting herewith the 14<sup>th</sup> Annual Report on the business of your Company together with the Audited Financial Statements for the financial year ended March 31, 2019.

### COMPANY AFFAIRS

The following are the financial highlights of the Company:

S. No	Particulars	(Amount in Lakhs)	
		FY 2018-19	FY 2017-18
1	Revenue from Operations	11,795.59	3,176.30
2	Other Income	88.51	54.97
3	Total Expenses	12,875.27	9,767.60
4	Profit Before Tax	(991.17)	(6,536.33)
5	Total Comprehensive Income	(987.81)	(6,531.52)

During the period under review, the Company has brought down its losses to Rs. 991.17 Lakh from Rs. 6536.33 Lakh in FY 2017-18.

There was no change in the nature of business of the Company during the year under review.

### DIVIDEND

Your Directors do not recommend any dividend for the year 2018-19.

### TRANSFER TO RESERVES

During the year, the Company has not transferred any amount towards Reserves.

### DEPOSITS

Your Company has not accepted any deposits falling within the purview of Section 73 of the Companies Act, 2013. The Company has outstanding unsecured loans from directors as on 31.03.2019 and in terms of Rule 2(c)(viii) of the Companies (Acceptance of Deposits) Rules, 2014, details of the same are disclosed in Note 31(10) of the financial statements.

### DETAILS OF DIRECTORS OR KEY MANAGERIAL PERSONNEL

There have been no changes in the composition of the Board of Directors of the Company during the year under review.

Mr. Keshav Rao Bhimsen (PAN: ADNPR0541F) resigned as the Company Secretary of the Company w.e.f. 01.04.2019.



**STATUTORY AUDITORS**

N A C and Associates LLP, Chartered Accountants (FRN: 119375W/ S200011) were appointed as the statutory auditors of the Company in the eleventh Annual General Meeting of the Company for a term of 5 years. Accordingly, the said auditors have carried out the statutory audit for FY 2018-19.

There were no frauds reported by the said auditors during the year under review.

**AUDITORS' REPORT**

The auditor's report contains certain remarks/ qualified opinion/observations, etc. made by the Auditors.

Notes to Accounts and Auditors remarks in their report are self-explanatory and do not call for any further comments. The Company are in the course of taking necessary steps and are in the process of complying/completing the lapses/audit points raised by the statutory auditors in their report.

**CHANGE IN CAPITAL STRUCTURE OF THE COMPANY**

There is no change in the capital structure of the Company.


**DEBENTURES**


The Company has raised an amount of Rs. 75,00,00,000/- (Rupees Seventy Five Crore) through allotment of 750 (Seven Hundred and Fifty) Senior secured Non-Convertible Debentures at its face value of Rs. 10,00,000/- (Rupees Ten Lakh Only) each in FY 2017-18. These debentures are listed on the BSE Limited w.e.f. April 13, 2018 (Scrip Code 957840 and ISIN INE223Y07017)

**DIRECTORS RESPONSIBILITY STATEMENT**

Pursuant to Section 134 (5) of the Companies Act, 2013, your Directors' confirm that:

- i. In preparation of annual accounts for the financial year ended March 31, 2019 the applicable Accounting Standards have been followed along with proper explanation relating to material departures;
- ii. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give true and fair view of the state of affairs of the Company at the end of the financial year ended March 31, 2019 and of the profit and loss of the Company for the year;
- iii. The Directors have taken proper and sufficient care for their maintenance of accounting records in accordance with the provisions of the Companies Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities *except that various statutory records/procedures are required to be maintained/compiled under various sections of Companies Act, 2013 and allied fiscal laws are in process of completion/compliance. This, however, does not have any material financial impact on profit/(loss) for the year;*
- iv. The Directors had prepared the annual accounts on a 'going concern' basis;
- v. The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.





**CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE OUTGO**

Information required under section 134(3)(m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014, is enclosed herewith as **Annexure-A**.

**RISK MANAGEMENT POLICY**

The Company has not developed or implemented any Risk Management Policy.

**CORPORATE SOCIAL RESPONSIBILITY**

The provisions of Section 135 of Companies Act, 2013 are not applicable to the Company.

**INTERNAL FINANCIAL CONTROLS**

The Company has, in all material respects, maintained adequate internal financial controls over financial reporting based on the internal control over financial reporting criteria established by the Company. Kindly refer Annexure B of the Audit Report and Notes to accounts.

**EXTRACT OF ANNUAL RETURN**

The details forming part of the extract of the Annual Return in Form MGT-9 is annexed herewith as **Annexure - B**.

**BOARD MEETINGS**

During the year under review, 23 Board meetings were held on 01.04.2018, 01.06.2018, 15.06.2018, 01.07.2018, 04.07.2018, 10.07.2018, 05.08.2018, 08.08.2018, 02.09.2018, 06.09.2018, 25.09.2018, 04.10.2018, 06.10.2018, 10.10.2018, 22.10.2018, 04.11.2018, 05.11.2018, 17.11.2018, 10.12.2018, 15.12.2018, 09.01.2019, 19.02.2019 and 06.03.2019. All the Board Meetings were attended by both the Directors.

One (1) Extra Ordinary General Meeting of members was held on 01.04.2018.

**PARTICULARS OF EMPLOYEES**

The provisions of Section 197 of the Companies Act, 2013 are not applicable to the Company.

**PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS**

The provisions of Section 186 of the Act are not applicable to the Company as it is engaged in the business of providing infrastructural facilities.

Details of investments of the Company are disclosed in Note 4 of the financial statements.

**RELATED PARTY TRANSACTIONS**

The Company has entered into certain related party transactions falling within the purview of Section 188 of the Companies Act, 2013. The said transaction was entered at arm's length basis.

The said transactions were entered considering the business requirements, administrative convenience and in the best interest of the Company. Details of material related party transaction under Section 188 of the Act are disclosed in Form AOC 2.

Details of all related party transactions of the Company are mentioned in Note 31(10) of the financial statements.





**COMPLIANCE OF SECRETARIAL STANDARDS**

The Company has, during the year under review, generally complied with all the relevant provisions of the notified secretarial standards.

**CONSTITUTION OF INTERNAL COMPLAINTS COMMITTEE**

Your Company has adopted a policy against sexual harassment in line with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules framed thereunder. The Company has complied with provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act.

There were no cases filed/ registered pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

**COST RECORDS**

The provisions of Cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, are not applicable to the Company for FY 2018-19. However, the said provisions of cost audit become applicable to the Company from FY 2019-20.

The Board of the Company has appointed M/s. Bala Krishna Musunuri & Co., Cost Accountants (FRN003026) as the Cost Auditors of the Company for FY 2019-20 subject to ratification by shareholders of the Company. The said item for ratification forms part of Notice of AGM annexed to the Annual Report.




**GENERAL**

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights as to dividend, voting or otherwise.
2. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
3. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future. We draw your attention to Note 31 to the financial statements which describe the uncertainty relating to the outcome of certain matters pending in litigations with Courts/ Appellate Authorities. Pending final outcome of the aforesaid matters, no adjustments have been made in the financial statements.
4. Except as stated in the financial statements, no material changes and commitments affecting the financial position of the Company have occurred between the end of the Financial year and date of report.

**EXTENSION OF ANNUAL GENERAL MEETING**

The company had applied to the Registrar of Companies, Hyderabad for an extension to conduct the annual general meeting for FY 2018-19. The Registrar of Companies accordingly granted a time extension of 2 months and 15 days vide its order dated September 13, 2019.

**DISCLOSURES AS PER REGULATION 53 OF SEBI (LODR) REGULATIONS****DEBENTURE TRUSTEES**

The Non - convertible debentures of the Company are listed on Wholesale Debt Market (WDM) of BSE Ltd w.e.f April 13, 2018. IDBI Trusteeship Service Limited are the debenture trustees and following are their details

Name	IDBI Trusteeship Services Limited
Address	Asian Building, Ground Floor 17 R, Kamani Marg, Ballard Estate, Mumbai 400 001.
Contact Details	Tel: 022 4080 7000 Fax: 022 6631 1776 Email: itsl@idbitrustee.com Website: www.idbitrustee.com Contact Person: Mr. Naresh Sachwani SEBI Registration No.: IND000000460

**RELATED PARTY DISCLOSURES**

The disclosures of related party transactions in the financial statements are made in compliance with the Accounting Standard on "Related Party Disclosures".

The Company does not have any holding, subsidiary or associate companies and thus disclosures as required under Point 2 of Para A of Schedule V of SEBI (LODR) Regulations are not applicable to the Company




The transactions of the Company with person or entity belonging to the promoter/promoter group which hold(s) 10% or more shareholding in the Company are disclosed in Note 3 (10) to the financial statements in the format as prescribed in the relevant accounting standards for annual results.

**STATEMENT OF IMPACT OF AUDIT QUALIFICATIONS**

The statement of impact of audit qualifications in accordance with Regulation 52 (3) (a) of SEBI (LODR) Regulations, is annexed herewith.

**ACKNOWLEDGEMENT**


Your Directors place on record their appreciation of the continued patronage extended to the Company by dealers, customers, suppliers, employees and shareholders. The trust reposed in your Company by its esteemed customers helped stabilized growth during the year review.








Your Company also acknowledges the support and guidance received from its Bankers, other government agencies during the year under review and look forward to continuing support.

for and on behalf of the Board

  
**HARI CHALLA**  
Managing Director  
DIN: 01444953

  
**VENKAT PRASANNA CHALLA**  
Director  
DIN: 01444971

December 14, 2019  
Hyderabad



## Annexure - A

STATEMENT PURSUANT TO SECTION 134(3)(M) OF THE COMPANIES ACT, 2013 READ WITH  
RULE 8 OF THE COMPANIES (ACCOUNTS) RULES, 2014**(A) Conservation of energy-**

- (i) the steps taken or impact on conservation of energy: Nil  
(ii) the steps taken by the company for utilizing alternate sources of energy: Nil  
(iii) the capital investment on energy conservation equipments: Nil

**(B) Technology absorption-**

- (i) the efforts made towards technology absorption: Nil  
(ii) the benefits derived like product improvement, cost reduction, product development or import substitution: Nil  
(iii) in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-  
(a) the details of technology imported: Nil  
(b) the year of import: Nil  
(c) whether the technology been fully absorbed: Nil  
(d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof: Nil  
(iv) the expenditure incurred on Research and Development: Nil

**(C) Foreign exchange earnings and Outgo-**

- The Foreign Exchange earned in terms of actual inflows during the year: Nil  
The Foreign Exchange outgo during the year in terms of actual outflows: Nil

for and on behalf of the Board

**HARI CHALLA**  
Managing Director  
DIN: 01444953

**VENKAT PRASANNA CHALLA**  
Director  
DIN: 01444971

December 14, 2019  
Hyderabad



**FORM NO. MGT 9**  
**EXTRACT OF ANNUAL RETURN**  
**as on the financial year ended on 31-03-2019**  
*[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the*  
*Companies (Management and Administration) Rules, 2014]*

**I. REGISTRATION AND OTHER DETAILS:**

CIN	U70102TG2006PTC049552
Registration Date	21/03/2006
Name of the Company	<b>ALIENS DEVELOPERS PRIVATE LIMITED</b>
Category/Sub-Category of the Company	Company Limited by Shares/ Indian Non-Government Company
Address of the Registered office and contact details	Sy.No.384,385&426/A, Space Station, Tellapur, Hyderabad - 502 302, T.S. Contact Number: 040 4133 5555 Email ID: aliens@aliensgroup.in
Whether listed company	Yes - Listed on the Wholesale Debt Market (WDM) of BSE Ltd w.e.f April 13, 2018 ISIN of Debentures: INE223Y07017
Name, Address and Contact details of Registrar and Transfer Agent, if any	<b>LINKINTIME INDIA PRIVATE LTD</b> C101,247 Park, L B S Marg, Vikhroli (West) Mumbai - 400083, Maharashtra Ph +91 022 49186000 Email : sanjay.jadhav@linkintime.co.in

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

Business activities contributing 10 % or more of the total turnover of the company

S. No	Name and Description of main products/ services	NIC Code of the Product/ service	% to total turnover of the company
1	Construction	410	100

