

Date: 27th May 2022

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 Auditor's Report with Financial Results for the Quarter and Year ended on 31st March 2022 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

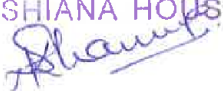
Dear Sir,

Please find enclosed herewith the certified true copy of Auditor's Report with results duly signed by the Auditors of the Company in respect of the audited Financial Results, both standalone and consolidated, of the company for the quarter and year ended on 31st March 2022.

Kindly take the above on record.

Thanking you,
For Ashiana Housing Ltd.

For ASHIANA HOUSING LTD.


Nitin Sharma NITIN SHARMA
(Company Secretary) Company Secretary
Mem No: ACS 21191

Ashiana Housing Limited

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

CIN: L70109WB1986PLC040864

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

To
**The Board of Directors of
M/s ASHIANA HOUSING LIMITED**

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of M/s ASHIANA HOUSING LIMITED (the "Company") for the quarter ended March 31, 2021 and for the year ended on March 31, 2021 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard;
- ii. is presented in accordance with the requirements of regulation 33 and 52 of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the company for the quarter ended on March 31, 2022 and of the net profit and other comprehensive income and other financial information of the company for the year ended on March 31, 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit/loss and other comprehensive income of



the company and other financial information in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the statement, the Board of Directors are 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 the Board of Directors 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 Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statement 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 Standards on Auditing 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 financial statements.

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to Financial Statements 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 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

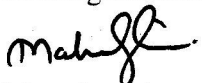
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.

Other Matters

The Statement includes the results for the quarter ended March 31, 2022 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2022 and the published unaudited year to date figures up to third quarter of the current financial year, which were subject to limited review by us, as required under the Listing Regulations.

For **VMSS & Associates**
Chartered Accountants
Firm Registration No: 328952E


Mahendra Jain
Partner
Membership No.: 413904

Place: New Delhi
Date: May 27, 2022
UDIN: 22413904AJTTOQ9475



ASHIANA HOUSING LIMITED

Regd. Off. : 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017
 Telephone number : 011-42654265, Fax : 011-42654200
 Official email : investorrelations@ashianahousing.com
 Website : www.ashianahousing.com
 CIN : L70109WB1986PLC040864

AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH 2022

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
1	Income from Operations					
	(a) Net sales/income from operations	5,152	3,320	6,625	15,630	19,152
	(b) Income from Partnership Firm	946	726	63	1,670	1,001
	(c) Other income	282	235	255	893	1,558
	Total income	6,280	4,281	6,943	18,193	21,711
2	Expenses:					
	(a) Project Expenses	9,555	6,422	6,404	26,521	18,873
	(b) Purchases of land/development rights	3,049	4,140	2,995	33,594	6,801
	(c) Change in inventories	(9,711)	(7,680)	(4,302)	(49,107)	(9,796)
	(d) Employee benefits expense	781	665	592	2,854	2,260
	(e) Depreciation and amortisation expenses	130	213	181	767	852
	(f) Finance Costs	86	106	189	467	890
	(g) Other Expenses	1,512	736	1,488	3,800	3,524
	Total Expenses	5,401	4,602	7,547	18,996	21,402
3	Profit/ (Loss) before Exceptional Items and Tax (1-2)	879	(321)	(575)	(603)	308
4	Exceptional Items	0	289	-	408	-
5	Profit/ (Loss) before Tax (3-4)	879	(321)	(575)	(1,211)	308
6	Tax expenses	(53)	(260)	5	(618)	(55)
7	Net profit/ (Loss) for the Period (5-6)	832	(360)	(580)	(593)	363
8	Other comprehensive Income/(Expense) (Net of Tax)	(5)	23	21	(62)	112
9	Non controlling interest	-	-	-	-	-
10	Total Comprehensive Income (7+8-9)	926	(327)	(559)	(655)	475
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,047	2,047	2,047	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)	-	-	-	72,072	73,546
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):					
	(a) Basic	0.90	(0.04)	(0.55)	(0.24)	0.46
	(b) Diluted	0.90	(0.04)	(0.55)	(0.24)	0.46
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):					
	(a) Basic	0.91	(0.32)	(0.55)	(0.64)	0.46
	(b) Diluted	0.91	(0.32)	(0.55)	(0.64)	0.46

