BOARDS' REPORT

To
The Members

Your Directors have pleasure in presenting herewith the 16th Annual Report on the business of your Company together with the Audited Financial Statements for the financial year ended March 31, 2021.

COMPANY AFFAIRS

The following are the financial highlights of the Company:

(Amount in Lakh)

S. No	Particulars	FY 2020-21	FY 2019-20
1	Revenue from Operations	2,142.64	10,830.55
2	Other Income	106.63	711.23
3	Total Expenses	9,689.17	12,789.91
4	Profit Before Tax	(7,439.89)	(1,248.13)
5	Total Comprehensive Income	(7,431.28)	(1,254.58)

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 2020-21.

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.

DETAILS OF DIRECTORS OR KEY MANAGERIAL PERSONNEL

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

ALIENS DEVELOPERS PVT. LTD.

Subsequent to the end of financial year, Ms. Puja Rakesh Rote was appointed as Company Secretary and the Compliance Officer of the Company w.e.f 03.08.2021. She then resigned as the Company Secretary and Compliance officer w.e.f 01.10.2021 and thereafter Ms. Karishma Hemraj Bhandari was appointed as the Company Secretary and Compliance Officer of the Company w.e.f 01.10.2021.

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 and their term expires at the conclusion of the 16th AGM to be held for FY 2020-21.

Accordingly, the Board proposes their re-appointment for another term of 5 years i.e., from the conclusion of the 16th AGM till the conclusion of the 21st AGM subject to the approval of the shareholders at the 16th AGM.

The said auditors have submitted a certificate confirming their eligibility to be re-appointed as the statutory auditors of the Company in accordance with the provisions of the Companies Act, 2013.

AUDITORS' REPORT

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

The Company is in the course of taking necessary steps and is in the process of complying/completing the lapses/audit points raised by the statutory auditors in their report. The Company is in the process of appointing the required office personnel, staff, professionals to comply/rectify the lapses as pointed in the Audit Report and notes to financial statements. Default and delay in repayment of loans/interest to banks, financial institutions, debenture holders and payment of statutory dues is due to liquidity issues being faced by the Company and owing to the cascading effect of COVID-19 and related restrictions.

Notes to Accounts and Auditors remarks in their report are self-explanatory and do not call for any further comments.

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

CHANGE IN CAPITAL STRUCTURE OF THE COMPANY

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

DEBENTURES

In FY 2017-18, the Company had 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. These debentures are listed on the BSE Limited w.e.f. April 13, 2018 (BSE Scrip Code 957840 and ISIN of Debentures INE223Y07017)

ALIENS DEVELOPERS PVT. LTD.

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, 2021 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, 2021 and of the profit and loss of the Company for the year;

iii. *Except as stated herein, Audit Report and the financial statements*, 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. *Refer Auditors Remarks and the Boards Response in connection with the same;*

iv. The Directors had prepared the annual accounts on a 'going concern' basis;

v. *Except as stated herein and in the financial statements,* 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.

Refer Directors Report, Auditors' Report, Financial Statements and notes to accounts for related disclosures.

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 for Auditors Remarks in this regard and also the Boards Response regarding the same stated in the Board's Report.

ALIENS DEVELOPERS PVT. LTD.

ANNUAL RETURN

Form MGT-7 would also be uploaded on the website of the Company, accessible via following Link: https://www.aliensgroup.in/

BOARD MEETINGS

During the year under review, 28 (Twenty-Eight) Board meetings were held on 04.06.2020, 10.06.2020, 12.06.2020, 16.06.2020, 15.07.2020, 31.07.2020, 27.08.2020, 31.08.2020, 11.09.2020, 03.10.2020, 05.11.2020, 05.12.2020, 07.12.2020, 08.12.2020, 09.12.2020, 18.12.2020, 23.12.2020, 25.12.2020, 02.01.2021, 07.01.2021, 11.01.2021, 01.02.2021, 04.03.2021, 05.03.2021, 09.03.2021, 12.03.2021, 24.03.2021, 28.03.2021. All the Board Meetings were attended by both the Directors.

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 5 of the financial statements.

RELATED PARTY TRANSACTIONS

The Company has not entered into related party transactions falling within the purview of Section 188 of the Companies Act, 2013 during the year under the review. Related party transactions entered by the Company were entered considering the business requirements, administarive convenience and in the best interest of the Companies.

Details of all related party transactions of the Company are mentioned in Note 31(9) 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.

ALIENS DEVELOPERS PVT. LTD.

COST RECORDS

The provisions regarding maintenance of Cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 are applicable to the Company and accordingly such accounts and records are prepared and maintained. The Company is in the process of completing the cost audit of the said records for FY 2020-21. Cost Audit is not applicable to the Company for FY 2021-22.

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.
5. There are multiple cases filed by certain buyers of the apartments for repayment of advances given towards flats. The Company is in the process of resolving/entering into settlement with the said buyers. All the cases are before NCLT Hyderabad and are in process. No adverse order has been passed by NCLT against the Company. The Company shall strive to resolve/close these cases amicably at the earliest.
6. There was no instance of one-time settlement with any bank or financial institutions.

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, Maharashtra
Contact Details	Tel: 022 4080 7000 Fax: 022 6631 1776 Email: itsl@idbitrustee.com Website: www.idbitrustee.com Contact Person: Mr. Naresh Sachwani

ALIENS DEVELOPERS PVT. LTD.

	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 31 (9) 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

ALIENS DEVELOPERS PVT. LTD.

HARI CHALLA	**VENKAT PRASANNA CHALLA**
Managing Director	**Director**
DIN: 01444953	**DIN: 01444971**

November 12, 2021
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

ALIENS DEVELOPERS PVT. LTD.

