

Date: 10th November 2023

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Sub.: Forwarding of Financial Results with Limited Review Report for the quarter and half-year ended on 30th September 2023 pursuant to Regulation 33(3) and 52(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Please find enclosed herewith a certified copy of Unaudited Financial Results (Standalone and Consolidated) along with Limited Review Report for the quarter and half-year ended 30th September 2023, along with following disclosures:

1. Statement of Assets and Liabilities for the half-year ended 30th September 2023 (Standalone and Consolidated).
2. Statement of Cash Flows for the half-year ended 30th September 2023 (Standalone and Consolidated).
3. Security Cover Certificate for the quarter ended 30th September 2023 under Regulation 54(3) of SEBI (LODR), 2015.
4. Statement of deviation(s)/variation(s) for the quarter ended 30th September 2023 under Regulation 32 of SEBI (LODR), 2015.
5. Statement of utilization of issue proceeds/ material deviation in the use of proceeds under Regulation 52(7) & 52(7A) of SEBI (LODR), 2015.
6. Statement of Related Party Transactions as per Regulation 23 (9) of SEBI (LODR), 2015.

Kindly take the above on record.

Thanking you,

For Ashiana Housing Ltd.


Nitin Sharma

NITIN SHARMA
Company Secretary

(Company Secretary & Compliance Officer)

Membership No.21191

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
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Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To the Board of Directors of M/s ASHIANA HOUSING LIMITED

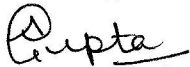
We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting", specified under Section 133 of the Companies Act, 2013 as amended read with relevant rules issues thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **B. Chhawchharia & Co.**
Chartered Accountants
Firm Registration No: 305123E



Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi

Date: 10th November, 2023

UDIN: 23529082BAVDWQ4146



ASHIANA HOUSING LIMITED

Regd. Off. : 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071
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 Telephone number : 011-42654265
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 Website : www.ashianahousing.com
 CIN : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF-YEAR ENDED ON 30TH SEPTEMBER 2023
(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.09.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
1	Income from Operations						
	(a) Net sales/Income from operations	32,658	10,179	6,985	42,837	13,406	33,990
	(b) Income from Partnership Firm	148	333	289	481	403	1,062
	(c) Other income	357	723	393	1,080	513	1,448
	Total Income	33,163	11,236	7,667	44,398	14,322	36,500
2	Expenses:						
	(a) Project Expenses	10,682	9,446	9,060	20,128	17,205	38,415
	(b) Purchases of land/development rights	5,579	3,758	2,516	9,336	4,647	13,566
	(c) Change in inventories	10,075	(5,893)	(6,027)	4,683	(12,738)	(27,936)
	(d) Employee benefits expense	1,273	957	1,041	2,231	1,858	3,805
	(e) Depreciation and amortisation expenses	216	202	188	418	394	768
	(f) Finance Costs	61	72	72	133	154	286
	(g) Other Expenses	1,795	934	995	2,730	1,768	4,330
	Total Expenses	29,681	9,976	7,845	39,658	13,287	33,284
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	3,482	1,259	(198)	4,741	1,035	3,236
4	Exceptional items						
5	Profit/ (Loss) before Tax (3-4)	3,482	1,259	(198)	4,741	1,035	3,236
6	Tax expenses	839	187	(109)	1,027	96	530
7	Net profit/ (Loss) for the Period (5-6)	2,643	1,072	(89)	3,714	939	2,708
8	Other comprehensive income/(Expense) (Net of Tax)	10	23	39	33	41	76
9	Non controlling interest						
10	Total Comprehensive Income (7+8-9)	2,652	1,096	(50)	3,747	980	2,782
11	Paid-up equity share capital (Face Value of RS 2/- each)	2,010	2,047	2,047	2,010	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)						74,342
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	2.62	1.07	(0.05)	3.70	0.96	2.72
	(b) Diluted	2.62	1.07	(0.05)	3.70	0.96	2.72
13.ii	Earnings per share (after extraordinary items) (of RS 2/- each) (not annualised):						
	(a) Basic	2.82	1.07	(0.05)	3.70	0.96	2.72
	(b) Diluted	2.62	1.07	(0.05)	3.70	0.96	2.72