**III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES**

S. No	Name and Address of The company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
NIL					



**IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)**

**i) Category-wise Share Holding**

Category of Shareholders	No. of Shares held at the beginning of the year [As on 01-April-2018]				No. of Shares held at the end of the year [As on 31-March-2019]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoters</b>									
<b>(1) Indian</b>									
a) Individual/HUF	8,656,950	-	8,656,950	100	8,656,950	-	8,656,950	100	-
b) Central Govt	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	-	-	-	-	-	-	-	-	-
e) Banks / FI	-	-	-	-	-	-	-	-	-
f) Any other	-	-	-	-	-	-	-	-	-
<b>Sub Total (A) (1)</b>	<b>8,656,950</b>	<b>-</b>	<b>8,656,950</b>	<b>100</b>	<b>8,656,950</b>	<b>-</b>	<b>8,656,950</b>	<b>100</b>	<b>-</b>
<b>(2) Foreign</b>									
a) NRI Individuals	-	-	-	-	-	-	-	-	-
b) Other Individuals	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-
d) Banks / FI	-	-	-	-	-	-	-	-	-
e) Any other	-	-	-	-	-	-	-	-	-
<b>Sub Total (A) (2)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL (A)</b>	<b>8,656,950</b>	<b>-</b>	<b>8,656,950</b>	<b>100</b>	<b>8,656,950</b>	<b>-</b>	<b>8,656,950</b>	<b>100</b>	<b>-</b>
<b>B. Public Shareholding</b>									
<b>1. Institutions</b>									
a) Mutual Funds	-	-	-	-	-	-	-	-	-
b) Banks / FI	-	-	-	-	-	-	-	-	-
c) Central Govt	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-



e) Venture Capital Funds	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-
g) FIs	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-
<b>Sub-total (B)(1):-</b>	-	-	-	-	-	-	-	-	-
<b>2. Non-Institutions</b>									
a) Bodies Corp.									
i) Indian	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	-	-	-	-	-	-	-	-	-
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-
Non Resident Indians	-	-	-	-	-	-	-	-	-
Overseas Corporate Bodies	-	-	-	-	-	-	-	-	-
Foreign Nationals	-	-	-	-	-	-	-	-	-
Clearing Members	-	-	-	-	-	-	-	-	-
Trusts	-	-	-	-	-	-	-	-	-
Foreign	-	-	-	-	-	-	-	-	-





Bodies - D R									
Sub-total (B)(2):-	-	-	-	-	-	-	-	-	-
Total Public (B)	-	-	-	-	-	-	-	-	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	8,656,950	-	8,656,950	100	8,656,950	-	8,656,950	100	-

## (ii) Shareholding of Promoters

S. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in share holding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	
1	Hari Challa	37,58,870	43.42	43.42	37,58,870	43.42	43.42	-
2	Venkat Prasanna Challa	37,24,450	43.02	43.02	37,24,450	43.02	43.02	-
3	Nagarathna Challa	2,50,000	2.89	2.89	2,50,000	2.89	2.89	-
4	Venkat Rangaiah Choudary Challa	923,630	10.67	10.67	923,630	10.67	10.67	-
<b>TOTAL</b>		<b>86,56,950</b>	<b>100</b>	<b>100</b>	<b>86,56,950</b>	<b>100</b>	<b>86,56,950</b>	<b>-</b>

All the shares of the Promoters are pledged

## (iii) Change in Promoters' Shareholding

S. No		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	86,56,950	100	86,56,950	100
	No changes during the year	-	-	-	-



At the End of the year*	86,56,950	100	86,56,950	100
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(iv) **Shareholding Pattern of top ten Shareholders** (Other than Directors, Promoters and Holders of GDRs and ADRs): Nil – All the shares are held by Promoters

(v) **Shareholding of Directors and Key Managerial Personnel:**

S. No	For each of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total Shares of the Company	No. of Shares	% of total Shares of the Company
1	HARI CHALLA	37,58,870	43.42	37,58,870	43.42
2	VENKAT PRASANNA CHALLA	37,24,450	43.02	37,24,450	43.02
3	KESHAV RAO BHIMSEN*	-	-	-	-
TOTAL		74,83,320	86.44	74,83,320	86.44

\*Resigned as CS w.e.f 01.04.2019

No change in the shareholding of Promoters during the year under review

#### V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

(Amount in Lakh)

	Secured Loans excluding deposits*	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	716.27	196.18	0	912.44
ii) Interest due but not paid	4.63	6.88	0	11.51
iii) Interest accrued but not due	0	0	0	0
<b>Total (i+ii+iii)</b>	<b>720.90</b>	<b>203.05</b>	<b>0</b>	<b>923.95</b>
<b>Change in Indebtedness during the financial year</b>				
• Addition	0	3.71	0	3.71
• Reduction	(49.28)	(170.6)	0	(219.88)
<b>Net Change</b>	<b>(49.28)</b>	<b>(166.89)</b>	<b>0</b>	<b>(216.17)</b>
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	669.77	25.58	0	695.34
ii) Interest due but not paid	1.85	10.59	0	12.44
iii) Interest accrued but not	0	0	0	0



due				
<b>Total (i+ii+iii)</b>	<b>671.62</b>	<b>36.16</b>	<b>0</b>	<b>707.78</b>

\*Excluding secured debentures of Rs. 7500 Lakh

# **VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

**A. Remuneration to Managing Director, Whole-time Directors and/or Manager: Nil**

**B. Remuneration to other directors : Nil**

**C. Remuneration to KMP other Than MD/Manager/WTD**

(Amount in Rs.)

S.No	Particulars of Remuneration	Company Secretary	Total Amount
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	1,00,000	1,00,000
2.	Stock Option	-	-
3.	Sweat Equity	-	-
4.	Commission - as % of profit - others, specify...	-	-
5.	Others, please specify	-	-
	<b>Total (A)</b>	<b>1,00,000</b>	<b>1,00,000</b>
	<b>Ceiling as per the Act</b>	<b>Nil</b>	<b>Nil</b>





**VII. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES:**

Type	Section of The Companies Act	Brief Description	Details of Penalty / Punishment / Compounding fees imposed	Authority [RD / NCLT / COURT]	Appeal made, if any (give Details)
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
<b>OTHER OFFICERS IN DEFAULT</b>					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-

\*The Company has made a delay in filing CHG-4 (2 Nos.) for satisfaction of charges. The Company is in the process of filing necessary applications to Regional Director for condonation of the said delay.

for and on behalf of the Board

  
**HARI CHALLA**  
 Managing Director  
 DIN: 01444953

  
**VENKAT PRASANNA CHALLA**  
 Director  
 DIN: 01444971



December 14, 2019  
 Hyderabad

**Annexure - C****FORM NO. AOC -2**

*(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014*

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arms-length transaction under third proviso thereto.

- Details of contracts or arrangements or transactions not at Arm's length basis: NIL**
- Details of contracts or arrangements or transactions at Arm's length basis:**

The details of material contracts or arrangements or transactions at arm's length basis are as:


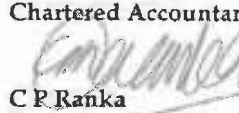


Name of the related party	Nature of Relationship	Nature of contract	Duration of Contracts	Salient Terms	Amount (In Rs.)	Date of Board Meeting
Aliens Infratech Private Limited	Common Directors	Sale of Plant & Machinery	One time sale of Plant of Machinery	One time sale of Plant of Machinery on terms as agreed by both companies	95,00,000 (incl. GST)	01.04.2018







**Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2019**  
[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	11,884.11	11,884.11
	2.	Total Expenditure	12,875.27	12,875.27
	3.	Net Profit/(Loss)	(991.17)	(991.17)
	4.	Earnings Per Share	(11.41)	(11.41)
	5.	Total Assets	15,060.62	15,060.62
	6.	Total Liabilities	44,005.42	44,005.42
	7.	Net Worth	(28,944.80)	(28,944.80)
	8.	Any other financial item(s) (as felt appropriate by the management)	-	-
II.	<b>Audit Qualification (each audit qualification separately):</b>			
	a. <b>Details of Audit Qualification:</b> Balances in certain accounts of Customers/Vendors are subject to reconciliation/confirmation and consequent adjustments, if any.			
	b. <b>Type of Audit Qualification:</b> Qualified Opinion.			
	c. <b>Frequency of qualification:</b> Qualification has been appearing from the financial year ended 31 <sup>st</sup> March, 2019.			
	d. <b>For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:</b> Not Quantified by the Auditor.			
	e. <b>For Audit Qualification(s) where the impact is not quantified by the auditor:</b>			
	(i) <b>Management's estimation on the impact of audit qualification:</b> Based on the management analysis and assumptions, we believe that the Balance Sheet as at 31 <sup>st</sup> March, 2019, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the statement of changes Equity for the year then ended, are materially correct. Hence, management do not believe there is any material financial impact of the audit qualification.			
	(ii) <b>If management is unable to estimate the impact, reasons for the same:</b> Not Applicable			
	(iii) <b>Auditors' Comments on (i) or (ii) above:</b> Attention is invited to Note 31(8) of the Ind AS Financial Statements regarding pending reconciliations and / or confirmations of accounts of Advances Received from Customers and consequential revenue and other adjustments as may be required to be carried out, amount whereof, if any, is presently not ascertainable.			
III.	<b>Signatories:</b>			
	<b>For and on behalf of the Board</b>		<b>For N A C And Associates LLP</b>	
				
	<b>Hari Challa</b> Managing Director DIN: 01444953		<b>C P Ranka</b> Partner Membership No. : 106823	
				

Place: Hyderabad  
Date: 14.12.2019

**N A C AND ASSOCIATES LLP**  
**CHARTERED ACCOUNTANTS**

***M/s. ALIENS DEVELOPERS PRIVATE LIMITED***  
***SY. NO. 384, 385 & 426 / ALIENS SPACE STATION,***  
***TELLAPUR, MEDAK DISTRICT,***  
***HYDERABAD - 502 032, TELANGANA.***

***STATEMENT OF ACCOUNTS***  
***FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2019***

***104, MITTAL CHAMBERS,***  
***2-2-51, M.G. ROAD, PAN BAZAR,***  
***SECUNDERABAD - 500 003, TELANGANA.***  
***PHONE: 91-40-66710865 / 66660865***  
***Email: team@nac-ca.in***

**INDEPENDENT AUDITORS' REPORT**

**To the Members of M/s. Aliens Developers Private Limited**

**Report on the Audit of the Ind AS financial statements**

**Qualified Opinion**

We have audited the accompanying Ind AS financial statements of **M/s. Aliens Developers Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2019, 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, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us subject to what is stated in the Basis of Qualified Opinion paragraph, the impact whereof is presently not ascertainable, the aforesaid financial statements 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 (Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, its loss including other comprehensive income, changes in equity and its cash flows for the period ended on that date.

**Basis for Qualified Opinion**

Attention is invited to Note 31(8) regarding pending reconciliations and / or confirmations of accounts of Advances Received from Customers and consequential revenue and other adjustments as may be required to be carried out, amount whereof, if any, is presently not ascertainable.

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements 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 (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion on the Ind AS financial statements.

**Key Audit matters**

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the standalone Ind AS financial statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the standalone Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit



of the standalone Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone Ind AS financial statements.