HARI CHALLA	**VENKAT PRASANNA CHALLA**
Managing Director	**Director**
DIN: 01444953	**DIN: 01444971**

November 12, 2021

Hyderabad

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

Balance Sheet as at 31st March, 2021
(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	Note	As at 31st March, 2021	As at 31st March, 2020
I.	**ASSETS**			
	Non-Current Assets			
	(a) Property, Plant and Equipment	2	**439.18**	565.22
	(b) Capital Work-In-Progress	3	**-**	-
	(c) Intangible Assets	4	**15.27**	27.81
	(d) Financial Assets :			
	(i) Investments	5	**-**	-
	(ii) Loans	6	**1,833.81**	1,803.43
	(iii) Other Financial Assets	7	**62.56**	59.14
	(e) Other Non-Current Assets	8	**-**	504.85
	Current Assets			
	(a) Inventories	9	**12,000.49**	8,222.89
	(b) Financial Assets :			
	(i) Trade Receivables	10	**2,078.88**	1,947.01
	(ii) Cash and Cash Equivalents	11	**756.58**	202.04
	(iii) Bank Balances other than Cash and Cash Equivalents	12	**-**	-
	(iv) Loans	13	**243.09**	258.94
	(c) Other Current Assets	14	**3,034.03**	1,812.41
	Total Assets		**20,463.89**	15,403.74
II.	**EQUITY AND LIABILITIES**			
	EQUITY			
	(a) Equity Share Capital	15	**865.70**	865.70
	(b) Other Equity	16	**(38,496.37)**	(31,065.09)
	LIABILITIES			
	Non-Current Liabilities			
	(a) Financial Liabilities :			
	Borrowings	17	**7,506.19**	7,518.53
	(b) Provisions	18	**44.74**	40.40
	Current Liabilities			
	(a) Financial Liabilities :			
	(i) Borrowings	19	**356.54**	645.52
	(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		**3,761.77**	3,521.57
	(iii) Other Financial Liabilities	21	**18,984.87**	18,537.55
	(b) Other Current Liabilities	22	**27,409.26**	15,307.89
	(c) Provisions	23	**31.19**	31.67
	Total Equity and Liabilities		**20,463.89**	15,403.74
	Summary of significant accounting policies	**1**		
	Other Notes	**31**		

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

Nikhil Surana
Partner
Membership No.: 232997

Place: Secunderabad
Date : 12 NOV 2021

For and on behalf of the Board

Hari Challa
Managing Director
DIN: 01444953

Venkat Prasanna Challa
Director
DIN: 01444971

Karishma Hemraj Bhandari
Company Secretary
M. No. A52993

Place: Hyderabad
Date : 12 NOV 2021

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

Statement of Profit and Loss for the year ended 31st March, 2021
(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	Note	For the year ended 31st March, 2021	For the year ended 31st March, 2020
I.	Revenue from Operations	24	2,142.64	10,830.55
II.	Other Income	25	106.63	711.23
III.	**Total Revenue (I + II)**		2,249.28	11,541.78
IV.	**Expenses:**			
	Cost of Land, Plots and Constructed Properties	26	6,306.01	8,744.59
	Employee Benefits Expense	27	1,162.35	1,426.15
	Finance Costs	28	520.56	490.15
	Depreciation	29	15.45	16.93
	Other Expenses	30	1,684.79	2,112.08
	Total Expenses		9,689.17	12,789.91
V.	**Profit / (Loss) before tax (III- IV)**		(7,439.89)	(1,248.13)
VI.	**Tax Expense**		-	-
VII.	**Profit / (Loss) for the year (V-VI)**		(7,439.89)	(1,248.13)
VIII.	**Other Comprehensive Income:**			
	Items that will not be reclassified to Profit and Loss:			
	Re-measurement of defined employee benefit plans		8.61	(6.45)
IX.	**Total Comprehensive Income for the year (VII+VIII)**		(7,431.28)	(1,254.58)
X.	**Earnings per equity share of face value of ₹ 10 each**			
	Basic & Diluted (in ₹)		(85.84)	(14.49)
	Weighted average number of Equity Shares		86,56,950	86,56,950
	Summary of significant accounting policies	1		
	Other Notes	31		

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

Nikhil Surana
Partner
Membership No.: 232997

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN 119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

For and on behalf of the Board

ALIENS DEVELOPERS PVT. LTD. HYD

Hari Challa
Managing Director
DIN: 01444953

Venkat Prasanna Challa
Director
DIN: 01444971

Karishma Hemraj Bhandari
Company Secretary
M. No. A52993

Place: Secunderabad
Date: 12 NOV 2021

Place: Hyderabad
Date: 12 NOV 2021

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

Statement of Changes in Equity for the year ended 31st March, 2021
(₹ in lakhs, unless as otherwise stated)

A. Equity Share Capital

Particulars	Amount
Balance as at April 1, 2019	**86.57**
Change in equity share capital during the year	-
Balance as at March 31, 2020	**86.57**
Change in equity share capital during the year	-
Balance as at March 31, 2021	**86.57**

B. Other Equity

Particulars	Items of Other Comprehensive Income (Actuarial gain/(losses) on defined benefit plan)	Retained Earnings	Total
Balance as at 31st March, 2019	**4.35**	**(29,814.87)**	**(29,810.51)**
Loss for the year	-	(1,248.13)	(1,248.13)
Other Comprehensive Income	**(6.45)**	-	(6.45)
Balance as at 31st March, 2020	**(2.10)**	**(31,063.00)**	**(31,065.09)**
Loss for the year	-	(7,439.89)	(7,439.89)
Other Comprehensive Income	**8.61**	-	8.61
Balance as at 31st March, 2021	**6.51**	**(38,502.89)**	**(38,496.37)**

Summary of significant accounting policies **Note 1**
Other Notes **Note 31**
The accompanying notes form an integral part of the financial statements

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

Nikhil Surana
Partner
Membership No.: 232997

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN 119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

For and on behalf of the Board

ALIENS DEVELOPERS PVT. LTD. HYD

Hari Challa
Managing Director
DIN: 01444953

Venkat Prasanna Challa
Director
DIN: 01444971

Karishma Hemraj Bhandari
Company Secretary
M. No. A52993

Place: Secunderabad
Date: 12 NOV 2021

Place: Hyderabad
Date: 12 NOV 2021

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

Cash Flow Statement for the year ended 31st March, 2021
(All amounts in ₹, except otherwise stated)