ASHIANA HOUSING LIMITED

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 Director

CIN: L70109WB1986PLC040864



Sl. No.	Particulars	Standalone				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
14	Security Cover available	5.71	5.62	15.96	5.71	15.96
15	Debt-equity ratio	0.22	0.22	0.07	0.22	0.07
16	Debt service coverage ratio	0.4	(0.33)	0.9	0.40	0.90
17	Interest service coverage ratio	0.52	(0.36)	1.23	0.52	1.23
18	Current ratio	1.87	2.01	2.5	1.87	2.50
19	Long term debt to working capital ratio	0.2	0.21	0.07	0.20	0.07
20	Bad debts to accounts receivable ratio	-	-	0	-	-
21	Current Liability ratio	0.84	0.81	0.88	0.84	0.88
22	Total debts to total assets ratio	0.10	0.10	0.04	0.10	0.04
23	Debtors turnover ratio	-	-	0	-	-
24	Inventory Turnover ratio	0.11	0.02	0.2	0.11	0.20
25	Operating margin (%)	4.82%	-3.75%	7.62%	4.82%	7.62%
26	Net profit margin (%)	-3.26%	-8.17%	1.67%	-3.26%	1.67%
27	Net Worth	74,119	73,603	75,593	74,119	75,593

ASHIANA HOUSING LIMITED



Director



ASHIANA HOUSING LIMITED		
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31st March 2022		
Particulars	2021-22	2020-21
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	(803)	308
Adjusted for :		
Depreciation	767	852
Interest Income	(360)	(250)
Income from Investments	(248)	(195)
Irrecoverable Balances Written Off	24	14
Liabilities Written Back	(88)	(58)
Interest Paid	1,680	1,347
Investment Property written off	-	15
Fixed Assets Written Off	51	43
Gain on modification/ termination of Right of use Lease Liability	(7)	(26)
(Profit) / Loss on sale of Fixed Assets	8	(699)
Provision for Employee Benefits	93	67
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	1,117	1,419
Adjusted for :		
Trade Receivables	145	446
Other Financial Assets	1,179	212
Non Financial Assets	(29)	(1,261)
Inventories	(50,617)	(9,809)
Other Financial Liabilities	97	(1,626)
Customer Advances	42,222	22,115
Non Financial Liabilities	(49)	103
Trade Payables	208	323
CASH GENERATED FROM OPERATIONS	(5,729)	11,922
Direct Taxes paid / adjusted	(264)	(143)
Cash flow before extra ordinary items	(5,993)	11,779
Exceptional Items	(408)	-
Net cash from Operating activities (A)	(6,401)	11,779
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(557)	(884)
Sale of Fixed Assets	146	2,153
Net Purchase/ sale of Investments	(4,930)	(383)
Interest Income	360	250
Other Income from Long Term Investments	248	195
Net Cash from investing activities (B)	(4,734)	1,331
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	10,944	(5,379)
Payment of Lease Liabilities	(238)	(268)
Interest on Lease Liabilities	(125)	(138)
Interest and Financial Charges paid	(1,555)	(1,209)
Dividend paid	(819)	(307)
Net Cash used in Financing activities (C)	8,208	(7,302)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	(2,927)	5,808
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	12,422	6,614
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	9,495	12,422

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CIN: L70109WB1986PLC040864

ASHIANA HOUSING LIMITED



Director



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

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

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date 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 March 31, 2022 and for the year ended on March 31, 2022 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements/financial results/financial information of the jointly controlled entities, the Statement:

- i. The Statement includes the results of following entities:

Subsidiaries:

- a) Topwell Projects Consultants Limited
- b) Latest Developers Advisory Limited
- c) Ashiana Maintenance Services LLP
- d) Ashiana Amar Developers