Key audit matters	How our audit addressed the key audit matter
<b>Adoption of Ind AS 115 - Revenue from Contract with Customers (as described in note 1(E) of the financial statements)</b>	
<p>The Company has adopted Ind AS 115 - 'Revenue from Contracts with Customers', mandatory for reporting periods beginning on or after April 1, 2018. Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of the said Standard using the percentage of completion method. This determination is based on the proportion that contract costs actually incurred, bear to the estimated total contract costs, and requires significant judgements, including identification of contractual obligations, the Company's rights to receive payments for performance completed till date, changes in scope and consequential revised contract price.</p> <p>Revenue recognition is significant to the financial statements based on the quantitative materiality. The adoption of Ind AS 115, including the impact to retained earnings as at the transition date as per the modified retrospective method requires significant judgement in determining when 'control' of the asset underlying the performance obligation is transferred to the customer. Further, the application of percentage of completion method involves significant judgement as explained above. Accordingly, we regard these as key audit matter.</p>	<p>As part of our audit procedures:</p> <p>We read the accounting policy for revenue recognition of the Company and assessed compliance with the requirements of Ind AS 115. We assessed the management evaluation of recognising revenue from real estate contracts over a period of time in accordance with the requirements under Ind AS 115.</p> <p>We tested controls over revenue recognition with specific focus on determination of progress of completion, recording of costs incurred and estimation of costs to complete the remaining contract obligations.</p> <p>We inspected a sample of underlying customer contracts, performed retrospective assessment of costs incurred with estimated costs to identify significant variations and assess whether those variations have been considered in estimating the remaining costs-to complete and consequential determination of stage of completion.</p> <p>We tested controls and management processes pertaining to transfer of control in case of real estate projects.</p> <p>We performed test of details, on a sample basis, and inspected the underlying customer contracts/ agreements evidencing the transfer of control of the asset to the customer based on which revenue is recognised over a period of time.</p> <p>We assessed the adequacy of disclosures included in financial statements, as specified in Ind AS 115.</p> <p>We examined the computation of the adjustment to retained earnings balance as at April 1, 2018 upon adoption of Ind AS 115 as per the modified retrospective method.</p>



Key audit matters	How our audit addressed the key audit matter
<b>Assessing the carrying value of inventory (as described in note 1(D) and note 8 of the financial statements)</b>	
<p>As at March 31, 2019, the carrying value of the inventory of ongoing and completed real-estate projects is ₹ 9,037.12 lakhs. The inventories are held at the lower of the cost and Net Realisable Value ("NRV").</p> <p>The determination of NRV involves estimates based on prevailing market conditions and taking into account the stage of completion of the inventory, the estimated future selling price, cost to complete projects and selling costs.</p>	<p>As part of our audit procedures:</p> <p>We evaluated the design and operation of internal controls related to testing recoverable amounts with carrying amount of inventory and advances, including evaluating management processes for estimating future costs to complete projects.</p> <p>As regards NRV, for a sample of selected projects, compared costs incurred and estimates of future cost to complete the project with costs of similar projects and compared NRV to recent sales or to the estimated selling price.</p>
<b>Claims, litigations and contingencies (as described in note 31(1) of the financial statements)</b>	
<p>The Company is having various ongoing litigations, court and other legal proceedings before tax and regularity authorities and courts, which could have significant financial impact if the potential exposure were to materialize.</p> <p>Management estimates the possible outflow of economic resources based on legal opinion and available information on the legal status of the proceedings.</p> <p>Considering the determination by the management of whether and how much, to provide and/or disclose for such contingencies involves significant judgement and estimation, the same has been considered as key audit matter.</p>	<p>As part of our audit procedures:</p> <p>We understood management's process relating to the identification and impact analysis of claims, litigations and contingencies.</p> <p>We analysed responses obtained from the legal advisors.</p> <p>We have obtained confirmation letters from legal counsels.</p> <p>We have assessed the management's assumptions and estimates related to disclosures of contingent liabilities in the financial statements.</p>

**Emphasis of Matters**

1. We draw attention to Note 31(1) to the Ind AS financial statements 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.
2. We draw attention to Note 31(7) to the financial statements regarding 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.

Our opinion is not modified in respect of these matters.

**Information Other than the Ind As Financial Statements and Auditor's Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's





Report including Annexures to Board's Report, Business Responsibility Report and Shareholder's Information, but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **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.

#### **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.

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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.

#### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
  - (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 Company so far as it appears from our examination of those books;



- (c) The Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid Ind AS 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 matters described in the Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;
- (f) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2019 from being appointed as a director in terms of section 164(2) of the Act;
- (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting; and
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- The Company has disclosed the impact of pending litigations on its financial position in the aforesaid Ind AS financial statements – Refer Note 31(1) to the Ind AS financial statements.
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



Place : Secunderabad  
Date : 14.12.2019

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

  
C P Ranka  
Partner

Membership No.: 106823  
UDIN: 20106823AAAAAA8026

**"ANNEXURE A" REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING "REPORT ON OTHER LEGAL AND REGULARITY REQUIREMENTS" OF OUR REPORT OF EVEN DATE TO THE MEMBERS OF M/s. ALIENS DEVELOPERS PRIVATE LIMITED**

On the basis of our examination of the books and records of the Company carried out in accordance with the auditing standards generally accepted in India and according to the information and explanations given to us, we state that:

- i)
  - a) The Company is in the process of updating its Fixed Assets register to show full particulars including quantitative details and situation of fixed assets.
  - b) All the Property, Plant and Equipment have been physically verified by the management at reasonable intervals during the year, which in our opinion is reasonable having regard to the size of the Company and nature of its Property, Plant and Equipment. The discrepancies, if any, as may be noticed, which in the opinion of the management would not be significant, would be adjusted on updation of the Fixed Assets register.
  - c) 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 immovable properties included in Property, Plant and Equipment are held in the name of the Company.
- ii) According to the information and explanations given to us, the management has conducted physical verification of inventory at reasonable intervals during the year. The discrepancies noticed on verification between physical stocks and book records were not material and have been properly dealt with in the books of account.
- iii) According to the information and explanations given to us, the Company has granted unsecured loans to Bodies Corporate covered in the register maintained under Section 189 of the Act, in respect of which:
  - a) The terms and conditions of the grant of such loan are, in our opinion, prima facie, not prejudicial to the Company's interest.
  - b) The schedule of repayment of principal and payment of interest has not been stipulated and in the absence of such schedule, we are unable to comment on the regularity of the repayments or receipts of principal amounts and interest.
  - c) Since the schedule of repayment has not been stipulated, the provisions of Clause 3(iii)(c) of the Order are not applicable to the Company.The Company has not granted any loan to Firms, Limited Liability Partnerships and other parties covered in the register maintained under Section 189 of the Act.
- iv) In our opinion and according to the information and explanations given to us, the provisions of Section 185 of the Act in respect of loans to directors including to entities in which they are interested, have been complied with except that the Company has defaulted in repayment of loans taken from banks which were subsisting at the time of granting such loans. Based on an expert opinion taken, the provisions of Section 186 of the Act are not applicable to the Company as it is engaged in the business of providing infrastructural facilities. During the year, the Company has not, made investments, issued guarantees, and provided security.
- v) In our opinion and according to the information and explanations given to us, no deposits within the meaning of directives issued by RBI (Reserve Bank of India) and Sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder have been accepted by the Company.



vi) In our opinion and according to the information and explanations given to us, during the preceding financial year, the Company has not exceeded the said turnover as per the provisions of Section 148(1) of the Act and rules framed thereunder. Accordingly, the provisions of maintenance of cost records specified under Section 148(1) of the Act mentioned in clause (vi) of Para 3 of the said Order are not applicable to the Company.

vii) a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and any other statutory dues, have not regularly been deposited with the appropriate authorities and there have been serious delays in large number of cases. According to the information and explanations given to us, the following undisputed statutory dues were outstanding as on 31<sup>st</sup> March, 2019 for a period of more than six months from the date they became payable:

Particulars	Amount (₹ in Lakhs)	Period to which it relates	Amount since paid (₹ in Lakhs)
Service Tax*	1,234.63	July' 2010 to June' 2017	-
Provident Fund*	147.98	April' 2015 to August' 2018	-
Employees' State Insurance*	39.68	September' 2014 to August' 2018	6.60
Professional Tax*	1.55	May' 2015 to August' 2018	-
Value Added Tax*	4.49	April' 2012 to June' 2017	-
Tax Deducted at Source	233.13	April' 2011 to August' 2018	68.09
Income Tax*	30.71	April' 2006 to March' 2011	-
Goods and Service Tax (GST)*	147.15	March' 2018 to August' 2018	132.66
Labour Cess	324.83	June' 2007 to March' 2019	-

\*includes interest upto 31.03.2019.

b) According to the information and explanations given to us and the records of the Company examined by us, there are no dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax which have not been deposited on account of any dispute except the followings:

Name of Statute	Nature of Dues	Amount* (₹ in Lakhs)	Period to which amount relates	Forum where the dispute is pending
Finance Act, 1994	Service Tax	69.60	April' 2006 to Sep' 2010	CESTAT, Bangalore
Finance Act, 1994	Service Tax	589.25	April' 2008 to Sep' 2010	CESTAT, Bangalore
Andhra Pradesh	Valued	393.10	June' 2007 to	Hon'ble





Valued Added Tax Act, 2005	Added Tax		March' 2010	Supreme Court of India
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\*Net of amount paid under protest.

- viii) According to the records maintained by the Company and the information and explanations given to us, the Company has defaulted in repayment of dues to financial institutions and banks during the year and such dues have been paid on or before the balance sheet date, details whereof are being furnished herein below:

<b>Banks</b>				
<b>Particulars</b>	<b>Period (Days)</b>	<b>Principal (₹ in Lakhs)</b>	<b>Interest (₹ in Lakhs)</b>	<b>Total Amount (₹ in Lakhs)</b>
State Bank of Bikaner and Jaipur	1 - 1857	4.34	2.16	6.50
Corporation Bank	1 - 1553	1.54	1.52	3.06
<b>Financial Institutions</b>				
<b>Particulars</b>	<b>Period (Days)</b>	<b>Principal (₹ in Lakhs)</b>	<b>Interest (₹ in Lakhs)</b>	<b>Total Amount (₹ in Lakhs)</b>
Shriram Equipment Finance Company Limited - I	17-34	5.20	0.75	5.95
Shriram Equipment Finance Company Limited - II	17-34	5.20	0.75	5.95
Shriram Equipment Finance Company Limited - III	12-29	5.21	0.74	5.95
Shriram Equipment Finance Company Limited - IV	12-29	5.21	0.74	5.95
Shriram Transport Finance Company Limited	9-19	6.90	7.12	14.02

The Company has defaulted in repayment of dues to financial institutions and banks during the year, and such dues have not been paid as at the balance sheet date, details whereof are being furnished herein below:

<b>Financial Institutions</b>				
<b>Particulars</b>	<b>Period (Days)</b>	<b>Principal (₹ in Lakhs)</b>	<b>Interest (₹ in Lakhs)</b>	<b>Total Amount (₹ in Lakhs)</b>
Mahindra and Mahindra Financial Services Limited - I	1 - 1825	-	0.74	0.74
Mahindra and Mahindra Financial Services Limited - II	1 - 2068	-	0.58	0.58
Shriram Equipment Finance Company Limited - I	1-356	-	0.12	0.12
Shriram Equipment Finance Company Limited - II	1-356	-	0.12	0.12
Shriram Equipment Finance Company Limited - III	1-356	-	0.10	0.10
Shriram Equipment Finance Company Limited - IV	1-356	-	0.10	0.10



Shriram Transport Finance Company Limited	1-356	-	0.07	0.07
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According to the records maintained by the Company and information and explanations given to us, the Company has not defaulted in repayment of dues to debenture holders. The Company does not have any borrowings from Government.

- ix) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. The term loans raised during the year have been used for the purpose for which they were raised.
- x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing standards in India and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of such case by the management.
- xi) According to the information and explanations given to us and based on our examination of the records of the Company, the provisions of Section 197 read with Schedule V of the Act are not applicable to the Company and accordingly, reporting requirements under paragraph 3(xi) is not applicable and hence not commented upon.
- xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and hence, reporting under clause 3(xii) of the Order is not applicable.
- xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Act, where applicable, and details of such transactions have been disclosed in the Ind AS financial statements as required by the applicable accounting standards. (Refer Note 31(8) to the Ind AS financial statements).
- xiv) According to the information and explanations given to us and on an overall examination of balance sheet and based on our examination of the records of the Company, during the year under review, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence, reporting requirements under clause 3(xiv) are not applicable to the Company and, not commented upon.
- xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with them as per the provisions of Section 192 of the Act.



- xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.



Place : Secunderabad  
Date : 14.12.2019

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

  
C P Ranka

Partner  
Membership No. : 106823  
UDIN: 20106823AAAAAA8026

**"ANNEXURE B" REFERRED TO IN PARAGRAPH 2(g) UNDER THE HEADING "REPORT ON OTHER LEGAL AND REGULARITY REQUIREMENTS" OF OUR REPORT OF EVEN DATE TO THE MEMBERS OF ALIENS DEVELOPERS PRIVATE LIMITED**

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of M/s. Aliens Developers Private Limited ("the Company") as of 31<sup>st</sup> March, 2019 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting includes obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

**Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles.



A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **Qualified Opinion**

According to the information and explanations given to us and based on our audit, the following material weakness has been identified as at March 31, 2019:

- a) The Company's internal financial controls over obtaining intimations from suppliers regarding their status under the Micro, Small and Medium Enterprises Act, 2006, were not operating effectively which could potentially result in the Company not recognising liabilities.
- b) 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.
- c) 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.

A 'material weakness' is a deficiency, or a combination of deficiencies, in internal financial control over financial reporting, such that there is a reasonable possibility that a material mis-statement of the company's annual financial statements will not be prevented or detected on a timely basis.

In our opinion, the Company has, in all material respects, maintained adequate internal financial controls over financial reporting as of March 31, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India, and except for the possible effects of the material weaknesses described above on the achievement of the objectives of the control criteria, the Company's internal financial controls over financial reporting were operating effectively as of March 31, 2019.