Particulars	For the year ended 31.03.2021	For the year ended 31.03.2020
A) Cash Flow from Operating Activities :		
Net Profit / (Loss) after Tax as per Statement of Profit and Loss	(7,439.89)	(1,248.13)
Adjustments for :		
Depreciation	237.45	266.64
Interest charged	5,135.96	2,402.34
Interest Income	(3.69)	(1.61)
Operating Profit / (Loss) before Working Capital changes	(2,070.18)	1,422.83
Movement in Working Capital		
(Increase) / Decrease in Inventories	(3,777.60)	1,077.17
(Increase) / Decrease in Trade Receivables	(131.87)	(236.92)
(Increase) / Decrease in Loans and Advances	(14.54)	(217.88)
(Increase) / Decrease in Other Current Assets	(716.77)	(1,096.18)
(Increase) / Decrease in Other Financial Assets	(3.41)	(3.89)
Increase / (Decrease) in Other Financial Liabilities	(4,388.39)	1,947.14
Increase / (Decrease) in Provisions	12.48	9.28
Increase / (Decrease) in Trade Payables	240.20	403.85
Increase / (Decrease) in Other Current Liabilities	12,101.37	(751.66)
Cash generated from Operations	1,251.29	2,553.74
Net Cash (used in) / from Operating Activities	1,251.29	2,553.74
B) Cash Flow from Investing Activities :		
Purchase of Property, Plant and Equipment	(98.87)	(141.84)
Proceeds from sale of Property, Plant and Equipment	-	1.48
Interest Received	3.69	1.61
Net Cash used in Investing Activities	(95.18)	(138.75)
C) Cash Flow from Financing Activities :		
Repayment of Long Term Borrowings (Net) (Refer Note 31(23))	(12.34)	(11.27)
Repayment of Short term Borrowings (Net) (Refer Note 31(23))	(288.98)	11.78
Interest Paid	(300.25)	(2,402.34)
Net Cash from Financing Activities	(601.57)	(2,401.83)
Net Increase in Cash and Cash Equivalents	554.54	13.16
Cash and Cash equivalents as at 01.04.2020	202.04	188.88
Cash and Cash equivalents as at 31.03.2021	756.58	202.04

Summary of significant accounting policies — Note 1
Other Notes — Note 31
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

Nikhil Surana
Partner
Membership No: 232997

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

Place: Secunderabad
Date: 12 NOV 2021

For and on behalf of the Board

ALIENS DEVELOPERS PVT. LTD. HYD

Hari Challa
Managing Director
DIN: 01444953

Venkat Prasanna Challa
Director
DIN: 01444971

Karishma Hemraj Bhandari
Company Secretary
M. No. A52993

Place: Hyderabad
Date: 12 NOV 2021

SIGNIFICANT ACCOUNTING POLICIES FOR THE YEAR ENDED 31ST MARCH, 2021

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').

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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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 except for "Shuttering Material" grouped under Plant and Machinery where the useful life of three years has been considered based on a technical assessment by the Company, 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,

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN-119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS (PVT. LTD.) HYD

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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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,

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN: 119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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:**

The Company's lease asset classes primarily consist of leases for buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

(i) the contract involves the use of an identified asset;

(ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease; and

(iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.
The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.
Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e., the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN: 119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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).

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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.

U. **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.

V. **RECENT ACCOUNTING PRONOUNCEMENTS**

A) Ind AS 116, Leases: Covid-19-Related Rent Concessions

i. The amendments to Ind AS 116 provides a practical expedient to lessees in accounting for rent concessions that are a direct consequence of the Covid-19

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

pandemic. As a practical expedient, a lessee may elect not to assess whether a covid-19 related rent concession from a lessor is a lease modification. A lessee that makes this election accounts for any change in lease payments resulting from the covid-19 related rent concession the same way it would account for the change under IFRS 16, if the change were not a lease modification. The practical expedient applies only to rent concessions occurring as a direct consequence of the covid-19 pandemic and only if all of the following conditions are met:

a) The change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change.
b) Any reduction in lease payments affects only payments originally due on or before 30 June 2021 (for example, a rent concession would meet this condition if it results in reduced lease payments before 30 June 2021 and increased lease payments that extend beyond 30 June 2021).
c) There is no substantive change to other terms and conditions of the lease.
d) No practical expedient is available for lessors.

ii. The lessees will apply the practical expedient retrospectively, recognising the cumulative effect of initially applying the amendment as an adjustment to the opening balance of retained earnings (or other component of equity, as appropriate) at the beginning of the annual reporting period in which the lessee first applies the amendment.

iii. The amendments are applicable for annual reporting periods beginning on or after the April 1st, 2020. In case, a lessee has not yet approved the financial statements for issue before the issuance of this amendment, then the same may be applied for annual reporting periods beginning on or after the April 1st, 2019. The Company will not be affected by these amendments on the date of transition as there are no rent concessions provided for from the lessor.

B) Appendix C to Ind AS 12 *Uncertainty over Income Tax Treatment*

i. The appendix addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of Ind AS 12 *Income Taxes*. It does not apply to taxes or levies outside the scope of Ind AS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The Appendix specifically addresses the following:

a) Whether an entity considers uncertain tax treatments separately
b) The assumptions an entity makes about the examination of tax treatments by taxation authorities
c) How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates
d) How an entity considers changes in facts and circumstances

ii. The Company determines whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments and uses the approach that better predicts the resolution of the uncertainty.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

iii. The Company applies significant judgement in identifying uncertainties over income tax treatments. Since the Company operates in a complex multinational environment, it assessed whether the Appendix had an impact on its consolidated financial statements.

Upon adoption of the Appendix C to Ind AS 12, the Company considered whether it has any uncertain tax positions, particularly those relating to transfer pricing. The Company determined, based on its tax compliance and transfer pricing study, that it is probable that its tax treatments will be accepted by the taxation authorities. The Appendix did not have an impact on the standalone financial statements of the Company.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

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 March 31, 2019	99.30	953.46	14.17	46.75	35.47	59.91	61.38	1,270.43
Additions	-	91.69	-	11.53	6.21	11.43	-	120.86
Disposals	-	20.00	-	-	-	-	-	20.00
Balance as at March 31, 2020	99.30	1,025.15	14.17	58.28	41.68	71.34	61.38	1,371.29
Additions	-	91.20	0.34	2.21	5.13	-	-	98.87
Disposals	-	-	-	-	-	-	-	-
Balance as at March 31, 2021	99.30	1,116.35	14.51	60.48	46.81	71.34	61.38	1,470.16
Accumulated depreciation as at March 31, 2019	22.06	416.32	5.93	24.72	16.67	27.99	40.86	554.53
Depreciation charge for the year	9.04	218.23	1.74	15.47	8.47	8.78	4.74	266.47
Disposals	-	14.93	-	-	-	-	-	14.93
Accumulated depreciation as at March 31, 2020	31.09	619.62	7.66	40.19	25.14	36.76	45.60	806.07
Depreciation charge for the year	5.21	193.31	1.31	9.46	7.80	7.33	0.48	224.91
Disposals	-	-	-	-	-	-	-	-
Accumulated depreciation as at March 31, 2021	36.30	812.92	8.98	49.65	32.95	44.09	46.08	1,030.98
Net carrying amount as at March 31, 2019	77.25	537.14	8.24	22.03	18.79	31.92	20.52	715.90
Net carrying amount as at March 31, 2020	68.21	405.53	6.51	18.09	16.53	34.58	15.78	565.22
Net carrying amount as at March 31, 2021	63.00	303.42	5.53	10.83	13.86	27.25	15.29	439.18