Jointly Controlled Entities:

- a) Kairav Developers Limited
- b) Ashiana Greenwood Developers
- c) Vista Housing
- d) Megha Colonizers
- e) Ashiana Manglam Builders

- ii. is presented in accordance with the requirements of Regulations 33 and 52 of the Listing Regulations;



- iii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the group for the quarter ended on March 31, 2022 and of the net profit and other comprehensive income and other financial information of the group for the year ended on March 31, 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended (“the Act”). Our responsibilities under those Standards are further described in the “Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements” section of our report. We are independent of the Group, its subsidiary and jointly controlled entities in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (‘ICAI’) together with the ethical requirements that are relevant to our audit of the Consolidated financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management’s Responsibilities for the Consolidated Financial Results

The statement has been prepared on the basis of the consolidated annual financial statements. The Board of Directors of the Holding company are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit/loss and other comprehensive income and other financial information of the Group including its subsidiaries and jointly controlled entities in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of directors of the companies included in the group and of its Jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its subsidiaries and Jointly controlled entities and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the statement, the respective Board of Directors of the companies included in the group and its Jointly controlled entities are responsible for assessing the ability of the group and its Jointly controlled entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the respective company or to cease operations, or has no realistic alternative but to do so.



The Respective Board of Directors of the companies included in the group and its jointly controlled entities are also responsible for overseeing the company's financial reporting process of the group and its jointly controlled entities.

Auditor's Responsibilities for the Audit of Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated financial statement 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 Standards on Auditing 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 financial statements.

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to Financial Statements 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 Board of Directors' 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 ability of the group and its Jointly control entities 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 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 group and its Jointly controlled entities to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations to the extent applicable.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the group and its Jointly controlled entities of which we are the independent auditors to express an opinion on the statement. we are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the statement of which we are the independent auditors. For the other entities included in the statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Consolidated Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Results 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 Consolidated Financial Results.

We communicate with those charged with governance of Holding Company and such other entities included in the statement of which we are independent auditors 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.

Other Matters

1. The accompanying statement includes the audited financial results/statements and other financial information, in respect of:
 - a. 5 Jointly controlled entities (1 company and 4 Partnership firms), whose financial statements reflect Group's share of total assets of Rs. 4341.03 Lakhs as at 31st March, 2022 and financial results include Group's share of Net Profit after tax of Rs. 1017.33 Lakhs and Group's share of total comprehensive income of Rs. 1017.33 Lakhs for the quarter ended on 31st March, 2022 and Group's share of Net profit of Rs. 1785.73 Lakhs and Group's share of total comprehensive income of Rs. 1785.73 Lakhs for the year ended March 31, 2022 as considered in the statement, financial statements/ financial information/ financial results of the Jointly controlled company and Partnership firms have been audited by their respective independent auditors.



The Independent Auditor's report on the financial statements/ financial information/ financial results of these entities have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amount and disclosures in respect of these jointly controlled entities is based solely on the report of the other auditors and procedures perform by us as stated in paragraph above.

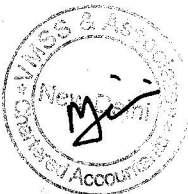
Our opinion on the statements is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements/ financial information/ financial results certified by the management.

2. The Statement includes the results for the quarter ended March 31, 2022 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2022 and the published unaudited year to date figures up to third quarter of the current financial year, which were subject to limited review by us, as required under the Listing Regulations.