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CIN: L70109WB1986PLC040864

ASHIANA HOUSING LIMITED


Director

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
14	Security Cover available	6.06	7.09	5.93	6.06	5.33	5.25
15	Debt:equity ratio	0.20	0.17	0.23	0.20	0.23	0.24
16	Debt service coverage ratio	1.38	1.67	0.46	1.70	2.16	1.35
17	Interest service coverage ratio	8.32	3.48	0.53	5.83	2.32	2.20
18	Current ratio	1.60	1.61	1.79	1.60	1.79	1.68
19	Long term debt to working capital ratio	0.17	0.16	0.22	0.17	0.22	0.21
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.90	0.91	0.85	0.90	0.85	0.87
22	Total debts to total assets ratio	0.07	0.06	0.09	0.07	0.09	0.09
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.22	0.05	0.07	0.22	0.07	0.17
25	Operating margin (%)	11.93%	15.71%	2.88%	12.89%	12.71%	16.28%
26	Net profit margin (%)	7.97%	9.54%	-1.17%	8.37%	6.56%	7.41%
27	Net Worth	73,265	77,484	74,587	73,265	74,587	76,389



ASHIANA HOUSING LIMITED

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Director

ASHIANA HOUSING LIMITED		
STANDALONE CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023		
Particulars	For half-year ended 30.09.2023 (Unaudited)	For half-year ended 30.09.2022 (Unaudited)
	Rs in Lakhs	Rs in Lakhs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	4,741	1,035
Adjusted for :		
Depreciation	418	394
Interest Income	(187)	(135)
Income from Investments	(212)	(106)
Interest Paid	989	813
Irrecoverable Balances Written Off	414	0
Provision Written Back	(408)	-
Liabilities Written Back	(6)	(2)
Provision for Employee Benefits	74	65
Profit on sale of Investment Property	(424)	-
Gain on modification/termination of Right of use Lease Liability	-	(59)
(Profit) / Loss on sale of Fixed Assets	27	-
Income from Partnership	(481)	(403)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	4,943	1,603
Adjusted for :		
Trade Receivables	(628)	(321)
Other Financial Assets	1,681	(140)
Loans	(400)	-
Non Financial Assets	(5,273)	(762)
Inventories	3,856	(12,850)
Trade Payables	(806)	(43)
Other Financial Liabilities	14	661
Customer Advances	7,285	12,934
Non Financial Liabilities	(2)	(85)
CASH GENERATED FROM OPERATIONS	10,672	996
Direct Taxes paid / adjusted	(974)	(533)
Cash flow before extra ordinary items	9,697	463
Exceptional Items	-	-
Net cash from Operating activities (A)	9,697	463
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(1,705)	(587)
Sale of Fixed Assets	2,219	705
Net Purchase/ sale of Investments	1,322	1,280
Interest Income	187	135
Other Income from Long Term Investments	212	106
Net Cash from investing activities (B)	2,235	1,639
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,526)	1,349
Payment of Lease Liabilities	(46)	(828)
Interest on Lease Liabilities	(7)	(46)
Interest Paid	(982)	(767)
Tax on Buyback	(1,273)	-
Buyback of Shares	(5,500)	-
Buyback expenses paid	(99)	-
Dividend paid	-	(512)
Net Cash used in Financing activities (C)	(11,433)	(904)
Net Increase in Cash and Cash Equivalent (A+ B+ C)	500	1,297
Cash and Cash Equivalents at the beginning of the year	11,271	9,495
Cash and Cash Equivalents at the end of the year	11,770	10,792

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ASHIANA HOUSING LIMITED

Director

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

Review Report to
The Board of Directors
M/s ASHIANA HOUSING LIMITED

1. We have reviewed the accompanying statement of unaudited consolidated financial results of M/s ASHIANA HOUSING LIMITED ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its share of the net profit/(Loss) after tax of its jointly controlled entities for the quarter ended September, 30, 2023 and year to date from April 01, 2023 to September 30, 2023 attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This statement is the responsibility of the Holding Company's Management and has been approved by the holding company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting", specified under Section 133 of the Companies Act, 2013 as amended read with relevant rules issues thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. We also performed procedures in accordance with the SEBI Circular No. CIR/CFD/CMD/44/2019 dated 29th March, 2019 issued by the SEBI under regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.



5. The Statement includes the results of following entities:

Subsidiaries:

- i. Topwell Projects Consultants Limited
- ii. Latest Developers Advisory Limited
- iii. Ashiana Maintenance Services LLP
- iv. Ashiana Amar Developers

Jointly Controlled Entities:

- i. Kairav Developers Limited
- ii. Ashiana Greenwood Developers
- iii. Vista Housing
- iv. Megha Colonizers
- v. Ashiana Manglam Builders
- vi. Ashiana Manglam Builders Extension

6. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration No: 305123E



Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 10th November, 2023

UDIN: 23529082 BAVOWP4178



ASHIANA HOUSING LIMITED

Regd. Off. : 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071
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 CIN : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF-YEAR ENDED ON 30TH SEPTEMBER 2023
(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
1	Income from Operations						
	(a) Net sales/Income from operations	34,415	11,910	8,495	46,325	16,343	39,961
	(b) Income from Partnership Firm	194	220	186	414	340	776
	(c) Other income	493	799	490	1,292	610	1,782
	Total income	35,102	12,929	9,172	48,031	17,293	42,519
2	Expenses:						
	(a) Project Expenses	11,921	10,614	10,117	22,535	19,260	42,384
	(b) Purchases of land/development rights	5,579	3,758	2,516	9,336	4,647	13,588
	(c) Change in inventories	10,075	(5,393)	(6,027)	4,683	(12,738)	(27,936)
	(d) Employee benefits expense	1,678	1,335	1,374	3,013	2,507	5,176
	(e) Depreciation and amortisation expenses	227	221	208	448	430	841
	(f) Finance Costs	81	75	74	136	159	304
	(g) Other Expenses	2,023	1,018	1,183	3,042	2,010	4,731
	Total Expenses	31,564	11,628	9,443	43,199	16,275	39,086
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	3,538	1,301	(271)	4,839	1,018	3,432
4	Exceptional items	-	-	-	-	-	-
5	Profit/ (Loss) before Tax (3-4)	3,538	1,301	(271)	4,839	1,018	3,432
6	Tax expenses	803	214	(90)	1,017	173	645
7	Net profit/ (Loss) for the Period (5-6)	2,735	1,087	(181)	3,822	845	2,788
8	Other comprehensive income/(Expense) (Net of Tax)	17	33	50	50	53	91
9	Non controlling interest	-	-	-	-	-	(1)
10	Total Comprehensive Income (7+8-9)	2,752	1,120	(131)	3,872	898	2,876
11	Paid-up equity share capital (Face Value of RS 2/- each)	2,010	2,047	2,047	2,010	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)	-	-	-	-	-	73,923
13.i	Earnings per share (before extraordinary items) (of RS 2/- each) (not annualised):						
	(a) Basic	2.72	1.09	(0.13)	3.83	0.88	2.81
	(b) Diluted	2.72	1.09	(0.13)	3.83	0.88	2.81
13.ii	Earnings per share (after extraordinary items) (of RS 2/- each) (not annualised):						
	(a) Basic	2.72	1.09	(0.13)	3.83	0.88	2.81
	(b) Diluted	2.72	1.09	(0.13)	3.83	0.88	2.81

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ASHIANA HOUSING LIMITED


Director

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
14	Security Cover available	6.39	7.45	5.52	6.39	5.52	5.47
15	Debt-equity ratio	0.20	0.17	0.24	0.20	0.24	0.24
16	Debt service coverage ratio	1.40	1.91	0.31	1.73	2.13	1.39
17	Interest service coverage ratio	8.44	3.56	0.36	5.91	2.29	2.26
18	Current ratio	1.61	1.62	1.77	1.61	1.77	1.69
19	Long term debt to working capital ratio	0.16	0.15	0.22	0.16	0.22	0.20
20	Bad debts to accounts receivable ratio	*	*	*	*	*	*
21	Current Liability ratio	0.87	0.88	0.83	0.87	0.83	0.85
22	Total debts to total assets ratio	0.07	0.06	0.09	0.07	0.09	0.08
23	Debtors turnover ratio	*	*	*	*	*	*
24	Inventory Turnover ratio	0.24	0.06	0.09	0.24	0.09	0.20
25	Operating margin (%)	11.43%	14.00%	1.64%	12.12%	10.48%	14.46%
26	Net profit margin (%)	7.79%	8.41%	-1.97%	7.96%	4.89%	6.56%
27	Net Worth	72,970	77,090	73,990	72,970	73,990	75,970



