



13th February, 2024

To,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Tower
Dalal Street, Mumbai 400 001

BSE Scrip Code: 975233 & ISIN: INE011C07029

Subject: Outcome of Board Meeting

Dear Sir/ Madam,

Pursuant to Regulation 51 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015 ('**LODR**'), the Board of Directors of Alder Residency Private Limited ('**the Company**') at its meeting held today, that is Tuesday, 13th February, 2024 has considered and approved the Un-audited Standalone Financial Results for the quarter and nine months ended on 31st December, 2023.

A copy of the said Financial Results along with Limited Review Report is enclosed, in compliance with Regulation 52 and 54 of LODR.

The meeting of the Board of Directors commenced at 04.30 P.M. and concluded at 06:30 P.M.

Kindly take the same on record.

Thanking you,
Yours faithfully,

For Alder Residency Private Limited

Abhishek Thareja
Compliance Officer
Encl: as above

ALDER RESIDENCY PRIVATE LIMITED

CIN No : U45201MH2008PTC182570

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.
Tel +91 22 3064 5000 ■ Fax +91 22 3064 3131 ■ Email: kalpataru.cs@kalpataru.com
Website: www.alderresidency.com

(Formerly, known as Arman Villas Private Limited, Name changed with effect from 13.07.2021)



Gosar & Gosar
CHARTERED ACCOUNTANTS

Tel. : 2564 5693

Mob. : 91375 95874

E-mail : admin@gosarngosar.in

Website : www.gosarngosar.com

B. Off : B-4A, Ground Floor, Agfa Building, Junction of Dr. R. P. Road and Bhakti Marg, Mulund (W), Mumbai - 400 080.

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Alder Residency Private Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Alder Residency Private Limited (the "Company") for the quarter ended December 31, 2023 and year to date from April 1, 2023 to December 31, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

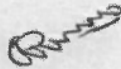


Branch Off. : B-003, Ankita Building, Opp. Madhuram Hall, Harishankar Joshi Road, Dahisar (E), Mumbai-400 068.

Head Off. : 7, Jamuna Sadan, 2nd Floor, M. G. Road, Panch Rasta, Mulund (West), Mumbai-400 080.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in Accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M/s.Gosar & Gosar
Chartered Accountants
Firm Registration.No.103332W



Dilip K. Gosar
(Partner)

Membership No.:041750
Mumbai, 13th February 2024
UDIN No: 24041750BKAPAH8115





Statement of Unaudited Financial Results for the Quarter & Nine months ended on 31st December, 2023.

(Rs. In Lakhs)

Sr.No.	Particulars	Quarter Ended			Nine months Ended		Year Ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
1	(a) Revenue from Operations	-	-	-	-	-	16.36
	(b) Other Income	406.66	131.50	114.62	677.64	442.20	560.15
	Total Income	406.66	131.50	114.62	677.64	442.20	576.51
2	Expenses						
	(a) Cost of operations	-	-	-	-	-	21.39
	(b) Employee benefits expenses	164.84	131.02	119.25	435.72	305.78	475.00
	(c) Finance Cost	471.35	158.39	106.53	762.56	379.88	501.36
	(d) Depreciation and amortisation expenses	30.06	43.91	36.02	108.98	105.23	141.88
	(e) Other expenses	663.04	224.97	360.49	1170.69	663.91	1436.74
	Total Expenses	1,329.29	558.28	622.29	2,477.95	1,454.80	2,576.37
3	Profit / (Loss) before tax (1-2)	(922.63)	(426.78)	(507.67)	(1,800.31)	(1,012.59)	(1,999.86)
4	Tax expenses (net)						
	Current Tax (Including earlier years)	-	-	-	-	-	-
	Deferred Tax(Including earlier years)	(240.89)	(99.00)	(118.37)	(433.74)	(215.87)	(470.05)
5	Net Profit / (loss) for the Period (3-4)	(681.74)	(327.78)	(389.30)	(1,366.57)	(796.72)	(1,529.81)
6	Other Comprehensive Income						
	<u>Items that will not be reclassified to Profit and Loss</u>						
	Remeasurements of Defined Benefits Plan	-	-	-	-	5.57	(4.43)
	Tax on above	-	-	-	-	(1.40)	1.12
	Other Comprehensive Income / (expenses) net of tax	-	-	-	-	4.17	(3.31)
7	Total Comprehensive Income (Loss) for the period after tax	(681.74)	(327.78)	(389.30)	(1,366.57)	(792.55)	(1,533.10)
8	Earnings Per Equity Share (not annualised)						
	Basic (In Rupees absolute amount)	(684.37)	(329.04)	(390.80)	(1,371.84)	(795.61)	(1,539.01)
	Diluted (In Rupees absolute amount)	(684.37)	(329.04)	(390.80)	(1,371.84)	(795.61)	(1,539.01)
9	Paid-up equity share capital (FV of Re.10 /-per share)	9.96	9.96	9.96	9.96	9.96	9.96
10	Other Equity						(1,725.13)