For **VMSS & Associates**
Chartered Accountants
Firm Registration No: 328952E

Mahendra Jain
Partner
Membership No.: 413904

Place: New Delhi
Date: May 27, 2022
UDIN: 22413304AJTTS67177



ASHIANA HOUSING LIMITED
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AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH 2022
 (Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
1	Income from Operations					
	(a) Net sales/income from operations	6,448	4,499	7,619	20,385	23,273
	(b) Income from Partnership Firm	1,019	641	207	1,789	925
	(c) Other income	361	279	310	1,185	1,733
	Total income	7,828	5,419	8,136	23,359	25,931
2	Expenses:					
	(a) Project Expenses	10,622	7,260	7,230	30,257	19,981
	(b) Purchases of land/development rights	3,049	4,140	2,995	33,594	6,801
	(c) Change in inventories	(9,782)	(7,660)	(4,271)	(49,177)	(9,796)
	(d) Employee benefits expense	1,058	993	920	4,137	3,467
	(e) Depreciation and amortisation expenses	147	231	199	838	889
	(f) Finance Costs	94	111	196	488	901
	(g) Other Expenses	1,862	796	1,489	4,261	3,659
	Total Expenses	7,061	5,850	8,760	24,397	25,901
3	Profit/(Loss) before Exceptional items and Tax (1-2)	768	(432)	(625)	(1,037)	30
4	Exceptional Items		307		426	
5	Profit/(Loss) before Tax (3-4)	768	(739)	(625)	(1,463)	30
6	Tax expenses	(137)	(355)	(61)	(759)	(142)
7	Net profit/(Loss) for the Period (5-6)	631	(384)	(564)	(704)	172
8	Other comprehensive income/(Expense) (Net of Tax)	37	56	44	50	236
9a	Profit/(Loss) from JV				(1)	
9b	Non controlling interest	0		(0)	(0)	0
10	Total Comprehensive Income (7+8-9)	668	(328)	(520)	(656)	409
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,047	2,047	2,047	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)	71,559	71,044	73,032	71,559	73,032
13.i	Earnings per share (before extraordinary items)					
	(of Rs 2/- each) (not annualised):					
	(a) Basic	0.65	(0.02)	(0.51)	(0.23)	0.40
	(b) Diluted					
13.ii	Earnings per share (after extraordinary items)					
	(of Rs 2/- each) (not annualised):					
	(a) Basic	0.65	(0.32)	(0.51)	(0.64)	0.40
	(b) Diluted					

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Director

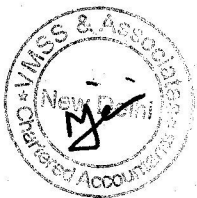


Sl. No.	Particulars	Consolidated				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
14	Security Cover available	5.88	5.8	16.35	5.88	16.35
15	Debt-equity ratio	0.22	0.22	0.07	0.22	0.07
16	Debt service coverage ratio	0.40	(0.47)	0.72	0.40	0.72
17	Interest service coverage ratio	0.39	(0.63)	1.02	0.39	1.02
18	Current ratio	1.86	2.00	2.46	1.86	2.46
19	Long term debt to working capital ratio	0.20	0.20	0.07	0.20	0.07
20	Bad debts to accounts receivable ratio					
21	Current Liability ratio	0.80	0.79	0.83	0.80	0.83
22	Total debts to total assets ratio	0.09	0.09	0.04	0.09	0.04
23	Debtors turnover ratio			0		
24	Inventory Turnover ratio	0.11	0.05	0.2	0.11	0.20
25	Operating margin (%)	0.03	-5.25%	5.35%	2.84%	5.35%
26	Net profit margin (%)	(0.03)	-7.09%	0.66%	-3.01%	0.66%
27	Net Worth	73,606	73,091	75,080	73,606	75,080

ASHIANA HOUSING LIMITED



Director



ASHIANA HOUSING LIMITED
 CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31st March 2022

