

March 31, 2023
Hyderabad

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

Dear Sir,

Sub: Submission of unaudited financial statements for the quarter and half year ended 30.09.2022

Ref: Outcome of Board Meeting held on 31.03.2023 - Approval of Unaudited Financial Statements

With reference to the meeting of Board of Directors held on 31.03.2023, we hereby submit the following in connection with the unaudited financial statements for the quarter and half year ended 30.09.2022 as approved by the Board in the said meeting:

1. Unaudited financial Results for the quarter and half year ended 30.09.2022 along with all applicable notes and disclosures.
2. Limited Review Report issued by the statutory auditor of the Company - The statutory auditor has given their modified opinion on the said financial statements which has been duly addressed by the Board in the notes to the financial results.
3. Security Cover Certificate as at 30.09.2022

This is for your information.

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

HARI CHALLA
MANAGING DIRECTOR

ALIENS DEVELOPERS PRIVATE LIMITED

CIN: U70102TG2006PTC049552

STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2022

(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	As at 30th September, 2022	As at 31st March, 2022
I.	ASSETS	Unaudited	Audited
	Non-Current Assets		
	(a) Property, Plant and Equipment	156.10	268.64
	(b) Intangible Assets	6.58	8.38
	(c) <u>Financial Assets</u> :		
	(i) Investments in Joint Ventures	-	-
	(iii) Other Financial Assets	67.20	65.48
	(d) Other Non-Current Assets	2,067.61	1,977.97
	Current Assets		
	(a) Inventories	12,441.58	11,914.38
	(b) <u>Financial Assets</u> :		
	(i) Trade Receivables	2,275.67	1,498.01
	(ii) Cash and Cash Equivalents	204.49	113.89
	(iii) Bank Balances other than Cash and Cash Equivalents	-	-
	(iv) Loans	65.19	65.19
	(c) Other Current Assets	3,387.87	3,992.06
	Total Assets	20,672.28	19,904.00
II.	EQUITY AND LIABILITIES		
	EQUITY		
	(a) Equity Share Capital	865.70	865.70
	(b) Other Equity	(43,168.28)	(43,358.51)
	LIABILITIES		
	Non-Current Liabilities		
	(a) <u>Financial Liabilities</u> :		
	Borrowings	-	-
	(b) Provisions	43.99	43.99
	Current Liabilities		
	(a) <u>Financial Liabilities</u> :		
	(i) Borrowings	1,798.41	1,639.16
	(ii) Trade Payables		
	(a) Total outstanding dues of micro enterprises and small enterprises	-	-
	(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	2,966.01	3,278.79
	(iii) Other Financial Liabilities	30,646.42	29,896.12
	(b) Other Current Liabilities	27,516.80	27,534.08
	(c) Provisions	0.54	0.54
	(d) Current tax liabilities (net)	2.70	4.12
	Total Equity and Liabilities	20,672.28	19,904.00

ALIENS DEVELOPERS PRIVATE LIMITED

CIN: U70102TG2006PTC049552

Statement of Unaudited Financial Result for the Quarter and Half-year Ended 30th September, 2022

(₹ in lakhs, unless as otherwise stated)