* Refer Note 16 and Note 18 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 March 31, 2019	-	7.00	-	-	7.00
-Additions (subsequent expenditure)	-	-			-
-Capitalised during the year	-	7.00	-	-	7.00
Balance as at March 31, 2020	-	-	-	-	-
-Additions (subsequent expenditure)	-	-			-
-Capitalised during the year	-	-	-	-	-
Balance as at March 31, 2021	-	-	-	-	-

Note 4 - Non Current Assets - Intangible Assets

Property, Plant & Equipment	Intangible Assets
Gross carrying amount	
Balance as at March 31, 2019	-
Additions	27.98
Disposals	-
Balance as at March 31, 2020	27.98
Additions	-
Disposals	-
Balance as at March 31, 2021	27.98
Accumulated depreciation as at March 31, 2019	-
Depreciation charge for the year	0.18
Disposals	-
Accumulated depreciation as at March 31, 2020	0.18
Depreciation charge for the year	12.54
Disposals	-
Accumulated depreciation as at March 31, 2021	12.72
Net carrying amount as at March 31, 2019	-
Net carrying amount as at March 31, 2020	27.81
Net carrying amount as at March 31, 2021	15.27

ALIENS DEVELOPERS PVT. LTD. HYD

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

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

Note 5 - Non-Current Assets - Financial Assets - Investments

Particulars	As at 31st March, 2021	As at 31st March, 2020
Unquoted		
Investments carried at cost		
In Joint Ventures*:		
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)	(1.37)
Total	-	-

* Refer Note 31(9)

Note 6 - Non-Current Assets - Financial Assets - Loans and Advances

Particulars	31st March, 2021	31st March, 2020
Unsecured, considered good		
(a) Security Deposits		
Rental Deposits	14.60	31.43
Other Deposits	41.03	51.18
(b) JDA Deposits / Advances paid to Land Owners*	1,778.18	1,720.82
Total	1,833.81	1,803.43

*Refer Note 31(2)

Note 7 - Non-Current Assets - Financial Assets - Other Financial Assets

Particulars	31st March, 2021	31st March, 2020
Unsecured, considered good		
(a) Margin Money Deposit with a Bank (Refer Note 12)	25.65	24.39
(b) Fixed Deposit with a Bank (Refer Note 12)	36.91	34.76
Total	62.56	59.14

Note 8 - Non-Current Assets - Other Non-Current Assets

Particulars	31st March, 2021	31st March, 2020
Prepaid Expenses	-	504.85
Total	-	504.85

Note 9 - Current Assets - Inventories#
(Valued at lower of cost and Net Realisable Value)

Particulars	31st March, 2021	31st March, 2020
(a) Construction Materials	668.62	462.23
(b) Land and Construction Work-in-Progress	11,312.13	7,682.97
(c) Plots*	19.75	77.69
Total	12,000.49	8,222.89

*Plots admeasuring 534 sq. yards (P.Y. 2,010 Sq. yards) costing Rs. 19.75 lakhs (P.Y. Rs. 77.69 lakhs) are yet to be registered in the name of the Company.
#Refer Note 17 and Note 19 for details of inventories pledged as security.

FRN 119375W/ S200011
TELANGANA
CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

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

Note 10 - Current Assets - Financial Assets - Trade Receivables (Unsecured, considered good)#

Particulars	As at	
	31st March, 2021	31st March, 2020
Trade receivables outstanding exceeding six months from the due date		
Related Parties*	206.15	208.95
Others	80.64	80.64
	286.79	289.59
Less: Provision for Bad and Doubtful Debts	(194.59)	(113.95)
	92.20	175.64
Trade Receivables - Others		
Related Parties*	-	-
Others	1,986.68	1,771.38
Total	2,078.88	1,947.01

*Refer Note 31(9)
#Refer Note 17 and Note 19 for details of trade receivables pledged as security

Note 11 - Current Assets - Financial Assets - Cash and Cash Equivalents

(a) Cash on Hand	1.54	3.31
(b) Balances with Banks		
- in Current Accounts	755.04	198.73
Total	756.58	202.04

Note 12 - Current Assets - Financial Assets - Bank Balances other than Cash and Cash Equivalents

(a) Margin Money Deposit with original maturity of more than 12 months	25.65	24.39
(b) Fixed Deposit with original maturity of more than 12 months	36.91	34.76
	62.56	59.14
Less: Shown under Note 7 - Other Financial Assets	62.56	59.14
Total	-	-

Note 13 - Current Assets - Financial Assets - Loans

Unsecured, considered good		
Advances paid for purchase of Land	59.89	67.49
Loans to Related Parties (Interest free, repayable on demand)*		
- Due from a Director	170.92	179.17
- Due from a Body Corporate	12.29	12.29
Total	243.09	258.94

*Refer Note 31(9)

Note 14 - Current Assets - Other Current Assets

Balance with Incoem Tax Authorities	21.24	11.62
Balance with Sales Tax Authorities	-	2.51
Advances to Suppliers	34.47	-
Contract Assets - Revenue in excess of Billing*	2,466.64	1,794.60
Prepaid Expenses#	511.69	3.68
Total	3,034.03	1,812.41

*Refer Note 31(3)
#Refer Note 31(17)

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN: 119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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

Note 15 - Equity - Equity Share Capital

Particulars	As at 31st March 2021		As at 31st March 2020	
	Number	Amount	Number	Amount
Authorised				
Equity Shares of ₹ 10 each	2,50,00,000	2,500.00	2,50,00,000	2,500.00
Issued,Subscribed & Paid up				
Equity Shares of ₹ 10 each fully paid up	86,56,950	865.70	86,56,950	865.70
Total	86,56,950	865.70	86,56,950	865.70