Particulars	2021-22	2020-21
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/(loss) before tax and exceptional items	(1,037)	30
Adjusted for :		
Depreciation	838	889
Interest Income (other than from customers)	(459)	(421)
Income from Investments	(335)	(244)
Irrecoverable Balances Written Off	53	40
Provision for Doubtful Debts	229	18
Liabilities Written Back	(89)	(59)
Interest Paid	1,701	1,358
Investment Property written off	24	15
Fixed Assets Written Off	51	43
Gain on modification/ termination of Right of use Lease Liability	(7)	(26)
Minority Interest	(0)	0
(Profit) / Loss on sale of Fixed Assets	8	(699)
Provision for Employee Benefits (incl. rereasurement through OCI)	110	110
Profit/ (loss) from Joint Venture	(1)	-
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	1,085	1,056
Adjusted for :		
Trade Receivables	(51)	428
Other Financial Assets	1,146	174
Non Financial Assets	311	(1,109)
EWS/LIG Units	(417)	(63)
Inventories	(50,620)	(9,808)
Other Financial Liabilities	342	(1,375)
Customer Advances	42,196	22,317
Non Financial Liabilities	250	366
Trade Payables	239	319
CASH GENERATED FROM OPERATIONS	(5,520)	12,304
Direct Taxes paid / adjusted	(260)	(191)
Cash flow before exceptional items	(5,780)	12,113
Exceptional Items	(426)	-
Net cash from Operating activities (A)	(6,206)	12,113
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(545)	(888)
Sale of Fixed Assets	121	2,193
Net Purchase/ sale of Investments	(5,083)	(745)
Interest Income	459	421
Other Income from Long Term Investments	335	244
Net Cash from investing activities (B)	(4,713)	1,224
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	11,075	(5,305)
Payment of Lease Liabilities	(295)	(291)
Interest on Lease Liabilities	(140)	(144)
Interest Paid	(1,562)	(1,214)
Dividend paid	(819)	(307)
Change in Minority Interest	2	(0)
Net Cash used in Financing activities (C)	8,262	(7,261)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	(2,657)	6,076
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	15,368	9,292
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	12,711	15,368

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ASHIANA HOUSING LIMITED



Director

CIN: L70109WB1986PLC040864



STATEMENT OF ASSETS & LIABILITIES

(Rs. In Lakhs)

PARTICULARS	Standalone		Consolidated	
	As on	As on	As on	As on
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
A ASSETS	Audited		Audited	
1 Non-current assets				
a Property, plant and equipment	3,970	4,146	4,021.38	4,200.57
b Investment property	3,942	3,953	3,941.77	3,971.38
d Goodwill			0.01	0.01
e Other Intangible assets	88	78	86.27	79.36
f Leased Assets	1,107	1,372	1,230.09	1,529.07
g Financial assets				
(i) Investment in subsidiaries	2,050	173		
(ii) Investments others	3	3	2,327.59	3.80
(iv) Deposits with Banks				
(v) Other financial assets	2,055	2,754	2,176.71	2,629.44
h Deferred tax Assets (Net)	1,682	983	1,889.42	1,087.37
	14,825	13,562	15,677	13,702
2 Current assets				
a Inventories	1,24,675	74,058	1,24,700	74,081
b Financial assets				
(i) Investment in subsidiaries / joint ventures	4,345	3,133	4,399	3,127
(ii) Investments others	5,116	3,120	7,162	5,475
(iii) Trade receivables	1,139	1,308	2,482	2,712
(iv) Cash and cash equivalents	4,681	7,178	7,798	10,126
(v) Other Bank Balance	4,814	5,243	4,814	5,243
(vi) Other financial assets	4,664	5,144	4,709	5,202
c Current tax assets (Net)	736	473	817	557
d Other current assets				
(i) Trade advance and deposits	7,332	8,637	7,037	8,265
(ii) EVS/LIG units	2,439	2,022	2,439	2,022
(iii) Others	4,324	3,407	4,324	3,407
	1,84,267	1,13,723	1,70,719	1,20,217
TOTAL - ASSETS	1,79,193	1,27,286	1,86,396	1,33,919
B EQUITY AND LIABILITIES				
1 Equity				
a Equity Share capital	2,047	2,047	2,047.04	2,047.04
b Other Equity	72,072	73,546	71,558.51	73,031.53
c Non Controlling Interest				1.81
	74,119	75,593	73,605	75,080
2 Liabilities				
A Non-current liabilities				
a Financial liabilities				
(i) Borrowings	15,588	4,659	15,588	4,659
(ii) Lease Liabilities	911	1,047	951	1,152
(iii) Other financial liabilities	200	202	3,142	2,913
b Provisions	609	349	694	491
c Deferred tax liabilities (Net)				
d Other non-current liabilities			729	748
	17,307	6,257	21,105	9,962
B Current liabilities				
a Financial liabilities				
(i) Borrowings	512	496	577	431
(ii) Lease Liabilities	225	334	289	391
(iii) Trade Payable				
- Dues of micro enterprises and small enterprises	141	96	151	114
- Dues of creditors other than micro enterprises and small enterprises	2,250	2,176	2,585	2,471
(iv) Other financial liabilities	2,435	2,337	2,615	2,703
b Other Current liabilities				
(i) Advance From Customers	81,537	39,315	82,030	39,815
(ii) Other	499	548	3,063	2,813
c Provisions	169	135	176	137
d Current Tax Liabilities (Net)				
	87,766	45,435	91,688	48,876
TOTAL - EQUITY AND LIABILITIES	1,79,193	1,27,286	1,86,396	1,33,919

