

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: Outcome of the Board Meeting

Ref: Regulation 30, 33, 52, 54 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

This is to inform you that the Board of Directors of the company in its meeting held on today, apart from transacting routine items, has taken decision on the following:

1. Considered, discussed, and approved unaudited financial results, both standalone and consolidated, for the quarter and half-year ended on 30th September 2023 alongwith Limited Review Report of the Statutory Auditors thereon. The Unaudited Financial Results shall be published in the Newspapers as per Regulation 47 (1) of the SEBI Listing Regulations and would also be uploaded on the website of the company at www.ashianahousing.com as per Regulation 46(2) of the Listing Regulations.
2. Considered, discussed and approved issue of Non-convertible Debentures/ Bonds (secured/ unsecured) on Private Placement basis upto INR 5.60 Crores.


The Board Meeting commenced at 10:45 A.M. and concluded at 2:55 P.M.

This disclosure is made in compliance with Regulation 30 read with Regulation 33, 51 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023.

Thanking you,

For Ashiana Housing Ltd.

For **ASHIANA HOUSING LTD.**


Nitin Sharma

NITIN SHARMA
Company Secretary

(Company Secretary & Compliance Officer)

Mem No: ACS 21191

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

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

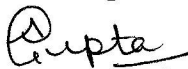
We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 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
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017
 Telephone number : 011-42654265
 Official email : investorrelations@ashianahousing.com
 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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 E: sales@ashianahousing.com, W: ashianahousing.com
 Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700071

CIN: L70109WB1986PLC040864



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	0.06	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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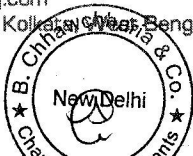
Director

ASHIANA HOUSING LIMITED		
STANDALONE CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023		
Particulars	For half-year ended	For half-year ended
	30.09.2023 (Unaudited)	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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CIN: L70109WB1986PLC040864



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
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017
 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	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	1,878	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	
		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	-	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)	EW/S/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: L7D109WB1986PLC040864


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 DevelopersAssociates 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 ICFR 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