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 liquadation 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 2021		As at 31st March 2020	
	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	86,56,950	865.70	86,56,950	865.70

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

Name of Shareholder	As at 31st March 2021		As at 31st March 2020	
	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
C V R 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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN 119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

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

Note 16 - Equity - Other Equity

Particulars	As at 31st March, 2021	As at 31st March, 2020
Other Comprehensive Income		
As per last Balance Sheet	(2.10)	4.35
Add: Other Comprehensive Income during the year (Net of Tax)	8.61	(6.45)
Sub-Total (a)	**6.51**	(2.10)
Retained Earnings		
As per last Balance Sheet	(31,063.00)	(29,814.87)
Add: Net Profit / (Loss) for the current year	(7,439.89)	(1,248.13)
Sub-Total (b)	**(38,502.89)**	(31,063.00)
Total	**(38,496.37)**	(31,065.09)

Nature & Purpose of the Reserve:
Retained Earnings: Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders.

Note 17 - Non-Current Liabilities - Financial Liabilities - Borrowings

Particulars	As at 31st March, 2021	As at 31st March, 2020
Secured		
750, 14% Senior-Secured, Listed, Non-Convertible, Redeemable Debentures of Rs. 10 lakhs each (Effective Rate of interest 22%p.a., (Previous Year 22%p.a.); repayable in quarterly 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
Hire Purchase Loans from: -Others (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.)	**30.22**	32.46
	7,530.22	7,532.46
Less : Current Maturities of Long Term Debts (Refer Note 21)	**13.93**	13.93
Overdue Hire Purchase Loans (Refer Note 21)	**10.10**	-
Total	**7,506.19**	7,518.53

NACAND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

ALIENS DEVELOPERS PRIVATE LIMITED
CIN: U70102TG2006PTC049552

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

Note 18 - Non-Current Liabilities - Provisions

Particulars	As at 31st March, 2021	As at 31st March, 2020
Provision for Employee Benefits*		
Provision for Gratuity	44.74	40.40
Total	44.74	40.40

* Refer Note 31(10)

Note 19 - Current Liabilities - Financial Liabilities - Borrowings

Particulars	31st March, 2021	31st March, 2020
Secured, repayable on demand		
Cash Credit Facility from a Bank (Rate of Interest ranging between 14.80% p.a to 16.50% p.a; Previous Year 14.20% p.a to 18.70% 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.)	356.24	627.66
Unsecured, repayable on demand		
Term Overdraft Facility from a Bank (Rate of Interest ranging between 14.50% p.a to 15.50% p.a; Previous Year 14.50% p.a to 15.50% p.a).	0.31	17.87
Total	356.54	645.52

Note 20 - Current Liabilities - Financial Liabilities - Trade Payables

Particulars	31st March, 2021	31st March, 2020
(i) Total outstanding dues of micro enterprises and small enterprises*	-	-
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,761.77	3,521.57
Total	3,761.77	3,521.57

* Refer Note 31(11)

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

Particulars	31st March, 2021	31st March, 2020
(a) Current Maturities of Long Term Debts (Refer Note 16)		
Hire Purchase Loans	13.93	13.93
(b) Overdue Hire Purchase Loans (Refer Note 16)	10.10	-
(c) Interest accrued and due	3,323.07	2,113.61
(d) Interest accrued but not due	4,300.00	1,208.39
(e) Dues payable to customers on cancellation of flats	9,351.90	13,521.09
(f) Statutory Payables	1,985.86	1,680.54
Total	18,984.87	18,537.55

Note 22 - Current Liabilities - Other Current Liabilities

Particulars	31st March, 2021	31st March, 2020
Contract Liability - Advances from Customers	27,409.26	15,307.89
Total	27,409.26	15,307.89

*Refer Note 31(3)

Note 23 - Current Liabilities - Provisions

Particulars	31st March, 2021	31st March, 2020
Provision for Employee Benefits*		
Gratuity	0.48	0.95
Others		
Provision for Taxation	30.71	30.71
Total	31.19	31.67

* Refer Note 31(10)

NAGAND ASSOCIATES LLP SECUNDERABAD-3 FRN: 119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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 2021	For the year ended 31st March 2020
Sale of Products*		
Revenue from Land, Plots and Constructed Properties	2,142.64	10,830.55
Total	2,142.64	10,830.55

*Refer Note 31(3)

Note 25 - Other Income

Interest from Deposits	3.69	1.61
Interest on Compound Financial Instruments	75.37	65.88
Cancellation Charges	-	2.85
Discount Received	1.19	0.91
Sundry Balances Written Back (Net)	26.39	639.98
Total	106.63	711.23

Note 26 - Cost of Land, Plots and Construction Properties

Opening Stock of Land, Plots and Construction Work-in-Progress	8,222.89	9,300.06
Add: Expenses incurred during the year*:		
Purchase of Land	-	30.00
Construction and Development Cost	3,438.12	3,814.15
Overheads Allocated	6,653.12	3,823.93
Less:		
Scrap Sales	7.62	0.67
Closing Stock of Land, Plots and Construction Work-in-Progress	12,000.49	8,222.89
Total	6,306.01	8,744.59

*Refer Note 31(14)

Note 27 - Employee Benefits Expense

Salaries, Wages and Bonus	2,023.76	2,079.05
Contribution to Provident and Other Funds	74.14	91.33
Workmen & Staff Welfare Expenses	173.70	178.61
	2,271.60	2,349.00
Less: Allocated to Cost of Land, Plot and Construction Properties	1,109.25	922.85
Total	1,162.35	1,426.15