Sr. No	Particulars	Quarter Ended			Half-year Ended		Previous year ended
		30th September, 2022	30th June, 2022	30th September, 2021	30th September, 2022	30th September, 2021	March, 2022
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
I.	Revenue from Operations	1,913.89	1,669.38	2,471.40	3,583.27	3,947.75	7,504.18
II.	Other Income	137.48	25.61	21.75	163.08	45.09	89.51
III.	Total Revenue (I + II)	2,051.36	1,694.99	2,493.14	3,746.35	3,992.84	7,593.69
IV.	Expenses:						
	Cost of Land, Plots and Constructed Properties	1,377.41	1,192.19	2,055.12	2,569.60	4,943.21	8,386.09
	Employee Benefits Expense	183.80	196.23	322.88	380.03	661.09	1,113.01
	Finance Costs	112.82	88.70	309.90	201.51	622.85	1,282.32
	Depreciation	1.40	1.51	2.66	2.91	5.37	9.97
	Other Expenses	191.57	210.51	420.56	402.08	846.03	1,676.84
	Total Expenses	1,866.99	1,689.13	3,111.13	3,556.13	7,078.55	12,468.23
V.	Profit / (Loss) before tax (III- IV)	184.37	5.86	(617.99)	190.23	(3,085.70)	(4,874.54)
VI.	Tax Expense	-	-	-	-	-	-
VII.	Profit / (Loss) for the year (V-VI)	184.37	5.86	(617.99)	190.23	(3,085.70)	(4,874.54)
VIII.	Other Comprehensive Income:						
	Items that will not be reclassified to Profit and Loss:						
	Re-measurement of defined employee benefit plans	-	-	-	-	-	12.41
IX.	Total Comprehensive Income for the year (VII+VIII)	184.37	5.86	(617.99)	190.23	(3,085.70)	(4,862.13)
X.	Earnings per equity share of face value of ₹ 10 each						
	Basic & Diluted (in ₹)	2.13	0.07	(7.14)	2.20	(35.64)	(56.16)
	Weighted average number of Equity Shares	86,56,950	86,56,950	86,56,950	86,56,950	86,56,950	86,56,950

ALIENS DEVELOPERS PRIVATE LIMITED**Statement of Cash Flows for the Half-year Ended 30th September, 2022**

(₹ in lakhs, unless as otherwise stated)

Particulars	For the Half year ended 30.09.2022	For the Half year ended 30.09.2021
A) Cash Flow from Operating Activities :		
Net Profit / (Loss) after Tax as per Statement of Profit and Loss	190.23	(3,085.70)
Adjustments for :		
Depreciation Intangible Assets	122.38	133.34
Interest charged	1,630.08	2,311.23
Interest Income	1.91	1.42
Operating Profit/ (Loss) before Working Capital changes	1,944.60	(639.70)
Movement in Working Capital		
(Increase) / Decrease in Inventories	(527.19)	352.29
(Increase) / Decrease in Trade Receivables	(777.66)	149.06
(Increase) / Decrease in Loans and Advances	(89.64)	132.36
(Increase) / Decrease in Other Current Assets	604.20	(482.65)
(Increase) / Decrease in Other Financial Assets	(1.72)	(1.24)
Increase / (Decrease) in Other Financial Liabilities	(750.29)	(426.30)
Increase / (Decrease) in Provisions	(1.42)	-
Increase / (Decrease) in Trade Payables	(312.78)	(6.88)
Increase / (Decrease) in Other Current Liabilities	(131.18)	677.15
Cash generated from Operations	(43.09)	(245.90)
Net Cash (used in)/ from Operating Activities	(43.09)	(245.90)
B) Cash Flow from Investing Activities :		
Purchase of Property, Plant and Equipment	(7.62)	(61.36)
Proceeds from sale of Property, Plant and Equipment	-	-
Interest Received	(1.91)	(1.42)
Net Cash used in Investing Activities	(9.54)	(62.78)
C) Cash Flow from Financing Activities :		
Repayment of Long Term Borrowings (Net)	-	(7,505.18)
Repayment of Short term Borrowings (Net)	159.25	8,066.74
Interest Paid	(16.03)	(829.04)
Net Cash from Financing Activities	143.22	(267.48)
Net Increase in Cash and Cash Equivalents	90.59	(576.16)
Cash and Cash equivalents at the beginning	113.89	756.58
Cash and Cash equivalents as at 30.09.2022	204.49	180.43

Notes:

