

08th August 2023

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|--|--|
| 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 |
|--|--|

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 ended on 30th June 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. Appointed Mr. Suraj Moraje as Independent Director, subject to approval of the shareholders in the ensuing Annual General Meeting.

The Board Meeting commenced at 10:30 a.m. and concluded at 04:55 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
Company Secretary

Nitin Sharma

(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@ashianehousing.com, W: ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

ANNEXURE A

Disclosure regarding the change in Board of Directors (appointment of Independent Director) as per the provisions of SEBI circular CIR/CFD/CMD/4/2015 dated September 9, 2015 is annexed to this letter.

| Particulars regarding the Change | Appointment |
|--|---|
| Reason for change in the Board of Directors | Appointment of Mr. Suraj Moraje as Independent Director, subject to approval of members in the ensuing Annual General Meeting of the company. |
| Date of appointment & term of appointment; | Mr. Suraj Moraje has been appointed as Independent Director by the Board of Directors in their meeting held on 08 th August 2023 for a term of 3 years, subject to approval of shareholders in the ensuing Annual General Meeting of the company. |
| Brief profile (in case of appointment) | <p>Mr. Suraj Moraje is a business leader and investor. He is also the founder of the Eka Fellowship.</p> <p>He is the former CEO of Quess Corp, a USD 2 billion publicly listed business services company with over 400,000 employees. Mr. Suraj previously spent two decades at McKinsey & Company where he played an instrumental role in establishing the Firm's African Tech Media and Telecom practice, and in transforming the Philippines Office as the Managing Partner for the country.</p> <p>Mr. Suraj Moraje is a gold medalist in Electrical Engineering from the National Institute of Technology in Surat and has an MBA from the Indian Institute of Management in Ahmedabad. He is recipient of the IIM Ahmedabad Young Alumni Achiever Award and a Fellow of the Aspen Global Leadership Network.</p> |
| Disclosure of relationships between directors (in case of appointment) | Mr. Suraj Moraje is not related to any of the existing Directors on the Board of Directors of the company in any manner. |

Thanking you,

For Ashiana Housing Ltd.

FOR ASHIANA HOUSING LTD.



NITIN SHARMA
Company Secretary

Nitin Sharma

(Company Secretary & Compliance Officer)

Mem No: ACS 21191

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

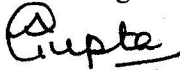
We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended June 30, 2023 being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) 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: 8th August, 2023

UDIN: 23529082 BGV00F1758



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

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30TH JUNE 2023

(Rs. in Lakhs except stated otherwise)

| Sl. No. | Particulars | Standalone | | | |
|--------------|---|------------------------------|----------------------------|------------------------------|-------------------------|
| | | Quarter ended (Unaudited) | Quarter ended (Audited) | Quarter ended (Unaudited) | Year Ended (Audited) |
| | | 30.06.2023 | 31.03.2023 | 30.06.2022 | 31.03.2023 |
| 1 | Income from Operations | | | | |
| | (a) Net sales/Income from operations | 10,179 | 9,393 | 6,421 | 33,990 |
| | (b) Income from Partnership Firm | 333 | 372 | 134 | 1,062 |
| | (c) Other income | 723 | 531 | 120 | 1,448 |
| | Total income | 11,236 | 10,295 | 6,675 | 36,500 |
| 2 | Expenses: | | | | |
| | (a) Project Expenses | 9,446 | 12,617 | 8,145 | 38,415 |
| | (b) Purchases of land/development rights | 3,758 | 5,135 | 2,131 | 13,586 |
| | (c) Change in inventories | (5,393) | (11,187) | (6,711) | (27,936) |
| | (d) Employee benefits expense | 957 | 955 | 816 | 3,805 |
| | (e) Depreciation and amortisation expenses | 202 | 177 | 207 | 768 |
| | (f) Finance Costs | 72 | 63 | 82 | 298 |
| | (g) Other Expenses | 934 | 1,451 | 772 | 4,330 |
| | Total Expenses | 9,976 | 9,210 | 5,441 | 33,264 |
| 3 | Profit/ (Loss) before Exceptional items and Tax (1-2) | 1,259 | 1,085 | 1,234 | 3,236 |
| 4 | Exceptional Items | | | | |
| 5 | Profit/ (Loss) before Tax (3-4) | 1,259 | 1,085 | 1,233 | 3,236 |
| 6 | Tax expenses | 187 | 152 | 205 | 530 |
| 7 | Net profit/ (Loss) for the Period (5-6) | 1,072 | 933 | 1,028 | 2,706 |
| 8 | Other comprehensive income/(Expense) (Net of Tax) | 23 | 20 | 1 | 76 |
| 9 | Non controlling interest | | | | |
| 10 | Total Comprehensive Income (7+8-9) | 1,095 | 953 | 1,030 | 2,782 |
| 11 | Paid-up equity share capital (Face Value of Rs 2/- each) | 2047 | 2047 | 2047 | 2047 |
| 12 | Other Equity (excluding Revaluation Reserves) | | | | 74,342 |
| 13.i | Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised): | | | | |
| | (a) Basic | 1.07 | 0.93 | 1.01 | 2.72 |
| | (b) Diluted | 1.07 | 0.93 | 1.01 | 2.72 |
| 13.ii | Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised): | | | | |
| | (a) Basic | 1.07 | 0.93 | 1.01 | 2.72 |
| | (b) Diluted | 1.07 | 0.93 | 1.01 | 2.72 |