ASHIANA HOUSING LIMITED

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Director

ASHIANA HOUSING LIMITED		
CONSOLIDATED CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023		
Particulars	For half-year ended 30.09.2023 (Unaudited)	For half-year ended 30.09.2022 (Unaudited)
	Rs in Lakhs	Rs in Lakhs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	4,839	1,018
Adjusted for :		
Depreciation	448	430
Interest Income	(277)	(232)
Income from Investments	(279)	(109)
Irrecoverable Balances Written Off	451	4
Provision Written Back	(426)	-
Provision for Doubtful Debts	105	131
Liabilities Written Back	(5)	(2)
Interest Paid	992	818
Investments Written Off	-	-
Gain on modification/termination of Right of use Lease Liability	(2)	(59)
Profit on Sale of Investment Property	(424)	-
(Profit) / Loss on sale of Property, plant & equipment	27	-
Provision for Employee Benefits	82	79
Profit/ (loss) from Joint Venture	-	(0)
Income from Partnership	(414)	(340)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	5,114	1,739
Adjusted for :		
Trade Receivables	(439)	(270)
Other Financial Assets	1,705	(138)
Loans	(400)	-
Non Financial Assets	(5,698)	(939)
EWS/LIG Units	191	32
Inventories	3,854	(12,848)
Other Financial Liabilities	726	765
Customer Advances	6,846	13,252
Non Financial Liabilities	228	122
Trade Payables	(756)	24
CASH GENERATED FROM OPERATIONS	11,373	1,739
Direct Taxes paid / adjusted	(1,013)	(543)
Cash flow before extra ordinary items	10,360	1,196
Exceptional Items	-	-
Net cash from Operating activities (A)	10,360	1,196
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Property, plant & equipment	(1,711)	(642)
Sale of Property, plant & equipment	2,219	738
Net Purchase/ sale of Investments	867	1,278
Interest Income	277	232
Other Income from Long Term Investments	279	109
Net Cash from investing activities (B)	1,931	1,715
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,526)	1,263
Payment/ Modification of Lease Liabilities	(69)	(859)
Interest on Lease Liabilities	(8)	(50)
Interest Paid	(984)	(767)
Tax on Buyback	(1,273)	-
Buyback of Shares	(5,500)	-
Buyback expenses paid	(99)	-
Dividend paid	-	(512)
Net Cash used in Financing activities (C)	(11,459)	(905)
Net Increase in Cash and Cash Equivalent (A+ B+ C)	832	2,006
Cash and Cash Equivalents at the beginning of the year	15,626	12,711
Cash and Cash Equivalents at the end of the year	16,458	14,717

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CIN: L70109WB1986PLC040864



ASHIANA HOUSING LIMITED

Director

STATEMENT OF ASSETS & LIABILITIES

PARTICULARS		Standalone		Consolidated	
		(RS. in Lakh)			
		As on	As on	As on	As on
		30.09.2023	31.03.2023	30.09.2023	31.03.2023
		Unaudited	Audited	Unaudited	Audited
A	ASSETS				
1	Non-current assets				
a	Property, plant and equipment	5,886	4,532	5,951	4,600
b	Capital work-in-progress	-	263	-	263
c	Investment property	2,571	2,458	2,571	2,458
d	Goodwill	-	-	0	0
e	Other Intangible assets	41	56	50	65
f	Leased Assets	324	234	324	270
g	Financial assets				
(i)	Investment in subsidiaries	14	46	-	-
(ii)	Investments others	3	3	4	4
(iii)	Trade Receivables	-	-	-	-
(iv)	Other financial assets	2,926	2,178	3,036	2,300
h	Deferred tax Assets (Net)	310	1,759	472	1,914
		12,075	11,628	12,405	11,873
2	Current assets				
a	Inventories	1,49,010	1,52,866	1,49,038	1,52,893
b	Financial assets				
(i)	Investment in subsidiaries / joint ventures	2,482	3,406	6,524	3,400
(ii)	Investments others	3,939	4,576	2,477	6,718
(iii)	Trade receivables	2,755	2,133	3,612	3,309
(iv)	Cash and cash equivalents	6,973	7,185	11,650	11,540
(v)	Other Bank Balance	4,798	4,086	4,798	4,086
(vi)	Loans	-	400	-	-
(vii)	Other financial assets	3,235	4,413	3,360	4,549
c	Current tax assets (Net)	2,196	809	2,220	795
d	Other current assets				
(i)	Trade advance and deposits	12,780	8,959	12,850	8,796
(ii)	EWV/LIG units	1,595	1,786	1,595	1,786
(iii)	Others	9,596	7,953	9,596	7,953
		1,99,819	1,98,170	2,08,131	2,05,818
3	Non-Current Assets Held for sale	-	2,317	-	2,317
	TOTAL - ASSETS	2,11,894	2,12,016	2,20,537	2,20,009
B	EQUITY AND LIABILITIES				
1	Equity				
a	Equity Share capital	2,010	2,047	2,010	2,047
b	Other Equity	71,254	74,342	70,959	73,923
c	Non Controlling Interest	-	-	-	-
		73,265	76,389	72,970	75,970
2	Liabilities				
A	Non-current liabilities				
a	Financial liabilities				
(i)	Borrowings	12,297	16,513	12,297	16,513
(ii)	Trade payables				
-	Dues of micro enterprises and small enterprises	-	-	-	-
-	Dues of creditors other than micro enterprises and small enterprises	-	-	-	-
(iii)	Lease Liabilities	18	54	18	54
(iv)	Other financial liabilities	197	198	4,014	3,358
b	Provisions	843	766	370	882
c	Deferred tax liabilities (Net)	-	-	1,198	-
d	Other non-current liabilities	-	-	-	1,198
		13,355	17,531	18,496	22,004
B	Current liabilities				
a	Financial liabilities				
(i)	Borrowings	2,382	1,692	2,382	1,092
(ii)	Lease Liabilities	84	94	84	135
(iii)	Trade Payable				
-	Dues of micro enterprises and small enterprises	578	602	583	608
-	Dues of creditors other than micro enterprises and small enterprises	2,200	2,986	2,386	3,123
(iv)	Other financial liabilities	4,570	4,555	4,939	4,869
b	Other Current liabilities				
(i)	Advance From Customers	1,14,424	1,07,139	1,14,512	1,07,666
(ii)	Other	887	889	4,024	3,796
c	Provisions	150	139	161	146
d	Current Tax Liabilities (Net)	-	-	-	-
		1,25,274	1,18,095	1,29,071	1,22,035
	TOTAL - EQUITY AND LIABILITIES	2,11,894	2,12,016	2,20,537	2,20,009