- A) The financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 31st March, 2023. The statutory auditors of the Company have carried out limited review of the aforesaid results.
- B) Based on the "Management Approach" as defined in Ind AS 108 - Operating Segments, the Company is primarily engaged in the business of real estate. Hence,
- C) The Company is in the process of obtaining reconciliations and/or confirmations of accounts of Customers/Vendors and will make the necessary adjustments as may be required to be carried out. The management is of the opinion that the said adjustments/corrections would not have a material impact on the financial statement.
- D) The Company is in the process of collecting information relating to the Small and Micro units rendering service or supplying goods to the Company under the MSME Act, 2006. The Company is evaluating the payment to be paid to such entities for the delay and the resultant interest thereof and based on the evaluation the management believes that there would not be a significant impact on the financial statements.
- E) The Company is assessing the outcome of the matters pending in Courts / Appellate Authorities, relating to litigation filed under civil/criminal suits by certain buyers of the apartments before various judicial forums for specific performance(s) / repayment of advances and cases pending before Debt Recovery Tribunal filed by its bankers for non-repayment of loans and as per the legal opinion, the situation is conducive and hence no adjustments have been made to the financial statements.
- F) The Company is in the process of complying with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 in relation to the submission of its financial results and other required information as prescribed by the said regulations including appointment of Compliance Officer by the Company. The Company will assess the impact and the penalty payable for such non-compliance and will recognize the related impact in the financial statements if it becomes effective.
- G) In compliance of the requirements of Regulation 52, Sub- Regulation (4) of the Securities and Exchange Board of India (Listed Obligation and Disclosure Requirements) Regulation, 2015 for Non-Convertible Debt Securities in respect of Secured Redeemable Non-Convertible Debentures aggregating to Rs. 7,500 lakhs we are giving below is the following information as on 30th September 2022:

Rs. in lakhs

S.No	Particulars	Half-year Ended
		30th September, 2022 (Un-audited)
1	Credit Rating of the Debentures	BWR-D
2	Net Worth	(42,302.59)
3	Net Profit/ (Loss) After Tax	190.23
4	Earnings/ (Loss) Per Share	2.20
5	Asset Cover available	(3.54)
6	Debt-Equity Ratio	(0.22)
7	Previous due date for the payment of interest/principal whether the same has been paid or not -	Refer Note H
	Previous due date for the payment of Interest : NIL	
	Previous due date for the repayment of Principle: NIL	
	Whether the Interest has been paid	
8	Next due date for the payment of interest/ principal:	Refer Note H
	Interest: Subject to availability of Cash	
	Principal: The date on which the NCD debenture shall be fully redeemed is referred to as the Maturity date, which is four years from the date of allotment (27 /03 /2018), unless mutually extended by NCD debenture holders and the Company, more specifically mentioned in Debenture Trust Deed dated 12th March, 2018.	
9	Debt Service Coverage Ratio	24.12
10	Interest Service Coverage Ratio	1.94
11	Debenture Redemption Reserve	Nil
12	Current Ratio	0.29
13	Long term debt to working capital	-
14	Bad debts to Account receivable ratio	NA
15	Current Liability Ratio	3.42
16	Total debts to total assets	0.45
17	Debtors turnover	1.90
18	Inventory turnover	0.21
19	Operating margin	0.27
20	Net profit margin	5.31

H) Information with respect to NCDs issued on a private placement basis as at September 30, 2022:

Series Name	ISIN No	Principal Amount (Rs. in lakhs)	Redemption Date	Previous Due Date for payment of interest	Whether the previous interest payment/ redemption has been made or not	Next Due Date for payment of interest	Amount of Interest payable (Rs. in lakhs)	Next Due Date for payment of Principal	Redemption Amount (Rs. in lakhs)	Remarks
ALIENS DEVELOPERS PRIVATE LIMITED SR A 14 LOA 31MR22 VRS10LAC	INE223Y07017	7,500.00	31st March, 2022	31st March, 2022	-	31st March, 2022	10,229.22	-	17,729.22	Listed Non-convertible redeemable debentures

I) The figures for the corresponding periods have been regrouped and reclassified wherever necessary, to make them comparable with the figures of the current period.