#### **Explanatory paragraph**

We also have audited, in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act, the Ind AS financial statements of Aliens Developers Private Limited, which comprise the Balance Sheet as at 31<sup>st</sup> March, 2019, including the statement of Other Comprehensive Income, the Cash Flow Statement and the



statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

This material weakness was considered in determining the nature, timing, and extent of audit tests applied in our audit of the 31<sup>st</sup> March, 2019 Ind AS financial statements of Aliens Developers Private Limited and this report affect our report dated 14.12.2019, which expressed a qualified opinion on those financial statements.



Place : Secunderabad  
Date : 14.12.2019

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

A handwritten signature in dark ink, appearing to read "CP Ranka".

**CP Ranka**  
**Partner**

**Membership No. : 106823**  
**UDIN: 20106823AAAAAA8026**



**ALIENS DEVELOPERS PRIVATE LIMITED**  
**CIN: U70102TG2006PTC049552**

Balance Sheet as at 31st March, 2019

(₹ in lakhs, unless as otherwise stated)

Sl. No	Particulars	Note	As at 31st March, 2019	As at 31st March, 2018
<b>I.</b>	<b>ASSETS</b>			
	<b>Non-Current Assets</b>			
(a)	Property, Plant and Equipment	2	715.90	689.67
(b)	Capital Work-In-Progress	3	7.00	36.07
(c)	<u>Financial Assets :</u>			
(i)	Investments	4	-	1.37
(ii)	Loans	5	1,677.25	1,673.37
(iii)	Other Financial Assets	6	55.26	51.71
(d)	Other Non-Current Assets	7	504.85	504.85
	<b>Current Assets</b>			
(a)	Inventories	8	9,300.06	10,010.26
(b)	<u>Financial Assets :</u>			
(i)	Trade Receivables	9	1,710.10	1,687.88
(ii)	Cash and Cash Equivalents	10	206.75	7,574.43
(iii)	Bank Balances other than Cash and Cash Equivalents	11	-	-
(iv)	Loans	12	167.24	227.84
(c)	Other Current Assets	13	716.22	94.52
	<b>Total Assets</b>		<b>15,060.62</b>	<b>22,551.97</b>
<b>II.</b>	<b>EQUITY AND LIABILITIES</b>			
	<b>EQUITY</b>			
(a)	Equity Share Capital	14	865.70	865.70
(b)	Other Equity	15	(29,810.51)	(28,822.70)
	<b>LIABILITIES</b>			
	<b>Non-Current Liabilities</b>			
(a)	<u>Financial Liabilities :</u>			
(i)	Borrowings	16	7,529.79	7,544.73
(ii)	Other Financial Liabilities	17	-	1,434.68
(b)	Provisions	18	25.12	21.30
	<b>Current Liabilities</b>			
(a)	<u>Financial Liabilities :</u>			
(i)	Borrowings	19	651.62	835.11
(ii)	Trade Payables	20	-	-
	(a) Total outstanding dues of micro enterprises and small enterprises		-	-
	(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		3,117.73	2,915.29
(iii)	Other Financial Liabilities	21	16,590.42	14,621.18
(b)	Other Current Liabilities	22	16,059.52	23,013.46
(c)	Provisions	23	31.22	123.22
	<b>Total Equity and Liabilities</b>		<b>15,060.62</b>	<b>22,551.97</b>
	<b>Summary of significant accounting policies</b>	1		
The accompanying notes form an integral part of the financial statements				
<p>As per our attached report of even date  For N A C And Associates LLP  FRN : 119375W/S200011  Chartered Accountants</p> <p>C P Rinka  Partner  Membership No. : 106823</p> <p>Place: Secunderabad  Date : 14.12.2019</p> <p>For and on behalf of the Board  Venkat Prasanna Challa  Managing Director  DIN: 01444953</p> <p>Place: Hyderabad  Date : 14.12.2019</p>				

*Approved*



**ALIENS DEVELOPERS PRIVATE LIMITED**

CIN: U70102TG2006PTC049552

**Statement of Profit and Loss for the year ended 31st March, 2019**

(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	Note	For the year ended 31st March, 2019	For the year ended 31st March, 2018
I.	Revenue from Operations	24	11,795.59	3,176.30
II.	Other Income	25	88.51	54.97
III.	<b>Total Revenue (I + II)</b>		<b>11,884.11</b>	<b>3,231.27</b>
IV.	<b>Expenses:</b>			
	Cost of Land, Plots and Constructed Properties	26	9,391.86	5,474.70
	Employee Benefits Expense	27	805.55	408.49
	Finance Costs	28	646.40	685.91
	Depreciation	29	20.56	198.48
	Other Expenses	30	2,010.90	3,000.02
	<b>Total Expenses</b>		<b>12,875.27</b>	<b>9,767.60</b>
V.	<b>Profit / (Loss) before tax (III- IV)</b>		<b>(991.17)</b>	<b>(6,536.33)</b>
VI.	<b>Tax Expense</b>		-	-
VII.	<b>Profit / (Loss) for the year (V-VI)</b>		<b>(991.17)</b>	<b>(6,536.33)</b>
VIII.	<b>Other Comprehensive Income:</b>			
	<u>Items that will not be reclassified to Profit and Loss:</u>			
	Re-measurement of defined employee benefit plans		3.36	4.81
IX.	<b>Total Comprehensive Income for the year (VII+VIII)</b>		<b>(987.81)</b>	<b>(6,531.52)</b>
X.	<b>Earnings per equity share of face value of ₹ 10 each</b>			
	Basic & Diluted (in ₹)		(11.41)	(75.45)
	Weighted average number of Equity Shares		86,56,950	86,56,950
	<b>Summary of significant accounting policies</b>	1		

The accompanying notes form an integral part of the financial statements

As per our attached report of even date

For N A C And Associates LLP

FRN : 119375W/S200011

Chartered Accountants

C P Ranka

Partner

Membership No. : 106823

Place: Secunderabad

Date: 14.12.2019



For and on behalf of the Board

 Hari Challa  
 Managing Director  
 DIN: 01444953

 Place: Hyderabad  
 Date: 14.12.2019

 Venkat Prasanna Challa  
 Director  
 DIN: 01444971


Approved

**ALIENS DEVELOPERS PRIVATE LIMITED**

CIN: U70102TG2006PTC049552

**Statement of Changes in Equity for the year ended 31st March, 2019**

(₹ in lakhs, unless as otherwise stated)

**A. Equity Share Capital**

Particulars	Amount
Balance as at April 1, 2017	86.57
Change in equity share capital during the year	-
Balance as at March 31, 2018	86.57
Change in equity share capital during the year	-
Balance as at March 31, 2019	86.57

**B. Other Equity**

Particulars	Items of Other Comprehensive Income	Retained Earnings	Total
Balance as at 1st April, 2017	(3.81)	(22,287.37)	(22,291.18)
Loss for the year	-	(6,536.33)	(6,536.33)
Other Comprehensive Income	4.81	-	4.81
Balance as at 31st March, 2018	1.00	(28,823.70)	(28,822.70)
Loss for the year	-	(991.17)	(991.17)
Other Comprehensive Income	3.36	-	3.36
Balance as at 31st March, 2019	4.35	(29,814.87)	(29,810.51)

**Summary of significant accounting policies****Note 1**

The accompanying notes form an integral part of the financial statements

For N A C And Associates LLP

FRN : 119375W/S200011

Chartered Accountants

C P Ranka

Partner

Membership No. : 106823



Place: Secunderabad

Date: 14.12.2019

For and on behalf of the Board

Hari Challa

Managing Director

DIN: 01444953

Place: Hyderabad

Date: 14.12.2019

Venkat Prasanna Challa

Director

DIN: 01444971



A/C

**ALIENS DEVELOPERS PRIVATE LIMITED**

CIN: U70102TG2006PTC049552

**Cash Flow Statement for the year ended 31st March, 2019**

(All amounts in ₹, except otherwise stated)

Particulars	For the year ended 31.03.2019	For the year ended 31.03.2018
<b>A) Cash Flow from Operating Activities :</b>		
Net Profit / (Loss) after Tax as per Statement of Profit and Loss	(991.17)	(6,536.33)
<b>Adjustments for :</b>		
Depreciation	268.93	198.48
Interest charged	2,398.79	672.07
Interest Income	(21.03)	(4.18)
<b>Operating Profit / (Loss) before Working Capital changes</b>	<b>1,655.52</b>	<b>(5,669.97)</b>
<b>Movement in Working Capital</b>		
(Increase) / Decrease in Inventories	710.21	3,620.27
(Increase) / Decrease in Trade Receivables	(22.22)	(832.37)
(Increase) / Decrease in Loans and Advances	56.72	1,223.17
(Increase) / Decrease in Other Current Assets	(621.70)	(6.19)
(Increase) / Decrease in Other Financial Assets	(3.55)	(3.35)
Increase / (Decrease) in Other Financial Liabilities	534.56	916.18
Increase / (Decrease) in Provisions	(84.83)	11.81
Increase / (Decrease) in Trade Payables	203.83	144.72
Increase / (Decrease) in Other Current Liabilities	(6,953.93)	1,416.06
<b>Cash generated from Operations</b>	<b>(4,525.40)</b>	<b>820.36</b>
<b>Net Cash (used in) / from Operating Activities</b>	<b>(4,525.40)</b>	<b>820.36</b>
<b>B) Cash Flow from Investing Activities :</b>		
Purchase of Property, Plant and Equipment	(337.24)	(78.20)
Sale of Property, Plant and Equipment	71.15	-
Interest Received	21.03	4.18
<b>Net Cash used in Investing Activities</b>	<b>(245.06)</b>	<b>(74.02)</b>
<b>C) Cash Flow from Financing Activities :</b>		
Proceeds from Long Term Borrowings (Net) (Refer Note 31(21))	(14.94)	7,544.73
Repayment of Short term Borrowings (Net) (Refer Note 31(21))	(183.49)	(76.95)
Interest Paid	(2,398.79)	(672.07)
<b>Net Cash from Financing Activities</b>	<b>(2,597.22)</b>	<b>6,795.71</b>
<b>Net Increase in Cash and Cash Equivalents</b>	<b>(7,367.68)</b>	<b>7,542.06</b>
<b>Cash and Cash equivalents as at 01.04.2018</b>	<b>7,574.43</b>	<b>32.37</b>
<b>Cash and Cash equivalents as at 31.03.2019</b>	<b>206.75</b>	<b>7,574.43</b>

Summary of significant accounting policies

Note 1

The accompanying notes form an integral part of the financial statements

As per our attached report of even date

For NAC And Associates LLP

FRN : 119375W/S200011

Chartered Accountants

C.P. Ramesh  
Partner

Membership No: 106823

Place: Secunderabad

Date: 14.12.2019

For and on behalf of the Board

J. S. Challa  
Managing Director  
DIN: 01444953Venkat Prasanna Challa  
Director  
DIN: 01444971Place: Hyderabad  
Date: 14.12.2019

**SIGNIFICANT ACCOUNTING POLICIES FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2019****NOTE 1****NATURE OF OPERATIONS**

Aliens Developers Private Limited ("the Company") was set up as a company registered under the Companies Act, 1956. It was incorporated on 21.03.2006. It has its registered office at 384, 385 & 426/A Space Station, Tellapur in Rangareddy District of Telangana. The Company is primarily engaged in the business of promotion, construction, development and sale of integrated townships, residential and commercial multi-storied buildings, developed villa plots, houses, flats, etc.

**1. SIGNIFICANT ACCOUNTING POLICIES****A. Basis of Accounting:**

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to section 133 of the Companies Act, 2013 read with rule 4 of the Companies (Indian Accounting standards) Rules, 2015 (hereinafter referred to as the 'Ind AS') that are notified and effective as at 31st March, 2017.

The financial statements of the Company are prepared in accordance with the Indian Generally Accepted Accounting Principal (GAAP) on accrual basis and under the historical cost convention, except for the following material items that have been measured at fair value as required by the relevant Ind AS:

- Certain financial assets are measured at Fair value (refer accounting policy on financial instruments)
- Defined Benefit and other Long-term Employee Benefits

All assets and liabilities have been classified as current and non-current, wherever applicable as per the operating cycle of the Company as per guidance as set out in Schedule III to the Companies Act, 2013.

**B. Use of Estimates:**

The preparation of the Ind AS financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the Ind AS financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known/materialise.