ASHIANA HOUSING LIMITED

Director

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Notes on Accounts:

- 1 The above audited financial results are prepared in accordance with Regulations 33 & 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee in its meeting held on 26th May, 2022 and approved by the Board of Directors at their meeting held on 27th May, 2022. 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, as amended from time to time.
- 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 Board of Directors of the company in their meeting held on 27th May 2022 recommended a final dividend of Rs. 0.50/- per equity share i.e. 25% on face value of Rs. 2/- per share, for the financial year ended 31st March 2022. The Board of Directors had also declared and distributed interim dividend of Rs. 0.40/- per equity share i.e. 20% on face value of Rs. 2/- in their meeting held on 14th February, 2022.
- 4 During the year, the company has transferred 50 % shares of its one of the wholly owned subsidiary company Kairav Developers Limited. That wholly owned subsidiary company will now be a joint venture.
- 3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:
 - Subsidiaries:**
 - 1 Ashiana Maintenance Services LLP
 - 2 Lele's Developers Advisory Ltd
 - 3 Topwell Projects Consultants Ltd.
 - 4 Ashiana Amar Developers
 - Associate and Joint Ventures:**
 - 1 Ashiana Greenwood Developers
 - 2 Megha Colonizers
 - 3 Ashiana Manglam Builders
 - 4 Veda 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.
- 5 **Extent and nature of security created (For Non-Convertible Debentures - NCD under Series No. AHL 10.15% 2023)**
NCD issued under series No. AHL10.15% 2023 is secured:
 - i) by way of mortgage on completed unsold units of project 'Ashiana Town' located at Ehiwadi (Rajasthan), and
 - ii) by way of hypothecation of receivables from sold units and unsold units of Ashiana Town project at Shiwadi (Rajasthan), and 'Ashiana Anmol' located at Sohna Road, Gurugram, (Haryana).
- 6 **Outstanding redeemable preference shares (quantity and value) :**
The Company has not issued any preference shares.
- 7 **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.
- 8 There is no Deviation in use of proceed of issue of Non Convertible Debtenture from the object stated in the offer documents.
- 9 There are no unclaimed interest, which is required to be transferred, to the 'Investor Education and Protection Fund' set up as per Section 125 of the Companies Act, 2013.
- 10 The Company has discovered a fraud of Rs 4.26 Cr.(on consolidated basis) of one of its locations (as disclosed earlier). The Company has initiated recovery proceedings as well as has undertaken legal remedies in the case. However, as a matter of prudence a provision to the extent of 100% of the said amount has been created which has been shown as Exceptional Items in the Statement of Profit and Loss.
- 11 Figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published figures upto the third quarter of the current financial year.
- 12 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 13 The number of investors complaints received during the year were 13 out of which 11 complaints have been disposed off and 2 are pending at the end of the year ending on 31st March, 2022 on account of action to be taken by the Registrar and Transfer Agent.

Place : Delhi
Date : 27th May 2022

For ASHIANA HOUSING LIMITED


VARUN GUPTA
(WHOLE TIME DIRECTOR)

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