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

Place : Hyderabad
Date : 31st March, 2023

**Hari Challa
Managing Director
DIN: 01444953**

INDEPENDENT AUDITOR'S REVIEW REPORT

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

- 1) We have reviewed the accompanying statement of unaudited financial results of **ALIENS DEVELOPERS PRIVATE LIMITED** (the 'Company') for the quarter and half-year ended 30th September, 2022 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 ('Listing Regulations'). This statement is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on these financial results based on our review.
- 2) We conducted our review of the statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
- 3) As stated in Note C to the accompanying Statement balances in certain accounts of Customers/Vendors are subject to reconciliation/confirmation and consequent adjustments, if any. The management does not expect any material difference affecting the current year's financial statements on such reconciliations / adjustments. Our conclusion for the year ended 31st March, 2022 were also qualified in respect of this matter.
- 4) As stated in Note D to the accompanying Statement the Company is in the process of identifying the Micro, Small and Medium Enterprises as defined under "The Micro, Small and Medium Enterprises Development Act, 2006". However, the Company has not received any intimation from suppliers regarding their status under the Micro, Small and Medium Enterprises Act, 2006 and hence disclosures, if any, relating to amounts unpaid as at the year-end together with interest paid/payable as required under the said Act could not be given. Our conclusion for the year ended 31st March, 2022 were also qualified in respect of this matter.
- 5) Based on our review conducted as above, except for the effects of the matter described in previous paragraphs, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results read with the notes thereon prepared in accordance with applicable Indian Accounting Standards (Ind-AS) and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of the Listing Regulations as amended read with Circulars issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.
- 6) We draw attention to Note E to the accompanying Statement which describes the uncertainty relating to the outcome of certain matters pending in litigation with Courts / Appellate Authorities, pending final outcome of the aforesaid matters, no adjustments have been made in the Ind AS financial statements and

Note F to the Statement which describes the non – submission of information to the Stock Exchange inter alia including the financial results of the Company and non – appointment of Compliance Officer by the Company in accordance with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The financial impact of the aforesaid non-compliances is presently not ascertainable.

Our opinion is not modified in respect of these matters.



Hyderabad
31st March, 2023.

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

Nikhil Surana
Partner
Membership No.: 232997
UDIN: 23232997BGUGZP3249

ANNEXURE - II

CERTIFICATE

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

Managements' responsibility for the statement

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

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

Auditor's responsibility

We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

Based on the procedures performed by us, as referred to in above paragraphs and according to the information and explanations given to us, we report that the "financial information" furnished in Annexure attached to this certificate as at 30th September, 2022 derived from the unaudited financial statements, is in accordance with the books of account, valuation reports and other records provided before us.

Restriction on use

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

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

NIKHIL
SURANA
Digitally signed
by NIKHIL
SURANA
Date: 2023.03.31
16:16:53 +05'30'

Nikhil Surana
Partner
Membership No.: 232997
UDIN: 23232997BGUGZJ9437



Secunderabad
31.03.2023

Annexure to Certificate dated 31.03.2023 for the period ended 30th September, 2022
Calculation of Security Cover (Standalone and Net Summary)
(Amount in INR in Lakhs)