Ashiana Housing Limited

 304, Southern Park, Saket District Centre,
 Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
 E: sales@ashianahousing.com, W: ashianahousing.com
 Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864


ASHIANA HOUSING LIMITED

Director

Notes on Accounts:

- 1 The above unaudited financial results are published in accordance with Regulations 33 and Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, and have been reviewed by the Audit Committee in its meeting held on 10th November, 2023 and approved by the Board of Directors at their meeting held on 10th November, 2023. These financial results are in accordance with the Indian Accounting Standards (IND AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016
- 2 Method of accounting for recognition of revenue in respect of Real Estate Projects is:
In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance obligation at a point in time by transferring a promised good or services (i.e., an asset) to a customer and the customer obtains control of that asset. The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon possession or upon issuance of letter for offer of possession ("deemed date of possession"), whichever is earlier, subject to certainty of realisation.
- 3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:
Subsidiaries:
 - 1 Ashiana Maintenance Services LLP
 - 2 Latest Developers Advisory Ltd
 - 3 Topwell Projects Consultants Ltd.
 - 4 Ashiana Amar Developers**Associates and Joint Ventures:**
 - 1 Ashiana Greenwood Developers
 - 2 Megha Colonizers
 - 3 Ashiana Manglam Builders
 - 4 Vista Housing
 - 5 Kairav Developers Limited
- 4 **SEGMENT INFORMATION**
A. Basis of Segmentation
Factors used to identify the entity's reportable segments, including the basis of organisation for management purposes the Company has only one reportable segments namely "development of real estate property". The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.
B. Geographical Information
The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in development of real estate property in India, it has only one reportable geographical segment. Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.
- 6 Extent and nature of security created [For Non-Convertible Debentures - NCD under Series No. AHL 10.15% 2023]
The secured NCDs issued in 2018 under under Series No. AHL 10.15% 2023 with ISIN: INE365DD7077 have been fully redeemed on 26th April 2023. Accordingly, the provisions under Regulation 54 (2) i.r.o disclosure of nature and extent of security created is not applicable for the quarter ended 30th September 2023.
- 7 Outstanding redeemable preference shares [quantity and value]:
The Company has not issued any preference shares.
- 8 Capital Redemption Reserve/Debt Redemption Reserve:
The requirement for creating Debt Redemption Reserve is not applicable on the company as per MCA notification number G.S.R. 574 (E) dated 16th August 2019. Further, Capital Redemption Reserve is created due to Buyback in terms of the provisions of Companies Act, 2013.
- 9 All the proceeds of Non-Convertible Debentures and Equity Shares have been fully utilised for the object stated in the offer documents and there is no Deviation in use of issue proceeds thereof as per Regulation 32(1), Regulation 52(7) and Regulation 52(7A) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 respectively. Further, 'NIL' Statement of Deviation or Variation and utilisation of issue proceeds in the format prescribed under the said Regulations are attached with these Financial Results.
- 10 The shareholders of the company had approved the dividend @25% on face value of Rs.2/- each i.e. 50 paise per share aggregating to Rs. 502.62 Lakhs in the Annual General meeting held on 26th September 2023. This dividend was recommended by the Board of Directors in their meeting held on 30th May 2023 and it's payment was completed in the month of October 2023.
- 11 The company had bought back 18,27,242 equity shares with total consideration of Rs. 5,500 Lakhs which was paid to the eligible shareholders on 14th August 2023. Accordingly, EPS has been calculated proportionately.
- 12 The Statutory Auditors have limited reviewed these Financial Results and have expressed unmodified opinion.
- 13 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 14 The number of investors complaints received during the quarter were 64 (including ICFE Claims) out of which 61 complaints have been disposed off and 3 are pending to be resolved at the end of the quarter ending on 30th September, 2023.