**C. Property, Plant and Equipment:****i) Tangible Assets and Depreciation**

- a) Tangible assets (gross block) are stated at historical cost less accumulated



depreciation and impairment (if any). The cost of property, plant and equipment comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition or construction of qualifying property, plant and equipment, upto the date the asset is ready for its intended use. Subsequent expenditure on property, plant and equipment after its purchase/completion is capitalised only if such expenditure results in an increase in the future benefits from such assets beyond its previously assessed standard of performance.

- b) Building/specific identifiable portions of building, including related equipments are capitalised when the construction is substantially complete or upon receipt of the occupancy certificate, whichever is earlier.
- c) Capital work-in-progress (including intangible assets under development) represents expenditure incurred in respect of capital projects/intangible assets under development and are carried at cost. Cost includes land, related acquisition expenses, development/construction costs, borrowing costs and other direct expenditure.
- d) Depreciation on assets (including buildings and related equipment's rented out and included under current assets as inventories) is provided on written-down method, computed on the basis of useful life prescribed in Schedule II to the Companies Act, 2013, on a pro-rata basis from the date the asset is ready to put to use subject to adjustments arising out of transitional provisions of Schedule II to the Companies Act, 2013.
- e) Depreciation on assets used for construction is treated as period cost.

ii) **Intangible Assets and Amortisation**

Softwares which are not integral part of the hardware are classified as intangibles and are stated at cost less accumulated amortization. These are being amortised over the estimated useful life of 5 years.

D. **Inventories:**

- i) Stock of Building Materials, Traded Goods and Transferrable Development Rights is valued at lower of cost and net realizable value. Cost is generally ascertained on weighted average basis.
- ii) a) Work-in-progress is valued at lower of cost and net realisable value. Cost comprises cost of land (including development rights), internal development cost, external development charges, materials, services, overheads related to projects under construction and apportioned borrowing costs.
- b) Completed unsold inventory is valued at lower of cost or net realizable value.
- c) Cost for this purpose includes cost of land (including development rights), Internal development cost, external development charges, materials, services, related overheads and apportioned borrowing costs.
- d) Net realizable value is the estimated selling price in the ordinary course of business net of direct cost.



**E. Revenue Recognition:****Income from Property Development**

- i) The Company recognises revenue from real estate projects including integrated townships, on execution of agreement or any other legally enforceable document and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Company is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Company's performance does not have an alternate use and as per the terms of the contract, the Company has an enforceable right to payment for performance completed till date. Hence the Company transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time. The Company recognises revenue at the transaction price which is determined on the basis of agreement or letter of allotment entered into with the customer. The Company recognises revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation subject to realization of at least 10% of the total revenues as per the above executed agreement. The Company would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Company recognises revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the actual project cost incurred (excluding land cost) as against the total estimated project cost (excluding land cost).

The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined.

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.





A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

- ii) Revenue from sale of land without any significant development is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.
- iii) Any expected loss on real estate projects or construction contracts is recognised as an expense when it is probable that the total cost will exceed the total revenue.
- iv) The revenue on account of interest on delayed payment by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.
- v) Income from interest is accounted for on time proportion basis taking into account the amount outstanding and the applicable rate of interest.

**F. Borrowing Costs:**

Borrowing costs include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset are added to the cost of the assets.

Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity of the qualifying asset is interrupted.

**G. Cost of Revenue:**

- i) Cost of constructed properties, includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/construction materials, which is charged to the statement of profit and loss based on the revenue recognised as per Para E above, in consonance with the concept of matching costs and revenue. Final adjustment is made upon completion of the specific project.
- ii) Cost of land and plots includes land (including development rights) acquisition cost, estimated internal development costs and external development charges, which is charged to the statement of profit and loss based on the percentage of land/plotted area in respect of which revenue is recognised as per Para E above to



the saleable total land/plotted area of the scheme, in consonance with the concept of matching cost and revenue. Final adjustment is made upon completion of the specific project.

- iii) Cost of development rights includes proportionate development rights cost, borrowing costs and other related cost.

**H. Investments:**

Investments are classified as current or non-current, depending upon the intention of the management when it is made. Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as non-current investments.

Trade investments are the investments made for or to enhance the Company's business interest.

Current investments are stated at lower of cost and fair value determined on an individual investment basis. Non-current investments are stated at cost and provision for diminution in their value, other than temporary, is made in the Ind AS financial statements.

**I. Foreign Exchange Transactions:**

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items of the Company, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Company which are carried at historical cost are reported using the exchange rate at the date of the transactions.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

**J. Taxation:**

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws.

**Deferred Tax**

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and



carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

#### **Minimum Alternate Tax (MAT)**

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.

#### **K. Employee Benefits:**

The Company provides following post-employment plans:

- (a) Defined benefit plans such a gratuity and
- (b) Defined contribution plans such as Provident fund and Superannuation fund

##### **a) Defined-benefit plan:**

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plan is the present value of defined benefit obligations at the end of the reporting period less fair value of plan assets. The defined benefit obligation is calculated annually by actuaries through actuarial valuation using the projected unit credit method.

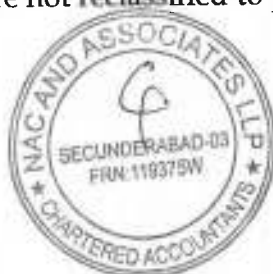
The Company recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:

- (a) Service costs comprising current service costs, past-service costs, gains and losses on curtailment and non-routine settlements; and
- (b) Net interest expense or income

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and fair value of plan assets. This cost is included in employee benefit expenses in the statement of the profit & loss.

Re-measurement comprising of actuarial gains and losses arising from

- (a) Re-measurement of Actuarial(gains)/losses
  - (b) Return on plan assets, excluding amount recognized in effect of asset ceiling
  - (c) Re-measurement arising because of change in effect of asset ceiling
- are recognised in the period in which they occur directly in Other comprehensive income. Re-measurement are not reclassified to profit or loss in subsequent periods.



Ind AS 19 requires the exercise of judgment in relation to various assumptions including future pay rises, inflation and discount rates and employee and pensioner demographics. The Company determines the assumptions in conjunction with its actuaries, and believes these assumptions to be in line with best practice, but the application of different assumptions could have a significant effect on the amounts reflected in the income statement, other comprehensive income and balance sheet. There may be also interdependency between some of the assumptions.

**b) Defined-contribution plan:**

Under defined contribution plans, provident fund, the Company pays pre-defined amounts to separate funds and does not have any legal or informal obligation to pay additional sums. Defined Contribution plan comprise of contributions to the employees' provident fund with the government, superannuation fund and certain state plans like Employees' State Insurance and Employees' Pension Scheme. The Company's payments to the defined contribution plans are recognised as expenses during the period in which the employees perform the services that the payment covers.

**c) Other employee benefits:**

- (a) Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related services are recognised as a liability at the present value of the obligation as at the Balance sheet date determined based on an actuarial valuation.
- (b) Undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the period when the employee renders the related services.

**L. Leases:**

A lease is classified at the inception date as a finance lease or an operating lease. Leases under which the Company assumes substantially all the risks and rewards of ownership are classified as finance leases. When acquired, such assets are capitalized at fair value or present value of the minimum lease payments at the inception of the lease, whichever is lower. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss

Other leases are treated as operating leases, with payments are recognised as expense in the Statement of Profit & Loss on a straight-line basis over the lease term.

**M. Impairment of Non-Financial Assets:**

The Company assesses at each reporting date whether there is any objective evidence that a non-financial asset or a group of non-financial assets are impaired. If any such indication exists, the Company estimates the amount of impairment loss. For the purpose of assessing impairment, the smallest identifiable group of assets that



generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets is considered as a cash generating unit. If any such indication exists, an estimate of the recoverable amount of the individual asset/cash generating unit is made.

An impairment loss is calculated as the difference between an asset's carrying amount and recoverable amount. Losses are recognised in profit or loss and reflected in an allowance account. When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, then the previously recognised impairment loss is reversed through profit or loss.

N. **Provisions, Contingent Liabilities and Contingent Assets:**

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding employee benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the Ind AS financial statements.

O. **Financial Instruments:**

Financial assets and liabilities are recognized when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

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. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.



**iii) De-recognition of financial asset**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

**iv) Financial liabilities**

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

**v) 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.

**vi) Financial liabilities at amortized cost**

Financial liabilities are subsequently carried 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. Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

**vii) 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.

**P. Earnings per Share:**

Basic earnings per share is 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. The weighted-average numbers of equity shares outstanding during the period are adjusted for events including a bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).



**Q. Accounting for Joint Ventures:****i) Jointly Controlled Operations:**

The Company's share of revenue, expenses, assets and liabilities are included in the Ind AS financial statements as revenue, expenses, assets and liabilities respectively.

**ii) Jointly Controlled Entities:**

The Company's investment in jointly controlled entities is reflected as investment and accounted for in accordance with the Company's accounting policy of investments (see Note I above).

**R. 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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

**S. Cash and Cash Equivalents:**

Cash and Cash equivalents include cash and Cheque in hand, bank balances, demand deposits with banks and other short-term highly liquid investments that are readily convertible to known amounts of cash & which are subject to an insignificant risk of changes in value where original maturity is three months or less.

**T. Cash Flow Statement:**

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.





**V. Operating Segment**

Operating segments are reported in a manner consistent with the internal reporting provided to Chief Operating Decision Maker (CODM).

The Company has identified its Managing Director as CODM which assesses the operational performance and position of the Company and makes strategic decisions.

**W. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES**

**The Company has adopted with effect from April 1, 2018, Ind AS 115 Revenue from contracts with customers**

The Company till March 31, 2018 recognised project revenue in accordance with the Guidance Note on "Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable)" issued by the Institute of Chartered Accountants of India ("ICAI").

Ind AS 115 was issued on March 28, 2018 and supersedes Ind AS 11 Construction Contracts and Ind AS 18 Revenue alongwith Guidance Note on "Accounting for Real Estate Transactions" and it applies, with limited exceptions, to all revenue arising from contracts with its customers. Ind AS 115 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

The Company adopted Ind AS 115 using the modified retrospective method of adoption with the date of initial application of April 1, 2018. Under this method, the standard can be applied either to all contracts at the date of initial application or only to contracts that are not completed at this date. The company elected to apply the standard to all contracts that are not completed as at April 1, 2018.

The cumulative effect of initially applying Ind AS 115 is recognised at the date of initial application as an adjustment to the opening balance of retained earnings. Therefore, the comparative information is not restated and continues to be reported under Ind AS 11 and Ind AS 18 and the requirement of Guidance Note as mentioned above referred to as previous Ind AS.

The Company did not have any adjustments to retained earnings as at April 1, 2018 and also there were no impact on recognition and measurement of revenue on adoption of Ind AS 115.

**X. RECENT ACCOUNTING PRONOUNCEMENTS****Ind AS 116, Leases**

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116, Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a



lessee to recognize assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit & Loss. The Standard also contains enhanced disclosure requirements for lessees. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

The effective date for adoption of Ind AS 116 is annual periods beginning on or after April 1, 2019. The standard permits two possible methods of transition:

- Full retrospective – Retrospectively to each prior period presented applying Ind AS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- Modified retrospective – Retrospectively, with the cumulative effect of initially applying the Standard recognized at the date of initial application.

Under modified retrospective approach, the lessee records the lease liability as the present value of the remaining lease payments, discounted at the incremental borrowing rate and the right of use asset either as:

- Its carrying amount as if the standard had been applied since the commencement date, but discounted at lessee's incremental borrowing rate at the date of initial application or
- An amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments related to that lease recognized under Ind AS 17 immediately before the date of initial application.

Certain practical expedients are available under both the methods.

The Company is currently evaluating the effect of this amendment on the standalone financial statements. Hence, the effect due to this amendment would be insignificant in the financial statements.

#### **Amendment to Ind AS 12 – Income taxes**

On March 30, 2019, Ministry of Corporate Affairs issued amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes.

The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

Effective date for application of this amendment is annual period beginning on or after April 1, 2019. The Company is currently evaluating the effect of this amendment on the standalone financial statements.

#### **Ind AS 12 – "Income taxes" - Appendix C – Uncertainty over income tax treatments**

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be



considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates.

The standard permits two possible methods of transition - i) Full retrospective approach - Under this approach, Appendix C will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors, without using hindsight and ii) Retrospectively with cumulative effect of initially applying Appendix C recognized by adjusting equity on initial application, without adjusting comparatives.

The effective date for adoption of Ind AS 12 Appendix C is annual periods beginning on or after April 1, 2019. The Company will adopt the standard on April 1, 2019. The Company is currently evaluating the effect of this amendment on the standalone financial statements. The effect due to this amendment would be insignificant in the financial statements.