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ASHIANA HOUSING LIMITED

| Sl. No. | Particulars | Standalone | | | |
|---------|---|------------------------------|----------------------------|------------------------------|-------------------------|
| | | Quarter ended (Unaudited) | Quarter ended (Audited) | Quarter ended (Unaudited) | Year Ended (Audited) |
| | | 30.06.2023 | 31.03.2023 | 30.06.2022 | 31.03.2023 |
| 14 | Security Cover available | 7.09 | 5.25 | 6.07 | 5.25 |
| 15 | Debt-equity ratio | 0.17 | 0.24 | 0.20 | 0.24 |
| 16 | Debt service coverage ratio | 1.87 | 0.81 | 3.96 | 1.35 |
| 17 | Interest service coverage ratio | 3.49 | 1.76 | 4.36 | 2.20 |
| 18 | Current ratio | 1.61 | 1.68 | 1.82 | 1.68 |
| 19 | Long term debt to working capital ratio | 0.16 | 0.21 | 0.20 | 0.21 |
| 20 | Bad debts to accounts receivable ratio | - | - | - | - |
| 21 | Current Liability ratio | 0.91 | 0.87 | 0.85 | 0.87 |
| 22 | Total debts to total assets ratio | 0.06 | 0.09 | 0.08 | 0.09 |
| 23 | Debtors turnover ratio | - | - | - | - |
| 24 | Inventory Turnover ratio | 0.05 | 0.17 | 0.03 | 0.17 |
| 25 | Operating margin (%) | 15.71% | 24.40% | 23.98% | 16.28% |
| 26 | Net profit margin (%) | 9.54% | 9.06% | 15.40% | 7.41% |
| 27 | Net Worth | 77,484 | 76,389 | 75,149 | 76,389 |

ASHIANA HOUSING LIMITED



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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 June 30, 2023 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: 8th August, 2023

UDIN: 23529082 BCV0067550



ASHIANA HOUSING LIMITED

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

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30TH JUNE 2023

(Rs. in Lakhs except stated otherwise)