Place : Delhi
Date : 10th November 2023

For ASHIANA HOUSING LIMITED
ASHIANA HOUSING LIMITED

VARUN GUPTA
[WHOLE TIME DIRECTOR] Director



Independent Auditor's Certificate on the Statement of maintenance of security cover in respect of other secured debt as at 30 September 2023.

1. This Certificate is issued in accordance with the terms of our engagement letter with Ashiana Housing Limited (the "company") and pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular: SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/2022/67 dated 19 May 2022 (Collectively referred to as " Regulations").

2. We, M/s. B. Chhawchharia & Co., Statutory Auditors of the company, have examined the details given in the attached statement (referred as the "Statement") prepared by the management, stamped by us for identification purpose, containing;

a. Computation of Security cover as on 30 September 2023; and

b. Details of book value of assets and liabilities and the market value of the charged assets of the Company, wherever applicable, as on 30 September 2023 as per the Regulations.

Management's Responsibility

3. The compliance with the Regulations & other applicable circular the terms & covenants of the other debt and calculation of security cover as given in the attached Statement is the responsibility of the company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the company complies with the requirements, including those given in the Regulations and provides all relevant information to SEBI.

Auditor's Responsibility

4. Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the book values as considered in the Statement, in relation to the computation of Security cover, have not been accurately extracted from the unaudited standalone financial information as at and for the period ended 30 September 2023 or that the computation thereof is arithmetically inaccurate.

5. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.



6. For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:

- a) Obtained the unaudited standalone financial information of the company as at and for the period ended 30 September 2023.
- b) Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited standalone financial information of the company as at and for the period ended 30 September 2023.
- c) Ensured arithmetical accuracy of the computation of security cover in the Statement;
- d) Obtained necessary representations from the management.

7. We have carried out our verification in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' issued by the Institute of Chartered Accountants of India (ICAI) in so far as applicable for the purpose of this Certificate. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8 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 issued by the ICAI.

Conclusion

9. Based on our examination and the procedures performed as per paragraph 6 above, evidences obtained, and the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that causes us to believe that the details included in the Statement with respect to compliance with the financial covenants and the amounts used in the computation of such financial covenants are not in agreement, in all material respects, with the standalone unaudited financial results of the Company, underlying books of account and other relevant records and documents maintained by the Company for the quarter ended 30 September 2023, or that the calculation thereof is arithmetically inaccurate.

Restriction on Use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the SEBI requirements. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care in connection with the statutory audit and other attest function carried out by us in our capacity as statutory auditors of the company.



11. This certificate is addressed to the Board of Directors and provided to the Company solely for submission to the SEBI, pursuant to the requirements as mentioned in paragraph 2 above and should not be used, referred to or distributed for any other purpose or to any other person without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **B. CHHAWCHHARIA & CO.**