Particulars	Description of asset for which this certificate relate	Exclusive Charge		Pari Passu Charge			Assets not offered as Security	Elimination	Total	Related to items only covered by this certificate				Total
		Debt for which this certificate is issued	Other Secured Debt	Debt for which this certificate is issued	Assets shared by Pari Passu Debt Holder	Other Assets on which there is pari passu charge				Market Value of Assets charged on Exclusive basis	Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable	Market value for Pari Passu charge	Carrying/book value for pari passu charge assets where market value is not ascertainable or applicable	
ASSETS														
Property, Plant and Equipment	Buildings	57.88	-	-	-	-	-	-	57.88	-	57.88	-	-	57.88
Property, Plant and Equipment	Plant and Machinery	42.54	-	-	-	-	-	-	42.54	-	42.54	-	-	42.54
Property, Plant and Equipment	Electrical Equipment	4.17	-	-	-	-	-	-	4.17	-	4.17	-	-	4.17
Property, Plant and Equipment	Data Processing Equipment	9.11	-	-	-	-	-	-	9.11	-	9.11	-	-	9.11
Property, Plant and Equipment	Office Equipment	7.14	-	-	-	-	-	-	7.14	-	7.14	-	-	7.14
Property, Plant and Equipment	Furniture and Fittings	19.99	-	-	-	-	-	-	19.99	-	19.99	-	-	19.99
Property, Plant and Equipment	Vehicles	15.27	-	-	-	-	-	-	15.27	-	15.27	-	-	15.27
Intangible Assets	Software	-	-	-	-	-	6.58	-	6.58	-	6.58	-	-	6.58
Loans	Advances paid	152.37	-	-	-	-	-	-	152.37	-	152.37	-	-	152.37
Inventories	Land and Construction Work in progress	12,441.58	-	-	-	-	-	-	12,441.58	60,395.00	-	-	-	60,395.00
Trade Receivables	Trade Receivables	2,275.67	-	-	-	-	-	-	2,275.67	-	2,275.67	-	-	2,275.67
Cash and Cash Equivalents	Cash on Hand	0.21	-	-	-	-	-	-	0.21	-	0.21	-	-	0.21
Cash and Cash Equivalents	Balance in Current Accounts	204.28	-	-	-	-	-	-	204.28	-	204.28	-	-	204.28
Bank Balances other than Cash and Cash Equivalents	Fixed Deposits	41.10	26.1	-	-	-	-	-	67.20	-	67.20	-	-	67.20
Others	Security Deposits	2,011.98	-	-	-	-	-	-	2,011.98	-	2,011.98	-	-	2,011.98
Others	Unbilled Revenue	2,843.95	-	-	-	-	-	-	2,843.95	-	2,843.95	-	-	2,843.95
Others	Other Current Assets	-	-	-	-	-	512.36	-	512.36	-	512.36	-	-	512.36
Total		20,127.24	26.10	-	-	-	518.94	-	20,672.28	60,395.00	8,230.70	-	-	68,625.70
LIABILITIES														
Debt Securities to which this certificate pertains	14%, Senior Secured, Listed, Non-Convertible, Redeemable Debentures including interest thereon	17729.22	-	-	-	-	-	-						
Other Debt sharing parri passu charge	NA	-	-	-	-	-	-	-						
Other Debt		-	-	-	-	-	-	-						
Subordinate Debt	NA	-	-	-	-	-	-	-						
Borrowings		-	-	-	-	-	-	-						
Bank	Cash Credit Account	-	398.05	-	-	-	-	-						
Bank	Term Loan for Machinery	-	17.87	-	-	-	-	-						
Debt Securities	NA	-	-	-	-	-	-	-						
Others	Unsecured Loans	-	-	-	-	-	1,395.56	-						
Trade Payables	NA	-	-	-	-	-	2,966.01	-						
Lease Liabilities	NA	-	-	-	-	-	-	-						
Provisions	Gratuity	-	-	-	-	-	47.23	-						
Others	Advances from customers due for refund/received in advance	-	-	-	-	-	38012.74	-						
Others	Other Liabilities	-	-	-	-	-	2408.17	-						
Total		17729.22	415.92	-	-	-	44,829.71	-						
Cover on Book Value		1.14												
Cover on Market Value		3.87												
		Exclusive Security Cover Ratio		Pari-passu Security Cover Ratio										
		1.14		NA										

Security Cover (Net Summary Basis)

Particulars	Amount
Total Assets with exclusive charge at book value/market value	68,625.70
Add: Market value of third party assets on which there is exclusive charge	15,609.62
Net Total Assets	84,235.32
Debt Securities to which this certificate pertains	17729.22
Cover on Market Value on Net Summary Basis	4.75