**ALIENS DEVELOPERS PRIVATE LIMITED**

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**Notes to the Ind AS Financial Statements**

(₹ in lakhs, unless as otherwise stated)

**Note 2 - Non Current Assets - Property, Plant and Equipment\***

Property, Plant & Equipment	Buildings	Plant and Machinery	Electrical Equipment	Data Processing Equipment	Office Equipment	Furniture & Fittings	Vehicles	Total
Gross carrying amount								
Balance as at April 1, 2017	79.03	916.24	6.11	13.72	4.28	30.39	61.38	1,111.15
Additions	-	1.74	-	14.30	8.64	17.46	-	42.13
Disposals	-	-	-	-	-	-	-	-
Balance as at March 31, 2018	79.03	917.98	6.11	28.01	12.93	47.85	61.38	1,153.28
Additions	20.27	284.63	8.06	18.74	22.54	12.06	-	366.31
Disposals	-	249.16	-	-	-	-	-	249.16
Balance as at March 31, 2019	99.30	953.46	14.17	46.75	35.47	59.91	61.38	1,270.43
Accumulated depreciation as at April 1, 2017	3.80	221.58	2.29	5.58	1.56	9.04	21.28	265.13
Depreciation charge for the year	3.61	162.56	1.42	7.65	3.67	7.29	12.28	198.48
Disposals	-	-	-	-	-	-	-	-
Accumulated depreciation as at March 31, 2018	7.41	384.14	3.71	13.24	5.23	16.32	33.56	463.61
Depreciation charge for the year	14.65	210.18	2.22	11.48	11.45	11.66	7.29	268.93
Disposals	-	178.01	-	-	-	-	-	178.01
Accumulated depreciation as at March 31, 2019	22.06	416.32	5.93	24.72	16.67	27.99	40.86	554.53
Net carrying amount as at March 31, 2018	71.62	533.84	2.40	14.77	7.70	31.52	27.81	689.67
Net carrying amount as at March 31, 2019	77.25	537.14	8.24	22.03	18.79	31.92	20.52	715.90

\* Refer Note 16 and Note 19 for details of Property, Plant and Equipment pledged as security.

**Note 3 - Non Current Assets - Capital Work in Progress**

Capital Work in Progress	Buildings	Data Processing Equipment	Electrical Equipment	Office Equipment	Total
Balance as at April 1, 2017	-	-	-	-	-
-Additions (subsequent expenditure)	18.84	-	13.56	3.67	36.07
-Capitalised during the year	-	-	-	-	-
Balance as at March 31, 2018	18.84	-	13.56	3.67	36.07
-Additions (subsequent expenditure)	-	7.00	-	-	7.00
-Capitalised during the year	18.84	-	13.56	3.67	36.07
Balance as at March 31, 2019	-	7.00	-	-	7.00



**ALIENS DEVELOPERS PRIVATE LIMITED**

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**Notes to the Ind AS Financial Statements**

(₹ in lakhs, unless as otherwise stated)

**Note 4 - Non-Current Assets - Financial Assets - Investments**

Particulars	As at	
	31st March, 2019	31st March, 2018
<b>Unquoted</b>		
<b>Investments carried at cost</b>		
<u>In Joint Ventures*</u> :		
MRKR - Aliens	0.37	0.37
MVVS - Aliens	0.40	0.40
PLR - Aliens	0.35	0.35
Progressive - Aliens	0.25	0.25
Less : Provision for diminution in the value of Investments	(1.37)	-
<b>Total</b>	-	1.37

\* Refer Note 31(10)

**Note 5 - Non-Current Assets - Financial Assets - Loans and Advances**

<b>Unsecured, considered good</b>		
(a) <u>Security Deposits</u>		
Rental Deposits	31.43	31.43
Other Deposits	43.78	47.81
(b) JDA Deposits / Advances paid to Land Owners*	1,602.04	1,594.13
<b>Total</b>	1,677.25	1,673.37

\*Refer Note 31(2)

**Note 6 - Non-Current Assets - Financial Assets - Other Financial Assets**

<b>Unsecured, considered good</b>		
(a) Margin Money Deposit with a Bank (Refer Note 10)	22.92	20.62
(b) Fixed Deposit with a Bank (Refer Note 10)	32.34	31.09
<b>Total</b>	55.26	51.71

**Note 7 - Non-Current Assets - Other Non-Current Assets**

Prepaid Expenses	504.85	504.85
<b>Total</b>	504.85	504.85

**Note 8 - Current Assets - Inventories#**

(Valued at lower of cost and Net Realisable Value)

(a) Construction Materials	188.38	116.63
(b) Land and Construction Work-in-Progress	9,032.23	9,633.64
(c) Plots*	79.45	260.00
<b>Total</b>	9,300.06	10,010.26

\*Plots admeasuring 1,957 sq. yards costing Rs. 79.45 lakhs are yet to be registered in the name of the Company.

#Refer Note 16 and Note 19 for details of inventories pledged as security.



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**Notes to the Ind AS Financial Statements**

(₹ in lakhs, unless as otherwise stated)

**Note 9 - Current Assets - Financial Assets - Trade Receivables (Unsecured, considered good)#**

Particulars	As at	
	31st March, 2019	31st March, 2018
<b>Trade receivables outstanding exceeding six months from the due date</b>		
Related Parties*	113.95	210.04
Less: Provision for Bad and Doubtful Debts	(113.95)	(113.95)
	-	96.09
Others	80.64	92.71
<b>Trade Receivables - Others</b>		
Related Parties*	95.00	-
Others	1,534.46	1,499.08
<b>Total</b>	<b>1,710.10</b>	<b>1,687.88</b>

\*Refer Note 31(10)

#Refer Note 16 and Note 19 for details of trade receivables pledged as security

**Note 10 - Current Assets - Financial Assets - Cash and Cash Equivalents**

(a) Cash on Hand	1.98	1.10
(b) Balances with Banks		
- in Current Accounts	204.77	7,573.33
<b>Total</b>	<b>206.75</b>	<b>7,574.43</b>

**Note 11 - Current Assets - Financial Assets - Bank Balances other than Cash and Cash Equivalents**

(a) Margin Money Deposit with original maturity of more than 12 months	22.92	20.62
(b) Fixed Deposit with original maturity of more than 12 months	32.34	31.09
	55.26	51.71
Less: Shown under Note 6 - Other Non - Financial Assets	55.26	51.71
<b>Total</b>	<b>-</b>	<b>-</b>

**Note 12 - Current Assets - Financial Assets - Loans**

<b>Unsecured, considered good</b>		
Advances paid for purchase of Land	154.95	215.55
Loans to Related Parties (Interest free)*		
- Due from Bodies Corporate	939.40	939.40
Less: Provision for Bad and Doubtful Debts	(927.12)	(927.12)
<b>Total</b>	<b>147.24</b>	<b>227.84</b>

\*Refer Note 31(10)

**Note 13 - Current Assets - Other Current Assets**

Advance Income Tax and TDS Receivable	9.44	7.04
Balance with Sales Tax Authorities	2.51	2.51
Balance with Service Tax Authorities	20.00	20.00
Advances to Suppliers	20.93	63.53
Contract Assets - Revenue in excess of Billing*	658.58	-
Prepaid Expenses	4.76	1.44
<b>Total</b>	<b>716.22</b>	<b>94.52</b>

\*Refer Note 31(3)



**ALIENS DEVELOPERS PRIVATE LIMITED**

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**Notes to the Ind AS Financial Statements**

(₹ in lakhs, unless as otherwise stated)

**Note 14 - Equity - Equity Share Capital**

Particulars	As at 31st March 2019		As at 31st March 2018	
	Number	Amount	Number	Amount
<b>Authorised</b>				
Equity Shares of ₹ 10 each	2,50,00,000	2,500.00	2,50,00,000	2,500.00
<b>Issued, Subscribed &amp; Paid up</b>				
Equity Shares of ₹ 10 each fully paid up	86,56,950	865.70	86,56,950	865.70
<b>Total</b>	<b>86,56,950</b>	<b>865.70</b>	<b>86,56,950</b>	<b>865.70</b>

The Company has only one class of equity shares having par value of ₹ 10. Each holder of equity shares is entitled to only one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

**(A) The reconciliation of the number of shares outstanding is set out below :**

Particulars	As at 31st March 2019		As at 31st March 2018	
	Number	Amount	Number	Amount
Shares at the beginning of the year	86,56,950	865.70	86,56,950	865.70
Add: Shares issued during the year	-	-	-	-
Shares outstanding at the end of the year	<b>86,56,950</b>	<b>865.70</b>	<b>86,56,950</b>	<b>865.70</b>

**(B) The details of shareholders holding more than 5% shares:**

Name of Shareholder	As at 31st March 2019		As at 31st March 2018	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Hari Challa	37,58,870	43.42	37,58,870	43.42
Venkata Prasanna Challa	37,24,450	43.02	37,24,450	43.02
CVR Choudary	9,23,630	10.67	9,23,630	10.67

As per records of the Company, including its Register of Shareholders/Members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

**(C) Aggregate no. of bonus shares issued and shares issued for consideration other than cash during the period of five years immediately preceeding the reporting date - Nil**



**ALIENS DEVELOPERS PRIVATE LIMITED**

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**Notes to the Ind AS Financial Statements**

(₹ in lakhs, unless as otherwise stated)

**Note 15 - Equity - Other Equity**

Particulars	As at	
	31st March, 2019	31st March, 2018
<b>Other Comprehensive Income</b>		
As per last Balance Sheet	1.00	(3.81)
Add: Other Comprehensive Income during the year (Net of Tax)	3.36	4.81
<b>Sub-Total (a)</b>	<b>4.35</b>	<b>1.00</b>
<b>Retained Earnings</b>		
As per last Balance Sheet	(28,823.70)	(22,287.37)
Add: Net Profit / (Loss) for the current year	(991.17)	(6,536.33)
<b>Sub-Total (b)</b>	<b>(29,814.87)</b>	<b>(28,823.70)</b>
<b>Total</b>	<b>(29,810.51)</b>	<b>(28,822.70)</b>

**Note 16 - Non-Current Liabilities - Financial Liabilities - Borrowings**

<b>Secured</b>		
750, 14% Senior-Secured, Listed, Non-Convertible, Redeemable Debentures of Rs. 10 lakhs each (Rate of interest 22%p.a., (Previous Year 22%p.a.); repayable in half yearly instalments starting from 1st April, 2019) (Debentures are secured by hypothecation of all movable and immovable properties and assets of the Company, present and future including movable plant and machinery, machinery spares, tools and accessories, furnitures, fixtures, vehicles, inventories and project receivables. It is further secured by personal guarantee of all the Directors of the Company.)	7,500.00	7,500.00
<b>Hire Purchase Loans from:</b>		
-Banks	-	8.16
-Others	45.57	73.80
(Rate of interest ranging between 14%p.a. to 17% p.a., Previous Year 14%p.a. to 17% p.a.) (Hire Purchase Loans are secured by hypothecation of respective assets purchased thereagainst and are originally repayable in monthly installments ranging between 17-61 months.)		
	7,545.57	7,581.97
<b>Less : Current Maturities of Long Term Debts (Refer Note 21)</b>	<b>13.93</b>	<b>27.74</b>
<b>Overdue Hire Purchase Loans (Refer Note 21)</b>	<b>1.85</b>	<b>9.49</b>
<b>Total</b>	<b>7,529.79</b>	<b>7,544.73</b>

**Defaults of Long Term Borrowings as on the Balance Sheet Date :**

Particulars	Outstanding Dues as at 31st March, 2019		Period of Default
	Principal	Interest	
Mahindra and Mahindra Limited - I	-	0.74	1-1825 days
Mahindra and Mahindra Limited - II	-	0.58	1-2068 days



**ALIENS DEVELOPERS PRIVATE LIMITED**  
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Notes to the Ind AS Financial Statements  
(₹ in lakhs, unless as otherwise stated)

**Note 17 - Non-Current Liabilities - Financial Liabilities - Other Financial Liabilities**

Particulars	As at	
	31st March, 2019	31st March, 2018
Dues payable to customers on cancellation of flats	-	1,434.68
<b>Total</b>	-	1,434.68

**Note 18 - Non-Current Liabilities - Provisions**

<u>Provision for Employee Benefits*</u> Provision for Gratuity	25.12	21.30
<b>Total</b>	25.12	21.30

\* Refer Note 31(11)