Chartered Accountant

Firm Registration No: 305123E



Abhishek Gupta

Partner

Membership No. 529082

Date: 10th November, 2023

Place: New Delhi

UDIN: 23529082 BAVOWO 8084



Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Market value for assets charged on exclusive basis	Carrying/ book value for charge assets where market value is not ascertainable (For eg. Bank Balance, DSRA market value is not	Market value for pari passu charge assets ⁽ⁱⁱⁱ⁾	Carrying/ book value for pari-passu charge assets where market value is not ascertainable (For eg. Bank Balance, DSRA market value is not	Total value= (K+L+M+N)
Particulars		Debt for which this certificate is being issued	Other secured Debt	Debt for which this certificate is being issued	Asset shared by pari-passu debt holder (includes debt certificate is issued & other debt with pari passu charge)	Othe assets on which there is pari-passu charge (excluding items covered in column F)		Debt amount more than once (due to pari passu charge)		Market Value Is Not Ascertainable	Not Applicable	Not Applicable	Not Applicable	
		Book value	Book value	Yes/No	Book value	Book value				Market Value Is Not Ascertainable	Not Applicable	Not Applicable	Not Applicable	
ASSETS														
Property, Plant and Equipment	Vehicles for Vehicle Loan	-	98,60,339				78,34,08,577	-	86,98,12,013					
	Investment Property i.e. Village Mall for OD	-	7,65,43,097				82,57,998	-	82,57,998					
Capital Workin Process		-	-				41,23,316	-	41,23,316					
Right of Use Assets		-	-				-	-	-					
Goodwill		-	-				-	-	-					
Intangible Assets		-	-				-	-	-					
Intangible Assets under Development		-	-				-	-	-					
Investments	Mutual Funds given for OD	-	39,99,20,689				24,99,71,601	-	64,98,92,290					
Loans		-	-				4,00,00,000	-	4,00,00,000					
Inventories	Unsold units of Project Dwarka Phase 4 & 5 for OD	-	42,10,79,300				14,47,99,17,953	-	14,90,09,97,253					
Trade Receivables	Receivable of Treehouse Hotel for OD	-	93,38,127				26,54,52,524	-	27,54,55,220					
	Project Dwarka Phase 4 & 5 Receivables for OD	-	6,64,569				69,72,83,331	-	69,72,83,331					
Cash & Cash Equivalents		-	-	NO			47,97,65,363	-	47,97,65,363					
Bank Balances other than Cash & Cash Equivalents		-	-				3,18,16,97,795	-	3,26,38,25,989					
Others	Fixed Deposit given for OD	-	8,21,28,194				20,18,98,78,458	-	21,18,94,12,773					
Total			99,95,34,315											
LIABILITIES														
Debt securities to this certificate pertains		-	-				-	-	-					
Other debt sharing pari-passu charge with above debts		-	-				-	-	-					
Other debts		-	-				-	-	-					
Subordinated debts	OD & Vehicle Loans	-	24,38,74,545				-	-	24,38,74,545					
Borrowings		-	-				1,22,40,23,468	-	1,22,40,23,468					
Bank		-	-				-	-	-					
Debt securities		-	-				-	-	-					
Others		-	-				-	-	-					
Trade payables		-	-				27,76,46,544	-	27,76,46,544					
Lease Liabilities		-	-				1,01,70,484	-	1,01,70,484					
Provisions		-	-				9,93,52,589	-	9,93,52,589					
Others		-	-				12,00,78,93,616	-	12,00,78,93,616					
Total			24,38,74,545				13,61,90,86,701		13,86,29,61,246					
Cover on Book Value^k														
Cover on Market Value^k														
	Exclusive security ratio	NA	4.10											
	Pari-passu security ratio	NA												

Notes:
i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.
iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). Other debt sharing pari-passu charge along with debt for which certificate is issued.
v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt.
vii Assets in which to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.
viii Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.
ix The market value shall be calculated as per the total value of assets mentioned in Column O.



Date: 10th November 2023

**STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS –
REGULATION 32(1) OF SEBI (LODR), 2015**

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Submission of Statement of Deviation/Variation in utilisation of funds raised through Shares – Reg 32(1) of SEBI (LODR) Regulations, 2015

Statement of deviation/variation in use of Issue proceeds:

Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	Public Issue/ QIP/Bonus Issue/Others
Date(s) of Raising Funds	Not Applicable for Q2FY24
Amount Raised	Not Applicable for Q2FY24
Report filed for Quarter ended	30 th September 2023
Monitoring Agency	Not Applicable for Q2FY24
Monitoring Agency Name. if applicable	Not Applicable for Q2FY24

Ashiana Housing Ltd.

304, Southern Park, Saket District Centre, Saket, New Delhi– 110 017

CIN: L70109WB1986PLC040864

Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata -700 071

Phone No: 011-42654265, Email: investorrelations@ashianahousing.com

Website: www.ashianahousing.com

Is there a Deviation/Variation in use of funds raised					Not Applicable for Q2FY24	
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders					-	
If yes, date of Shareholder Approval					-	
Explanation for the deviation/variation					-	
Comments of the Audit Committee, after review					-	
Comments of the auditors, if any					-	
Objects for which funds have been raised and where there has been a deviation, in the following table:						
Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds Utilised	Amount of deviation/variation for the quarter according to applicable object	Remarks, if any
-	-	-	-	-	-	-
Deviation or variation could mean:						
<i>(a) Deviation in the objects or purposes for which the funds have been raised or</i>						
<i>(b) Deviation in the amount of funds actually utilized as against what was originally disclosed</i>						
<i>(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.</i>						
<p>Mr. Nitin Sharma Company Secretary & Compliance Officer</p>						

Date: 10th November 2023

**STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS –
REGULATION 52 (7) AND 52 (7A) OF SEBI (LODR), 2015**

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Submission of Statement for utilization of issue proceeds of non-convertible securities and Statement indicating deviation/variation pursuant to Regulation 52 (7) and Regulation 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, respectively

A Statement of utilization of issue proceeds

Name of the Issuer (1)	ISIN (2)	Mode of Fund Raising (Public Issue/Private Placement) (3)	Type of Instrument (4)	Date of raising funds (5)	Amount Raised (6)	Funds Utilized (7)	Any Deviation (Yes/No) (8)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
Ashiana Housing Limited	INE365D08018	Private Placement	Unsecured, Non-Convertible Debentures	28th September 2018	Rs. 18.74 Crores	Rs. 18.74 Crores	No	N.A.	N.A.