| Sl. No. | Particulars | Consolidated | | | |
|--------------|---|------------------------------|----------------------------|------------------------------|-------------------------|
| | | Quarter ended (Unaudited) | Quarter ended (Audited) | Quarter ended (Unaudited) | Year Ended (Audited) |
| | | 30.06.2023 | 31.03.2023 | 30.06.2022 | 31.03.2023 |
| 1 | Income from Operations | | | | |
| | (a) Net sales/Income from operations | 11,910 | 10,852 | 7,847 | 39,961 |
| | (b) Income from Partnership Firm | 220 | 207 | 154 | 776 |
| | (c) Other income | 799 | 634 | 120 | 1,782 |
| | Total Income | 12,929 | 11,694 | 8,122 | 42,519 |
| 2 | Expenses: | | | | |
| | (a) Project Expenses | 10,614 | 13,480 | 9,144 | 42,384 |
| | (b) Purchases of land/development rights | 3,768 | 5,135 | 2,131 | 13,586 |
| | (c) Change in inventories | (5,393) | (11,187) | (6,711) | (27,936) |
| | (d) Employee benefits expense | 1,335 | 1,349 | 1,133 | 5,176 |
| | (e) Depreciation and amortisation expenses | 221 | 196 | 224 | 841 |
| | (f) Finance Costs | 75 | 64 | 85 | 304 |
| | (g) Other Expenses | 1,018 | 1,510 | 828 | 4,731 |
| | Total Expenses | 11,628 | 10,549 | 6,832 | 39,086 |
| 3 | Profit/ (Loss) before Exceptional items and Tax (1-2) | 1,301 | 1,145 | 1,289 | 3,432 |
| 4 | Exceptional Items | - | - | - | - |
| 5 | Profit/ (Loss) before Tax (3-4) | 1,301 | 1,145 | 1,289 | 3,432 |
| 6 | Tax expenses | 214 | 107 | 263 | 645 |
| 7 | Net profit/ (Loss) for the Period (5-6) | 1,087 | 1,038 | 1,026 | 2,788 |
| 8 | Other comprehensive income/(Expense) (Net of Tax) | 33 | 13 | 3 | 91 |
| 9 | Non controlling interest | - | (1) | - | (1) |
| 10 | Total Comprehensive Income (7+8-9) | 1,120 | 1,051 | 1,029 | 2,878 |
| 11 | Paid-up equity share capital (Face Value of Rs 2/- each) | 2047 | 2047 | 2047 | 2047 |
| 12 | Other Equity (excluding Revaluation Reserves) | - | - | - | 73,923 |
| 13.i | Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised): | | | | |
| | (a) Basic | 1.09 | 1.03 | 1.01 | 2.81 |
| | (b) Diluted | 1.09 | 1.03 | 1.01 | 2.81 |
| 13.ii | Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised): | | | | |
| | (a) Basic | 1.09 | 1.03 | 1.01 | 2.81 |
| | (b) Diluted | 1.09 | 1.03 | 1.01 | 2.81 |



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ASHIANA HOUSING LIMITED

Director

| Sl. No. | Particulars | Consolidated | | | |
|---------|---|------------------------------|----------------------------|------------------------------|-------------------------|
| | | Quarter ended (Unaudited) | Quarter ended (Audited) | Quarter ended (Unaudited) | Year Ended (Audited) |
| | | 30.06.2023 | 31.03.2023 | 30.06.2022 | 31.03.2023 |
| 14 | Security Cover available | 7.45 | 5.47 | 6.29 | 5.47 |
| 15 | Debt-equity ratio | 0.17 | 0.24 | 0.20 | 0.24 |
| 16 | Debt service coverage ratio | 1.91 | 0.82 | 4.08 | 1.39 |
| 17 | Interest service coverage ratio | 3.56 | 1.80 | 4.49 | 2.26 |
| 18 | Current ratio | 1.62 | 1.69 | 1.80 | 1.69 |
| 19 | Long term debt to working capital ratio | 0.15 | 0.20 | 0.19 | 0.20 |
| 20 | Bad debts to accounts receivable ratio | | | | |
| 21 | Current Liability ratio | 0.88 | 0.85 | 0.83 | 0.85 |
| 22 | Total debts to total assets ratio | 0.06 | 0.08 | 0.08 | 0.08 |
| 23 | Debtors turnover ratio | | | | |
| 24 | Inventory Turnover ratio | 0.06 | 0.20 | 0.04 | 0.20 |
| 25 | Operating margin (%) | 14.00% | 22.01% | 20.43% | 14.46% |
| 26 | Net profit margin (%) | 8.41% | 8.87% | 12.63% | 6.56% |
| 27 | Net Worth | 77,090 | 75,970 | 74,633 | 75,970 |