**Note 19 - Current Liabilities - Financial Liabilities - Borrowings**

<u>Secured, repayable on demand</u> Cash Credit Facility from a Bank (Rate of Interest ranging between 14.20% p.a to 18.70% p.a; Previous Year 12.40% p.a to 16.40% p.a) (Working capital loan availed from a Bank is secured by a first charge, by way of hypothecation on entire stock of inventory, receivables and other chargeable current assets of the Company, both present and future. It is further guaranteed personally by all the Directors of the Company and also by the corporate guarantee of bodies corporate.)	626.04	638.93
<u>Unsecured, repayable on demand</u> (a) Term Overdraft Facility from a Bank (Rate of Interest ranging between 14.50% p.a to 15.50% p.a; Previous Year 15.50% p.a to 16.50% p.a).	17.87	17.87
(b) <u>Loans from Related Parties*</u> - from Directors (Interest free)	7.71	178.31
<b>Total</b>	651.62	835.11

\* Refer Note 31(10)

**Note 20 - Current Liabilities - Financial Liabilities - Trade Payables**

(i) Total outstanding dues of micro enterprises and small enterprises	-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,117.73	2,915.29
<b>Total</b>	3,117.73	2,915.29

**Note 21 - Current Liabilities - Financial Liabilities - Other Financial Liabilities**

(a) <u>Current Maturities of Long Term Debts</u> (Refer Note 16)		
Hire Purchase Loans	13.93	27.74
(b) Overdue Hire Purchase Loans (Refer Note 16)	1.85	9.49
(c) Interest accrued and due	10.59	6.88
(d) Interest accrued but not due	1,668.08	16.27
(e) Dues payable to customers on cancellation of flats	12,285.33	11,993.11
(f) Statutory Payables	2,610.64	2,567.68
<b>Total</b>	16,590.42	14,021.16

**Note 22 - Current Liabilities - Other Current Liabilities**

Advances received from customers towards sale of flats / plots	-	23,013.46
Contract Liability - Advances from Customers	16,059.52	-
<b>Total</b>	16,059.52	23,013.46

\*Refer Note 31(3)

**Note 23 - Current Liabilities - Provisions**

<u>Provision for Employee Benefits*</u> Gratuity	0.51	0.61
<u>Others</u> Provision for Taxation	30.71	122.61
<b>Total</b>	31.22	123.22

\* Refer Note 31(11)



**ALIENS DEVELOPERS PRIVATE LIMITED**  
**CIN: U70102TG2006PTC049552**

Notes to the Ind AS Financial Statements  
(₹ in lakhs, unless as otherwise stated)

**Note 24 - Revenue from Operations**

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
<b>Sale of Products*</b>		
Revenue from Land, Plots and Constructed Properties	11,795.59	3,176.30
<b>Total</b>	<b>11,795.59</b>	<b>3,176.30</b>

\*Refer Note 31(3)

**Note 25 - Other Income**

<u>Interest from:</u>		
- Deposits	21.03	4.13
- Income Tax Refund	-	0.06
Interest on Compound Financial Instruments (JDA Deposits)	57.59	50.34
Profit on Sale of Property, Plant and Equipment (Net)	9.36	-
Insurance Claim Received	-	0.45
Discount Received	0.53	-
<b>Total</b>	<b>88.51</b>	<b>54.97</b>

**Note 26 - Cost of Land, Plots and Construction Properties**

Opening Stock of Land, Plots and Construction Work-in-Progress	10,010.26	13,630.54
Add: <u>Expenses incurred during the year*</u> :		
Purchase of Land	1,168.97	624.34
Construction and Development Cost	4,217.19	645.65
Overheads Allocated	3,309.58	584.44
<u>Less:</u>		
Scrap Sales	14.08	-
Closing Stock of Land, Plots and Construction Work-in-Progress	9,300.06	10,010.26
<b>Total</b>	<b>9,391.86</b>	<b>5,474.70</b>

\*Refer Note 31(15)

**Note 27 - Employee Benefits Expense**

Salaries, Wages and Bonus	1,217.88	645.73
Contribution to Provident and Other Funds	73.07	38.79
Workmen & Staff Welfare Expenses	141.92	28.25
	<b>1,432.87</b>	<b>712.77</b>
Less: Allocated to Cost of Land, Plot and Construction Properties	627.32	304.28
<b>Total</b>	<b>805.55</b>	<b>408.49</b>



**ALIENS DEVELOPERS PRIVATE LIMITED**

CIN: U70102TG2006PTC049552

**Notes to the Ind AS Financial Statements**

(₹ in lakhs, unless as otherwise stated)

**Note 28 - Finance Costs**

Particulars	For the year ended 31st March 2019	For the year ended 31st March 2018
<b>Interest Expenses on :</b>		
Working Capital Loan	105.97	113.39
Hire Purchase Loans	10.97	24.73
Late Payment of Statutory Dues	85.55	454.98
Dues payable to the customers on cancellation of flats	546.29	60.89
Debentures	1,650.00	18.08
	2,398.79	672.07
Other Borrowing Costs	5.71	13.84
<b>Sub-total</b>	<b>2,404.50</b>	<b>685.91</b>
Less: Allocated to Cost of Land, Plots and Construction Properties	1,758.10	-
<b>Total</b>	<b>646.40</b>	<b>685.91</b>

**Note 29 - Depreciation**

Depreciation on Fixed Assets	268.93	198.48
Less: Allocated to Cost of Land, Plots and Construction Properties	248.37	-
<b>Total</b>	<b>20.56</b>	<b>198.48</b>

**Note 30 - Other Expenses**

Advertisement and Business Promotion Expenses	206.97	66.10
Compensation paid to Customers*	1,287.29	1,247.15
Donation	0.18	0.82
Professional and Consultancy Fees	639.21	187.93
Power & Fuel	64.21	95.41
Rates and Taxes	125.71	174.30
Insurance	1.20	1.67
<b>Payment to auditors:</b>		
- for Statutory Audit	14.00	12.00
- for Taxation Matters	3.00	3.00
Office Maintenance Expenses	54.71	23.30
<b>Repairs and Maintenance:</b>		
- Others	16.49	25.13
Rent	49.35	31.31
Travelling and Conveyance Expenses	123.76	66.14
Sundry Balances Written off (Net)	8.28	135.40
Provision for Bad and Doubtful Debts	-	1,130.66
Provision for Diminution in the value of Investments	1.37	-
Miscellaneous Expenses	90.96	79.88
	2,686.69	3,280.19
Less: Allocated to Cost of Land, Plots and Construction Properties	675.80	280.16
<b>Total</b>	<b>2,010.89</b>	<b>3,000.02</b>

\*Refer Note 31(9)



**ALIENS DEVELOPERS PRIVATE LIMITED****Notes to the Ind AS financial statements for the year ended 31st March, 2019****Note 31 - Other Notes****1 Contingent Liabilities and Commitments (to the extent not provided for):****a) Contingent Liabilities:**

- i) Civil / criminal suits filed by certain buyers of the apartments before various judicial forums for specific performance(s) / forgery, financial impact whereof is presently not ascertainable.
- ii) Disputed VAT matters - ₹ 393.10 lakhs (Previous Year - ₹ 393.10 lakhs)
- iii) Bank Guarantee given for PSVCL-BBIPL JV - ₹ 77.54 lakhs (Previous Year ₹ 77.54 lakhs)
- iv) Arbitration case filed by certain landlords for specific performance of buyback clause of Joint Development Agreement - Nil (Previous Year - ₹ 1982.14 lacs). Also Refer Note 31(2)(c) below.

**b) Commitments (to the extent not provided for):**

Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances of Rs. 7.00 lacs) - Rs. 17.00 lacs (Previous year - Nil).

- 2 a) The Company has entered into Joint Development Agreements (JDA) with owners of land for construction and development. Under the agreements, the Company is required to pay certain interest free deposits to the owners of the land at the time of signing of the agreements and further to share built up area from such development in exchange of undivided share in land as stipulated under the agreements. The aforesaid deposits are refundable by the owners of the land at the time of handing over possession of agreed built up area. The Company has paid a sum of ₹ 783.60 lakhs (Previous Year ₹ 783.60 lakhs) on this count and the same has been disclosed in "Note 5 - Loans and Advances" forming part of the audited Ind AS financial statements for the year ended 31st March, 2019.

- b) Further, the Company has also paid a sum of ₹ 1,269.49 lakhs (Previous Year ₹ 1,164.22 lakhs) upto 31st March, 2019 to the owners of the land and the same has been disclosed in "Note 5 - Loans and Advances" forming part of the audited Ind AS financial statements for the year ended 31st March, 2019. The said sum is going to be adjusted / refunded to the Company on handing over the agreed built up area to the land owners.

- c) In consequence of the Arbitration Orders passed by Lok Adalat at Sangareddy with respect to the cases by certain landlords for enhanced compensation, the Company has entered into three supplementary agreements, during the year, with the dissenting landlords for settlement of their claims. Accordingly, the Company has paid a sum of Rs. 1,148.14 lakhs to such landlords towards buyback of 73,565 sq. feet of developed property, which has been inventorised along with registration charges paid during the year and the same has been disclosed in "Note 6 - Inventories" forming part of the audited Ind AS financial statements. Thus, all the arbitration proceedings by such landlords towards buyback clause of Joint Development Agreement stands settled.

**3 Disclosure under Ind AS 115 - Revenue from Contract with Customers****a) Contract Balances**

- (i) The table that provides information about receivables, contract assets and contract liabilities from contract with customers is as follows:

Particulars	As at 31st March, 2019
Trade Receivables	1,534.46
Contract Assets	658.58
Contract Liabilities	16,059.52

- (ii) Changes in the contract assets balances during the year is as follows :

Particulars	As at 31st March, 2019
Opening Balance	-
Add : Advances refunded to Customers	658.58
Closing Balance	658.58

\*includes revenue in excess of billing as on April 1, 2018

- (iii) Changes in the contract liabilities balances during the year is as follows :

Particulars	As at 31st March, 2019
Opening Balance*	23,013.46
Less : Revenue recognised during the year from balance at the beginning of the year	11,795.59
Add : Advance received during the year not recognised as revenue	4,841.65
Closing Balance	16,059.52

\*includes billing in excess of revenue recognised and advances from customers as on April 1, 2018



**ALIENS DEVELOPERS PRIVATE LIMITED****Notes to the Ind AS financial statements for the year ended 31st March, 2019****b) Transaction Price - Remaining Performance Obligation**

The aggregate amount of transaction price of the remaining performance obligations as at 31st March, 2019 is ₹ 44,919.88 lakhs. The same is expected to be recognised within 1 to 4 years.

- 4 All loans and guarantees given as disclosed in the respective notes are provided for business purposes.
- 5 In terms of Indian Accounting Standard - 108, the Company operates only in one business segment i.e., real estate development and has its projects / assets located in India.
- 6 Various statutory records/ procedures are required to be maintained / compiled with under various sections of Companies Act, 2013 and allied fiscal laws are in the process of completion/ compliance. This, however, does not have any material financial impact on profit/(loss) for the year.
- 7 The Company has not complied with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 in as much as the Company has defaulted in submission of its financial results for the half year ended September, 2018 and for the year ended March, 2019 as per the timelines prescribed by the regulations. Further, as required by the regulations, the Company has not appointed a Compliance Officer so far.  
The Management is in the process of regularising/ complying with the same by taking appropriate measures in this matter.
- 8 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.
- 9 Based on the the orders passed by various judicial forums in respect of the cases filed by various customers, the Company has provided for a sum of Rs. 919.18 lakhs (Previous Year Rs. 283.21 lakhs) towards Interest and compensation payable to customers during the year ended 31st March, 2019.