Ashiana Housing Ltd.

304, Southern Park, Saket District Centre, Saket, New Delhi- 110 017

CIN: L70109WB1986PLC040864

Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata -700 071

Phone No: 011-42654265, Email: investorrelations@ashianahousing.com

Website: www.ashianahousing.com

Ashiana Housing Limited	INE365D08026	Private Placement	Unsecured, Non-Convertible Debentures	31 st May 2022	Rs. 97 Crores	Rs. 97 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D08034	Private Placement	Unsecured, Non-Convertible Debentures	20 th July 2022	Rs. 26.40 Crores	Rs. 26.40 Crores	No	N.A.	N.A.

B. Statement of deviation/variation in use of Issue proceeds:

Statement of Deviation/Variation in utilization of funds raised	
Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	Public Issue / Private Placement
Type of Instrument	Not Applicable for Q2FY24
Date(s) of Raising Funds	Not Applicable for Q2FY24
Amount Raised	Not Applicable for Q2FY24
Report filed for Quarter ended	30 th September 2023
Is there a deviation/variation in use of funds raised?	Not Applicable for Q2FY24
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document	Not Applicable for Q2FY24
If yes, details of the approval so required	Not Applicable for Q2FY24
Date of approval	Not Applicable for Q2FY24
Explanation for the deviation/variation	Not Applicable for Q2FY24

Comments of the Audit Committee, after review					Not Applicable for Q2FY24	
Comments of the auditors, if any					Not Applicable for Q2FY24	
Objects for which funds have been raised and where there has been a deviation/variation, in the following table:						
Original Object	Modified Object, if any	Original Allocation	Modified Allocation, if any	Funds Utilised	Amount of deviation/variation for the quarter according to applicable object (Rs. in Crores and in %)	Remarks, if any
-	-	-	-	-	-	-
Deviation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed						
<p>Mr. Nitin Sharma Company Secretary & Compliance Officer</p>						

Disclosure of Related Party Transactions for the half-year ended 30th September 2023

Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.

S. No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by Audit Committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Relationship of the counter party with the listed entity					Opening Balance (Receivable)/ Payable	Closing Balance (Receivable)/ Payable	Nature of indebtedness (loan/issuance of debt/any other etc.)	Cost	Tenure	Nature (loan/advance/inter-corporate deposit/investment)	Interest Rate (%)	Tenure	Secured/ Unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage)
17	Ashiana Housing Limited	AADCA9093P	Megha Colonizers	AARFM2255M	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	0.60	-5.46	-15.64								
18	Ashiana Housing Limited	AADCA9093P	BG Estates Private Limited	AADC85673N	Common Directorship	Property taken on lease	5.00	No remarks	1.08	0.00	0.00								
19	Ashiana Housing Limited	AADCA9093P	Ashiana Manglam Builders (including Extention)	AAVFA7240H	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	1.46	-7.75	-15.57								
						Purchase of fixed assets, goods and services		No audit committee approval required under the Companies Act, 2013 for this related party	0.00	16.98	27.68								
20	Ashiana Housing Limited	AADCA9093P	Kairav Developers Limited	AAHCK9533A	Joint Venture	Investment made by listed company in the Debentures of related party	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	0.00	-1170.00	-1170.00				Investment (in redeemable Optionally Convertible Debentures of Kairav Developers Limited)	Zero Interest Rate	Convertible into equity shares at the option of the Debentureholder at any time after 31st March 2025	Unsecured	Project Funding
						Loan given by the listed company to the related party	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	400.00	0.00	-400.00				Loan	12% p.a.	180 days from the date of disbursement	Unsecured	Funds for Business Purpose
						Sale of goods or services	1.63	No audit committee approval required under the Companies Act, 2013 for this related party	9.01	-3.57	-17.78								
21	Ashiana Housing Limited	AADCA9093P	Ashiana Greenwood Developers Limited	AAMFA8069K	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	15.83	-38.88	-15.83								
22	Ashiana Housing Limited	AADCA9093P	Ashiana Amar Developers	AANFA5587H	Listed entity is one of the partners of the Partnership firm	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	0.00	-0.75	-1.45								