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 2021	For the year ended 31st March 2020
Interest Expenses on :		
Working Capital Loan	96.58	97.62
Hire Purchase Loans	7.11	6.54
Late Payment of Statutory Dues	140.11	119.33
Dues payable to the customers on cancellation of flats	367.53	255.49
Debentures	4,524.63	1,923.36
	5,135.96	2,402.34
Other Borrowing Costs	9.56	11.17
Sub-total	5,145.52	2,413.51
Less: Allocated to Cost of Land, Plots and Construction Properties	4,624.95	1,923.36
Total	520.56	490.15
Note 29 - Depreciation		
Depreciation on Fixed Assets	237.45	266.64
Less: Allocated to Cost of Land, Plots and Construction Properties	222.00	249.71
Total	15.45	16.93
Note 30 - Other Expenses		
Advertisement and Business Promotion Expenses	618.08	412.55
Compensation paid to Customers*	131.74	1,022.95
Professional and Consultancy Fees	472.81	494.15
Power & Fuel	114.66	162.48
Rates and Taxes	404.66	162.55
Insurance	2.01	1.31
Payment to auditors:		
- for Statutory Audit	14.00	14.00
- for Taxation Matters	1.00	3.00
Office Maintenance Expenses	104.29	101.47
Repairs and Maintenance:		
- Others	16.99	27.34
Rent	75.55	74.48
Travelling and Conveyance Expenses	191.02	242.63
Loss on Sale / Discarding / Write off of Property, Plant and Equipment (Net)	-	3.59
Security Expenses	47.56	59.05
Provision for Bad and Doubtful Debts	116.15	-
Miscellaneous Expenses	71.19	58.57
	2,381.71	2,840.10
Less: Allocated to Cost of Land, Plots and Construction Properties	696.92	728.02
Total	1,684.79	2,112.08

*Refer Note 31(8)

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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) / repayment of advances, financial impact whereof is presently not ascertainable.

ii) Disputed VAT matters - ₹ Nil (Previous Year - ₹ 393.10 lakhs)

iii) Bank Guarantee given for PSVCL-BBIPL JV - ₹ 77.54 lakhs (Previous Year ₹ 77.54 lakhs)

iv) Various cases pending before Debt Recovery Tribunal filed by its bankers for non-repayment of loans issued to its apartments buyers which were guaranteed by the Company, financial impact whereof is presently not ascertainable.

b) **Commitments (to the extent not provided for):** 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 acount 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, 2021. Also Refer Note 20 below.

b) Further, the Company has also paid a sum of ₹ 1239.31 lakhs (Previous Year ₹ 1264.92 lakhs) upto 31st March, 2021 to the owners of the land and the same has been disclosed in "Note 6 - Loans and Advances" forming part of the audited Ind AS financial statements for the year ended 31st March, 2021. The said sum is going to be adjusted / refunded to the Company on handing over the agreed built up area to the land owners.

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, 2021	As at 31st March, 2020
Trade Receivables	1,986.68	1,771.38
Contract Assets	2,466.64	1,794.60
Contract Liabilities	27,409.26	15,307.89

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

Particulars	As at 31st March, 2021	As at 31st March, 2020
Opening Balance	1,794.60	658.58
Add : Revenue recognised net off invoicing	672.04	1,136.02
Closing Balance	**2,466.64**	**1,794.60**

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

Particulars	As at 31st March, 2021	As at 31st March, 2020
Opening Balance*	15,307.89	16,059.52
Less : Revenue recognised during the year from balance at the beginning of the year	2,142.64	10,830.55
Add : Advance received during the year not recognised as revenue	14,244.02	10,078.92
Closing Balance	**27,409.26**	**15,307.89**

b) **Transaction Price - Remaining Performance Obligation**

The aggregate amount of transaction price of the remaining performance obligations as at 31st March, 2021 is ₹ 46,224.36 lakhs. The same is expected to be recognised within 1 to 3years.

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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

6 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, 2020 and for the year ended March, 2020 as per the timelines prescribed by the said regulations. Further, as required by the regulations, the Company did not appoint a Compliance Officer during the year. However, subsequent to the close of the year, the Company has appointed a Company Secretary and Compliance Officer.

7 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 / adiustments.

8 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. 382.23 lakhs (Previous Year Rs. 371.99 lakhs) towards Interest and compensation payable to customers during the year ended 31st March, 2021.

9 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	**Unsecured Loans taken:**			
	Hari Challa	-		
		(179.17)		
2	**Unsecured loan repaid to:**			
	Hari Challa	8.25		
		(7.71)		
3	**Amount paid by:**			
	Aliens Infratech Private Limited	2.79		
		(-)		

NAC AND ASSOCIATES LLP
SECUNDERABAD-3
FRN:119375W/S200011
TELANGANA
CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD.
HYD

C) Outstanding Balances as at 31st March, 2021:

Sr. No.	Particulars	KMP and Relative of KMP	Enterprises owned / controlled by KMP or their relatives	Joint Ventures
1	Note 5 - Non-Current Assets - Financial Assets - Investments:			
	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)
2	Note 5 - Non-Current Assets - Financial Assets - Investments:			
	Provision for diminution in the value of Investments			(1.37)
				(1.37)
3	Note 10 - Current Assets - Financial Assets - Trade Receivables:			
	MVVS Aliens JV			66.69
				(66.69)
	MRKR Aliens JV			19.27
				(19.27)
	Progressive Aliens JV			27.99
				(27.99)
	Provision for Bad and doubtful debts			113.95
				(113.95)
	Aliens Infratech Private Limited		92.20	
			(95.00)	
4	Note 13 - Current Assets - Financial Assets - Loans:			
	Focusframe Luxury Living Private Limited		12.29	
			(12.29)	
	Hari Challa	170.92		
		(179.17)		

Notes:

a) No amount pertaining to related parties have been written off / back / provided for during the year ended 31st March, 2021, except what is stated above.

b) Figures in brackets represent those of the previous year.

10 In accordance with Indian Accounting Standard 19, actuarial valuation based on projected unit credit method as on 31st March, 2021 has been carried out in respect of the aforesaid defined benefit plan of Gratuity, the details thereon is given below:

(₹ in lakhs)

Particulars	2020-21	2019-20
Components of Employer expense		
Current Service Cost	9.70	7.32
Interest Cost	2.79	1.96
Expected return on plan assets	-	-
Actuarial Losses / (Gains)	(8.62)	6.45
Total expense / (income) recognised in Statement of Profit and Loss	3.87	15.73
Change in Fair Value of Plan Assets during the year		
Opening Fair value of Plan Assets	-	-
Expected return on plan assets	-	-
Actuarial Gains / (Losses)	-	-
Contributions by Employer	-	-
Benefits paid	-	-
Closing Fair Value of Plan Assets	-	-
Change in Defined Benefit Obligation (DBO) during the year		
Present value of obligation at the beginning of the year	41.34	25.62
Interest Cost	2.79	1.96
Current Service Cost	9.70	7.32
Actuarial (gains) / losses	(8.62)	6.45

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

Benefits paid	-	-
Present value of DBO at the end of the year	**45.21**	41.34
Net (Asset) / liability recognised in balance sheet		
Fair Value of Plan Assets	-	-
Present value of DOB	**45.21**	41.34
Net (Asset) / liability recognised in balance sheet	**45.21**	41.34
Actuarial Assumptions		
Discount Rate	**6.80%**	6.75%
Expected return on plan assets	**0%**	0%
Rate of increase in compensation	**4.00%**	4.00%
Retirement Age	**58 Years**	58 Years

11 The Company is in the process of identifying the Micro, Small and Medium Enterprises as defined under "The Micro, Small and Medium Enterprises Development Act, 2006". However, the Company has not received any intimation from suppliers regarding their status under the Micro, Small and Medium Enterprises Act, 2006 and hence disclosures, if any, relating to amounts unpaid as at the year-end together with interest paid/payable as required under the said Act could not be given.