Notes:

- The above unaudited standalone financial results of Alder Residency Private Limited ("the Company") have been prepared pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI (LODR)"), as amended and in accordance with Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- The above unaudited standalone financial results of the Company have been reviewed and approved by the Board of Directors at its meeting held on February 13th, 2024. The unaudited standalone financial results for the quarter and nine months ended on December 31st, 2023 have been reviewed by the statutory auditor.
- During the quarter ended on December 31st 2023, the Company had issued 4,900 listed, rated, secured redeemable, transferable, rupee denominated, Non-Convertible Debentures ("Tranche B – NCDs") of face value of Rs. 1,00,000/- each aggregating to Rs. 49 Crores on a private placement basis for the objects as stated in the Information Memorandum dated November 29th, 2023. These NCDs were listed on BSE Limited on December 5th, 2023. Further, the Company had issued 1,600 listed, rated, secured redeemable, transferable, rupee denominated, Non-Convertible Debentures ("Tranche C – NCDs") of face value of Rs. 1,00,000/- each aggregating to Rs. 16 Crores on a private placement basis for the objects as stated in the Information Memorandum dated December 21st, 2023. These NCDs were listed on BSE Limited on December 26th, 2023.
- The Company is primarily engaged in the business of real estate development, which is considered as the only reportable business segment. Further, the revenue of the Company is derived primarily from sale of residential units. Also, the Company operate within India and does not have operation in economic environments with different risks and returns. Hence, it is considered operating in a single geographical segment. Accordingly, there are no other separate reportable segments in terms of Ind AS 108 on "Operating Segment".



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5 Disclosures as per Regulations 52(4) of the SEBI (LODR) are as under.

(All amounts Rs. In Lacs unless otherwise stated)

Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Interest service coverage ratio	(0.96)	(1.69)	(3.77)	(1.36)	(1.67)	(2.99)
Operating margin(%)**	NA	NA	NA	NA	NA	NA
Net profit margin(%)**	NA	NA	NA	NA	NA	NA
Debt service coverage ratio	(0.38)	(0.79)	(2.32)	(0.65)	(0.82)	(1.77)
Debt-equity ratio	(17.67)	(16.20)	(39.22)	(17.67)	(39.22)	(23.38)
Capital redemption reserve*	NA	NA	NA	NA	NA	NA
Debenture redemption reserve*	NA	NA	NA	NA	NA	NA
Net worth	(3,081.74)	(2,400.00)	(974.63)	(3,081.74)	(974.63)	(1,715.17)
Current ratio	0.94	0.94	0.97	0.94	0.97	0.95
Long term debt to working capital***	NA	NA	NA	NA	NA	NA
Bad debts to accounts receivable ratio(%)**	NA	NA	NA	NA	NA	NA
Current liability ratio	1.03	1.04	1.02	1.03	1.02	1.03
Total debts to total assets	0.62	0.67	0.91	0.62	0.91	0.83
Debtor's turnover**	NA	NA	NA	NA	NA	NA
Paid up debt / Outstanding debt	54,455.99	38,874.29	38,223.16	54,455.99	38,223.16	40,106.68
Outstanding redeemable preference shares	NIL	NIL	NIL	NIL	NIL	NIL
Inventory turnover**	Not applicable					

Notes: -

*(a) The company does not required to create any Capital redemption Reserve and Debenture redemption reserve.

** (b) The Company is following the "Project Completion Method" of revenue recognition as per Ind AS 115, hence all the Revenue from Real Estate development will be recongnied on completion of Project. In absence of revenue in the reported period, corresponding ratios are not computable.

*** (c) The Company does not have long term debt, hence this ratio is not computable.

Formulae used for calculation are as under:

- Interest Service coverage ratio: (Profit before tax+finance costs)/Finance costs
- Operating margin: (Profit before tax- Dividend income+ Finance costs)/ Revenue from operations.
- Net profit margin: Net profit for the period/year/Revenue from operations.
- Debt service coverage ratio: (Profit after tax+Finance costs+ Depreciation and amortization expense/(finance costs+Principal repayments (excluding prepayments and short-term borrowings)
- Debt to Long-term borrowings+ Short-term borrowings+ Interest accrued thereon
- Debt equity ratio: Debt/ Total equity
- Networth: Paid up equity share capital + Paid up preference share capital+ Other equity (excluding capital reserves)
- Current ratio: Current assets / Current liabilities
- Long-term debt to working capital long-term borrowings.- (Current assets - Current liabilities)
- Current liability ratio: Current liability/ (Total equity+ Total liabilities)
- Total debts to total assets: Total debts/ Total assets


6 Previous year/periods numbers have been re-grouped / re-classified wherever necessary to conform to current period numbers.



Place - Mumbai
Dated : February 13,2024



By order of the Board,


Lokesh Jain
Director

DIN: 06453254

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