**10 Related Party Disclosures**

Disclosures in respect of Indian Accounting Standard (Ind AS) - 24 'Related Party Disclosures', as specified under Section 133 of the Act, Companies 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended):

**A. List of related parties:**

(As identified by the management, and relied upon by the auditors)

**i) Key Managerial Personnel ("KMP") and Relative of KMP:**

Mr. Hari Challa - Managing Director and Significant Shareholder  
Mr. Venkat Prasanna Challa - Director and Significant Shareholder

**ii) Enterprises owned by KMP or their relatives with whom the Company had transactions:**

Aliens Infratech Private Limited  
Aliens Group Infra Private Limited  
Focusframe Luxury Living Private Limited

**iii) Joint Ventures:**

MVVS Aliens JV  
MRKR Aliens JV  
Progressive Aliens JV  
PLR Aliens JV

**B) During the year, the following transactions were carried out with related parties:**

(₹ in lakhs)

Sr. No.	Particulars	KMP and Relative of KMP	Enterprises owned / controlled by KMP or their relatives	Joint Ventures
1	<u>Unsecured Loans taken:</u>			
	Hari Challa	-		
		(25.74)		
	Venkat Prasanna Challa	-		
		(42.11)		



**ALIENS DEVELOPERS PRIVATE LIMITED**

Notes to the Ind AS financial statements for the year ended 31st March, 2019

<b>2</b>	<b>Provision for Bad and Doubtful Debt</b>			
	Aliens Group Infra Private Limited			-
			(927.12)	
	MVVS Aliens JV			-
	MRKR Aliens JV			(66.69)
				-
	Progressive Aliens JV			(19.27)
				-
				(27.99)
<b>3</b>	<b>Provision for diminution in the value of Investments</b>			
	MVVS Aliens JV			0.40
				(-)
	MRKR Aliens JV			0.37
				(-)
	Progressive Aliens JV			0.25
				(-)
	PLR Aliens JV			0.35
				(-)
<b>4</b>	<b>Unsecured Loans given:</b>			
	Aliens Group Infra Private Limited			-
			(8.00)	
<b>5</b>	<b>Unsecured loan repaid to:</b>			
	Hari Challa	82.20		
		(-)		
	Venkat Prasanna Challa	88.40		
		(-)		
<b>6</b>	<b>Unsecured loan repaid by:</b>			
	Aliens Infratech Private Limited	96.09		
		(-)		
<b>7</b>	<b>Sale of Property, Plant &amp; Equipment:</b>			
	Aliens Infratech Private Limited	95.00		
		(-)		

**C) Outstanding Balances as at 31st March, 2019:**

Sr. No.	Particulars	KMP and Relative of KMP	Enterprises owned / controlled by KMP or their relatives	Joint Ventures
<b>1</b>	<b>Note 4 - Non-Current Assets - Financial Assets - Investments:</b>			
	MVVS Aliens JV			0.40
				(0.40)
	MRKR Aliens JV			0.37
				(0.37)
	Progressive Aliens JV			0.25
				(0.25)
	PLR Aliens JV			0.35
				(0.35)
<b>2</b>	<b>Note 4 - Non-Current Assets - Financial Assets - Investments:</b>			
	Provision for diminution in the value of Investments			1.37
				(-)
<b>3</b>	<b>Note 2 - Current Assets - Financial Assets - Trade Receivables:</b>			
	MVVS Aliens JV			66.69
				(66.69)
	MRKR Aliens JV			19.27
				(19.27)



**ALIENS DEVELOPERS PRIVATE LIMITED**
**Notes to the Ind AS financial statements for the year ended 31st March, 2019**

	Progressive Aliens JV			27.99
				(27.99)
	Aliens Infratech Private Limited		-	
			(96.09)	
<b>4</b>	<b>Note 9 - Current Assets - Financial Assets - Trade Receivables:</b>			
	Provision for Bad and doubtful debts			113.95
				(113.95)
	Aliens Infratech Private Limited		95.00	
			(-)	
<b>5</b>	<b>Note 12 - Current Assets - Financial Assets - Loans:</b>			
	Aliens Group Infra Private Limited		927.12	
			(927.12)	
	Focusframe Luxury Living Private Limited		12.29	
			(12.29)	
<b>6</b>	<b>Note 12 - Current Assets - Financial Assets - Loans:</b>			
	Provision for Bad and doubtful debts		-	
			(927.12)	
<b>7</b>	<b>Note 19 - Current Liabilities - Financial Liabilities - Borrowings</b>			
	Hari Challa	7.71		
		(89.91)		
	Venkat Prasanna Challa	-		
		(88.40)		
<b>8</b>	<b>Guarantee given by:</b>			
	Hari Challa			
	Venkat Prasanna Challa			
	C V R Choudhary		(8138.93)	
	Aliens Ace Private Limited			
	Aliens Smart City Private Limited			
	Aliens Aerocity Private Limited			(638.93)

**Notes:**

- No amount pertaining to related parties have been written off / back / provided for during the year ended 31st March, 2019, except what is stated above.
- Figures in brackets represent those of the previous year.

- In accordance with Indian Accounting Standard 19, actuarial valuation based on projected unit credit method as on 31st March, 2019 has been carried out in respect of the aforesaid defined benefit plan of Gratuity, the details thereon is given below:

(₹ in lakhs)		
Particulars	2018-19	2017-18
<b>Components of Employer expense</b>		
Current Service Cost	5.35	4.86
Interest Cost	1.71	1.50
Expected return on plan assets	-	-
Actuarial Losses / (Gains)	(3.36)	(4.81)
<b>Total expense / (income) recognised in Statement of Profit and Loss</b>	<b>3.70</b>	<b>1.55</b>
<b>Change in Fair Value of Plan Assets during the year</b>		
Opening Fair value of Plan Assets	-	-
Expected return on plan assets	-	-
Actuarial Gains / (Losses)	-	-
Contributions by Employer	-	-
Benefits paid	-	-
<b>Closing Fair Value of Plan Assets</b>	<b>-</b>	<b>-</b>
<b>Change in Defined Benefit Obligation (DBO) during the year</b>		
Present value of obligation at the beginning of the year	21.92	20.37
Interest Cost	1.71	1.50





**ALIENS DEVELOPERS PRIVATE LIMITED**

Notes to the Ind AS financial statements for the year ended 31st March, 2019

Current Service Cost		
Actuarial (gains) / losses	5.35	4.86
Benefits paid	(3.36)	(4.81)
Present value of DBO at the end of the year	-	-
Net (Asset) / liability recognised in balance sheet	25.62	21.92
Fair Value of Plan Assets		
Present value of DFB	-	-
Net (Asset) / liability recognised in balance sheet	25.62	21.92
Actuarial Assumptions	25.62	21.92
Discount Rate		
Expected return on plan assets	7.65%	7.82%
Rate of increase in compensation	0%	0%
Retirement Age	4.00%	4.00%
	58 Years	58 Years

- 12 The Company has not received any intimation from suppliers regarding their status under the Micro, Small and Medium Enterprises Act, 2006 and hence discloses, if any, relating to amounts unpaid as at the year-end together with interest paid/payable as required under the said Act have not been given.
- 13 Shri Keshav Rao Bhimsen has resigned from the post of Company Secretary of the Company with effect from 1st April, 2019. Subsequently, the Company is still in the process of appointing a Company Secretary as on the date of signing of the financial statements which is not in compliance with the provisions of Section 203 of the Companies Act, 2013 read with rule 8A of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 since the paid-up equity share capital of the Company as at 31.03.2019 is more than Rs. 5 crores and it is required to appoint a whole-time Company Secretary (CS). The Company has been making concerted efforts to find a suitable candidate who can be appointed as CS of the Company so as to comply with the same.
- 14 The Company has granted unsecured loans to certain parties in violation of the provisions of Section 185 of the Companies Act, 2013 read with Notification No. 464(E) dated 05.06.2015 in earlier years, in as much as that the Company had defaulted in repayment of loans taken from banks which were subsisting at the time of granting such loans to the aforesaid parties. The Management is in the process of regularising the same by taking appropriate steps in this matter.
- 15 Cost of Land, Plots and Construction Properties is net of a sum of Rs. 3,926.91 lakhs (Previous Year Rs. 3,527.31 lakhs) representing reduction in the level of inventory due to handing over possession to certain flat buyers.
- 16 In view of non-payment of outstanding dues on account of TDS, during the previous year, certain bank accounts held by the Company had been attached by the Assessing Officer by invoking the provisions of Section 220(2) of the Income Tax Act, 1961. The Company has paid an amount of Rs. 375.69 lakhs as at the balance sheet date against the aforesaid dues and is in the process of getting the bank accounts released by making a suitable petition in this regard.
- 17 (a) The Company has not recognized deferred tax asset (DTA) in respect of unabsorbed depreciation, carried forward losses and disallowances under various sections of the Income Tax Act, 1961 on a prudent basis, there being no reasonable certainty supported by convincing evidence that sufficient future taxable income will be available against which such DTAs can be realized.
- (b) Deferred Tax Asset / (Liability) as at the year-end comprises timing differences on account of :

Particulars	₹ in lakhs	
	2018-2019	2017-2018
Depreciation	114.91	112.79
Unabsorbed Depreciation/ Business losses	6,499.24	6,312.25
Disallowances under various sections of Income Tax Act, 1961	1,139.66	904.42
<b>Total</b>	<b>7,753.81</b>	<b>7,329.46</b>

**18 Fair Value Measurements**

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

Particulars	₹ in lakhs	
	31st March, 2019	31st March, 2018
<b>Financial Assets measured at fair value through profit / loss:</b>		
JDA Deposits	457.50	399.91

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.



**ALIENS DEVELOPERS PRIVATE LIMITED****Notes to the Ind AS financial statements for the year ended 31st March, 2019**

The management assessed that the carrying values of cash and cash equivalents, trade receivables, 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:  
The fair values of the JDA deposits have been calculated using the annuity model. These assets at fair value at inception and subsequently these assets are measured at amortized cost. At inception date, the Company recognises difference between nominal value and fair value of deposit as land cost. Subsequent to initial recognition, interest income is recognised over the period of deposits.

**19 Capital Management**

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

The Company monitors capital using the current ratio, current assets less current liabilities as below:

Particulars	₹ in lakhs	
	As at 31st March, 2019	As at 31st March, 2018
Current Assets		
Less: Current Liabilities	12,100.38	19,594.94
Net Current Assets	36,450.51	41,508.25
	(24,350.14)	(21,913.31)

In order to achieve the objective of maximize shareholders value, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing borrowings that define capital structure requirements. Any significant breach in meeting the financial covenants would allow the bank to call borrowings. The Company has raised a sum of Rs. 7,500 lakhs from Edelweiss Group during the previous year by way of issuing 14% Senior-Secured, Listed, Non-Convertible, Redeemable Debentures. The Net Current Assets position of the Company would significantly improve once the said funds are deployed for full fledged construction activities.

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

**20 Financial Risk Management objectives and policies**

The Company's principal financial liabilities, other than derivatives, comprise borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade, other receivables and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. All derivative activities for risk management purposes are carried out by specialist teams that have the appropriate skills, experience and supervision and are used exclusively for hedging purposes and not as trading or speculative instruments.

**i) Market Risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices.

Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at March 31, 2019 and March 31, 2018. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

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

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2019 and March 31, 2018.

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

The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.



**ALIENS DEVELOPERS PRIVATE LIMITED**

Notes to the Ind AS financial statements for the year ended 31st March, 2019

**Interest Rate Sensitivity**

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

Particulars	(₹ in lakhs)	
	Change in Interest Rate	Effect of Profit before Tax
March 31, 2019	+1%	6.54
March 31, 2018	-1%	(6.54)
	+1%	(8.67)
	-1%	8.67

**ii) Credit Risk**

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

Other financial assets like security deposits and bank deposits are mostly with employees, government bodies and banks and hence, the Company does not expect any credit risk with respect to these financial assets.

With respect to trade receivables/ unbilled revenue / loans, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss.

The following table summarizes the change in the loss allowance measured using ECL:

Particulars	(₹ in lakhs)	
	March 31, 2019	March 31, 2018
Opening Balance		
Amount provided / (reversed) during the year	1,130.66	-
Closing Balance	1,130.66	1,130.66

**ii) Liquidity Risk**

The Company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The Company believes that the cash and cash equivalents is sufficient to meet its current requirements. Accordingly no liquidity risk is perceived.

**21 Net-Debt Reconciliation**

Particulars	As as 31st March, 2019			As as 31st March, 2018		
	Debenture	Term Loans	Working Capital Loans	Debenture	Term Loans	Working Capital Loans
Opening Net Debt	7,500.00	99.84	638.93	-	74.00	783.75
Proceeds from Borrowings	-	23.78	115.84	7,500.00	105.62	1,315.61
Repayment of Borrowings	-	60.17	128.73	-	79.79	1,460.43
Closing Net Debt	7,500.00	63.44	626.04	7,500.00	99.84	638.93

22 Previous year's figures have been regrouped / re-classified wherever required to conform to current year's classification. All figures of financials has been rounded to nearest lakh.



Signatures to Notes '1' to '31'  
For and on behalf of the Board

Mani Challa  
Managing Director  
DIN: 01444953

Venkat Prasanna Challa  
Director  
DIN: 01444971



Place : Hyderabad  
Date : 14.12.2019

*Amal*