12 During the year, the Company has not appointed a Company Secretary after the vacation of office by Mr. Keshav Rao Bhimsen, which is not in compliance with Regulation 6 of SEBI (LODR) Regulations, 2015. However, subsequent to the close of the year, the Company has appointed Ms. Puja Yuvaraj Patil as the Company Secretary and Compliance Officer of the Company with effect from 3rd August, 2021 in compliance with the aforesaid provisions of the Act. Subsequently, Ms. Puja Yuvaraj Patil has resgined with effect from 1st October, 2021 and Ms. Karishma Hemraj Bhandari has been appointed as the Company Secretary and Compliance Officer of the Company with effect from 1st October, 2021.

13 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 paries. The Management is in the process of regularising the same by taking appropriate steps in this matter.

14 Cost of Land, Plots and Construction Properties is net of a sum of Rs. 4,898.11 lakhs (Previous Year Rs. 4,541.11 lakhs) representing reduction in the level of inventory due to handing over possession to certain flat buyers.

15 In view of non-payment of outstanding dues on account of Tax Deducted at Source, during the financial year 2017-18, certain bank accounts held by the Company had been attached by the Assesing 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 the concenred authorities.

16 During the year ended 31.03.2021, the COmpany has revised its budgeted cost for completion of its project "Aliens Space Station" on account of COVID-19 related delays, non-receipt of further funding from Edelweiss Group and proposed fuding from SWAMIH Fund of the Government of India. Due to this, there has been a reduction in the Percentage of Completion ("POC") of the project as at the end of the year which has resulted in lower recognition of revenue during the year. Thus, "Revenue from Operations" for the year is not comparable with that of the previous year.

17 During an earlier year, the Company had entered into an advertising agreement with M/s. Brand Equity Treaties Limited for purchase of bulk advertising space in their print publication. However, due to delays in construction activities of the Project, the Company could not completely utilise the allotted advertising space amounting to Rs. 504.85 lakhs within the timeline specified in the aforesaid agreement. Based on the discussions of the Management with M/s. Brand Equity Treaties Limited, the Management is of the view that the Company will be allowed to utilise the pending advertising space in the subsequent financial year/s either through print media or digital media.

18 During the previous year, the Company had availed Sabka Vishwas (Legacy Dispute Resolution) Scheme, an amnesty scheme introduced in the Union Budget, 2019 to resolve all diputes related to erstwhile tax laws prior to introduction of GST in the country. Under this scheme, which came into force from 1st September, 2019, the tax payer can avail waiver of tax, penalty and interest of diputed indirect tax liabilities upto a certain limit and pay the balance amount to resolve the dispute. Accordingly, the Company had availed the aforesaid scheme to resolve its liabilities pertaining to payment of Service Tax. Based on the final order received by the Company under the Scheme, the Company has paid an amount of Rs. 645.21 lakhs as against a pending liablility of Rs. 1,533.47 lakhs.

19 (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 reaonable certainty supported by convincing evidence that sufficient future taxable income will be available against which such DTAs can be realized.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN 119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

(b) Deferred Tax Asset /(Liability) as at the year-end comprises timing differences on account of :

(₹ in lakhs)

Particulars	2020-2021	2019-2020
Depreciation	163.78	149.80
Unabsorbed Depreciation/ Business losses	9,159.03	7,170.84
Disallowances under various sections of Income Tax Act, 1961	1,008.16	1,034.89
Total	10,330.97	8,355.53

20 Fair Value Measurements

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

(₹ in lakhs)

Particulars	31st March, 2021	31st March, 2020
Financial Assets measured at fair value through profit / loss:		
JDA Deposits	598.75	523.38

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. There have been no transfers between levels during the period.

The management assessed that the carrying values of cash and cash equivalents, trade receivables, 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 were considered 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.

21 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:

(₹ in lakhs)

Particulars	As at 31st March, 2021	As at 31st March, 2020
Current Assets	18,113.07	12,443.29
Less: Current Liabilities	50,543.64	38,044.21
Net Current Assets	(32,430.57)	(25,600.92)

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 had raised a sum of Rs. 7,500 lakhs from Edelweiss Group during the financial year 2017-18 by way of issuing 14% Senior-Secured, Listed, Non-Convertible, Redeemable Debentures. The Net Current Assets position of the Company would significantly improve in the coming period/s on account improved sales and collections.

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

22 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

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, 2021 and March 31, 2020. 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, 2021 and March 31, 2020.

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.

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.

(₹ in lakhs)

Particulars	Change in Interest Rate	Effect of Profit before Tax
March 31, 2021	+1%	3.57
	-1%	(3.57)
March 31, 2020	+1%	6.61
	-1%	(6.61)

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:

(₹ in lakhs)

Particulars	March 31, 2021	March 31, 2020
Opening Balance	113.95	1,130.66
Amount provided / (reversed) during the year	-	(1,016.72)
Closing Balance	**113.95**	**113.95**

iii) **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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

ALIENS DEVELOPERS PVT. LTD. HYD

ALIENS DEVELOPERS PRIVATE LIMITED
Notes to the Ind AS financial statements for the year ended 31st March, 2021

23 Net-Debt Reconciliaiton (Rs. in Lakhs)

Particulars	As as 31st March, 2021			As as 31st March, 2020		
	Debenture	Term Loans	Working Capital Loans	Debenture	Term Loans	Working Capital Loans
Opening Net Debt	7,500.00	50.33	627.66	7,500.00	63.44	626.04
Proceeds from Borrowings	-	53.86	778.33	-	-	503.40
Repayment of Borrowings	-	73.66	1,049.75	-	13.12	501.78
Closing Net Debt	7,500.00	30.53	356.24	7,500.00	50.33	627.66

24 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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

ALIENS DEVELOPERS PVT. LTD. HYD.

Hari Challa
Managing Director
DIN: 01444953

Venkat Prasanna Challa
Director
DIN: 01444971

Karishma Hemraj Bhandari
Company Secretary
M. No. A52993

Place : Hyderabad
Date : 12 NOV 2021

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 31st March, 2021, 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, 2021, its loss including other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Qualified Opinion

a) Attention is invited to Note 31(7) regarding pending reconciliations and / or confirmations of accounts of Customers/Vendors and subsequent adjustments as may be required to be carried out, amount whereof, if any, is presently not ascertainable.

b) Attention is invited to Note 31(11) regarding non-completion of the process of collecting the information relating the Small and Micro units rendering service or supplying goods to the Company. Hence, we are unable to determine whether there was any delay in making payment to such entities and the resultant interest for such delay as prescribed under MSME Act, 2006. Thus, we are unable to ascertain the impact on the loss and liabilities of the Company

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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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, 2021. 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
Adoption of Ind AS 115 - Revenue from Contract with Customers (as described in Note 1(E) and Note 31(3) of the financial statements)	
Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of Ind AS 115 – 'Revenue' 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. Revenue recognition is significant to the financial statements based on the quantitative materiality. The application of percentage of completion method involves significant judgement as explained above. Accordingly, we regard these as key audit matter.	As part of our audit procedures: 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. 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. 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. We tested controls and management processes pertaining to transfer of control in case of real estate projects. 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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

	time. We assessed the adequacy of disclosures included in financial statements, as specified in Ind AS 115.
Assessing the carrying value of inventory (as described in Note 1(D) and Note 9 of the financial statements)	
As at March 31, 2021, the carrying value of the inventory of ongoing and completed real-estate projects is ₹ 10,473.60 lakhs (Previous Year ₹ 7,682.97 lakhs). The inventories are held at the lower of the cost and Net Realisable Value ("NRV"). 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.	As part of our audit procedures: 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. 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.
Claims, litigations and contingencies (as described in note 31(1) of the financial statements)	
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. Management estimates the possible outflow of economic resources based on legal opinion and available information on the legal status of the proceedings. 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.	As part of our audit procedures: We understood management's process relating to the identification and impact analysis of claims, litigations and contingencies. We analysed responses obtained from the legal advisors. We have obtained confirmation letters from legal counsels. We have assessed the management's assumptions and estimates related to disclosures of contingent liabilities in the financial statements.

Emphasis of Matter

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(6) 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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 Board's Report including Annexures to Board's 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 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:
      i) 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.
      ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
      iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

Nikhil Surana
Partner
Membership No.: 232997
UDIN: 21232997AAAAJR1723

Place : Secunderabad
Date : 12.11.2021

"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 has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment (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 ('PPE'). 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 PPE 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 loan to a Body 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 any 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to the manufacture or service of construction activities, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

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 31st March, 2021 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)
Provident Fund*	217.52	November' 2017 to August' 2020	23.31
Employees' State Insurance*	15.49	September'2018 to August' 2020	2.39
Professional Tax*	7.23	May' 2015 to August' 2020	1.21
Tax Deducted at Source	386.42	April' 2011 to August' 2020	55.50
Tax Collected at Source	1.13	April' 2015 to March' 2020	-
Income Tax*	30.71	April' 2006 to March' 2011	-
Goods and Service Tax (GST)*	398.73	April' 2018 to August' 2020	-
Labour Cess	457.20	June' 2007 to August' 2020	-
Value Added Taxes	223.71	April' 2014 to June' 2017	

*includes interest upto 31.03.2021.

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
Andhra Pradesh Valued Added Tax Act, 2005	Valued Added Tax	393.10	June' 2007 to March' 2010	Hon'ble Supreme Court of India

*Net of amount paid under protest.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN-119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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:

Financial Institutions				
Particulars	**Period (Days)**	**Principal (₹ in Lakhs)**	**Interest (₹ in Lakhs)**	**Total Amount (₹ in Lakhs)**
Shriram Transport Finance Company Limited	170-233	6.08	3.25	9.33

Debenture Holders

Particulars	**Period (Days)**	**Principal (₹ in Lakhs)**	**Interest (₹ in Lakhs)**	**Total Amount (₹ in Lakhs)**
14% Debentures	1-700	-	200.00	200.00

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:

Financial Institutions				
Particulars	**Period (Days)**	**Principal (₹ in Lakhs)**	**Interest (₹ in Lakhs)**	**Total Amount (₹ in Lakhs)**
Shriram Transport Finance Company Limited	11-162	5.06	5.05	10.11

Debenture Holders

Particulars	**Period (Days)**	**Principal (₹ in Lakhs)**	**Interest (₹ in Lakhs)**	**Total Amount (₹ in Lakhs)**
14% Debentures	1-700	-	5123.06	5123.06

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 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN 119375W/S200011 TELANGANA CHARTERED ACCOUNTANTS

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.

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(10) 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.

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.

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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

Nikhil

Nikhil Surana
Partner
Membership No.: 232997
UDIN: 21232997AAAAJR1723

Place : Secunderabad
Date : 12.11.2021

"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 31st March, 2021 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.

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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 weaknesses has been identified as at March 31, 2021:

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, broadly in all material respects, maintained adequate internal financial controls over financial reporting as of March 31, 2021, 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, 2021.

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 31st March, 2021, including the statement of Other Comprehensive Income, the Cash Flow Statement and the

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

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

These material weaknesses were considered in determining the nature, timing, and extent of audit tests applied in our audit of the Ind AS financial statements of Aliens Developers Private Limited for the year ended 31st March, 2021 and this report affects our report dated 12.11.2021, which expressed a qualified opinion on those financial statements.

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

NAC AND ASSOCIATES LLP SECUNDERABAD-3 FRN:119375W/ S200011 TELANGANA CHARTERED ACCOUNTANTS

Nikhil Surana
Partner
Membership No.: 232997
UDIN: 21232997AAAAJR1723

Place : Secunderabad
Date : 12.11.2021