ASHIANA HOUSING LIMITED

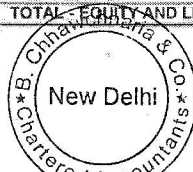


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Director

STATEMENT OF ASSETS & LIABILITIES

| PARTICULARS | (Rs. In Lakhs) | | | |
|--|----------------------------------|--------------------------------|----------------------------------|--------------------------------|
| | Standalone | | Consolidated | |
| | As on 30.06.2023 Unaudited | As on 31.03.2023 Audited | As on 30.06.2023 Unaudited | As on 31.03.2023 Audited |
| A ASSETS | | | | |
| 1 Non-current assets | | | | |
| a Property, plant and equipment | 5,457 | 4,532 | 5,525 | 4,600 |
| b Capital work-in-progress | - | 263 | - | 263 |
| c Investment property | 2,490 | 2,458 | 2,490 | 2,458 |
| d Goodwill | - | - | 0 | 0 |
| e Other Intangible assets | 47 | 56 | 56 | 65 |
| e Intangible Assets under Development | - | - | - | - |
| f Leased Assets | 211 | 234 | 232 | 270 |
| g Financial assets | | | | |
| (i) Investment in subsidiaries | 159 | 46 | - | - |
| (ii) Investments others | 3 | 3 | 4 | 4 |
| (iii) Trade Receivables | - | - | - | - |
| (iv) Other financial assets | 2,688 | 2,178 | 2,815 | 2,300 |
| h Deferred tax Assets (Net) | 1,564 | 1,759 | 1,691 | 1,914 |
| | 12,620 | 11,528 | 12,613 | 11,873 |
| 2 Current assets | | | | |
| a Inventories | 1,58,778 | 1,52,866 | 1,58,804 | 1,52,893 |
| b Financial assets | | | | |
| (i) Investment in subsidiaries / joint ventures | 2,734 | 3,408 | 2,728 | 3,400 |
| (ii) Investments others | 4,684 | 4,576 | 6,869 | 6,718 |
| (iii) Trade receivables | 1,896 | 2,133 | 3,197 | 3,303 |
| (iv) Cash and cash equivalents | 5,273 | 7,185 | 9,963 | 11,540 |
| (v) Other Bank Balance | 5,936 | 4,086 | 5,936 | 4,086 |
| (vi) Loans | 150 | - | 150 | - |
| (vii) Other financial assets | 3,492 | 4,413 | 3,602 | 4,549 |
| c Current tax assets (Net) | 1,154 | 809 | 1,145 | 795 |
| d Other current assets | | | | |
| (i) Trade advance and deposits | 12,761 | 8,959 | 12,828 | 8,796 |
| (ii) EWS/LIG units | 1,593 | 1,786 | 1,593 | 1,786 |
| (iii) Others | 8,763 | 7,953 | 8,763 | 7,953 |
| | 2,07,216 | 1,98,170 | 2,15,578 | 2,05,819 |
| 3 Non Current Assets Held for sale | | 2,317 | | 2,317 |
| TOTAL - ASSETS | 2,19,835 | 2,12,016 | 2,28,391 | 2,20,009 |
| B. EQUITY AND LIABILITIES | | | | |
| 1 Equity | | | | |
| a Equity Share capital | 2,047 | 2,047 | 2,047 | 2,047 |
| b Other Equity | 75,437 | 74,342 | 75,043 | 73,923 |
| c Non Controlling Interest | - | - | - | - |
| | 77,484 | 76,389 | 77,090 | 75,970 |
| 2 Liabilities | | | | |
| A Non-current liabilities | | | | |
| a Financial liabilities | | | | |
| (i) Borrowings | 12,448 | 16,513 | 12,448 | 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 | 36 | 54 | 36 | 54 |
| (iv) Other financial liabilities | 198 | 198 | 3,901 | 3,358 |
| b Provisions | 764 | 766 | 887 | 882 |
| c Deferred tax liabilities (Net) | - | - | - | - |
| d Other non-current liabilities | - | - | 1,198 | 1,198 |
| | 13,446 | 17,531 | 18,470 | 22,004 |
| B Current liabilities | | | | |
| a Financial liabilities | | | | |
| (i) Borrowings | 437 | 1,692 | 437 | 1,692 |
| (ii) Lease Liabilities | 89 | 94 | 113 | 135 |
| (iii) Trade Payable | | | | |
| - Dues of micro enterprises and small enterprises | 564 | 602 | 570 | 608 |
| - Dues of creditors other than micro enterprises and small enterprises | 2,149 | 2,966 | 2,463 | 3,123 |
| (iv) Other financial liabilities | 5,373 | 4,555 | 5,909 | 4,869 |
| b Other Current liabilities | | | | |
| (i) Advance From Customers | 1,19,455 | 1,07,139 | 1,19,471 | 1,07,666 |
| (ii) Other | 700 | 889 | 3,710 | 3,796 |
| c Provisions | 139 | 139 | 139 | 146 |
| d Current Tax Liabilities (Net) | - | - | - | - |
| | 1,28,905 | 1,18,095 | 1,32,831 | 1,22,035 |
| TOTAL - EQUITY AND LIABILITIES | 2,19,835 | 2,12,016 | 2,28,391 | 2,20,009 |


ASHIANA HOUSING LIMITED
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Regd. Office: 5F Everest, 48/C Chowringhee Road, Kolkata, West Bengal - 700 071

Director

CIN: L70109WB1986PLC040864

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 07th August, 2023 and approved by the Board of Directors at their meeting held on 08th August, 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 Manqam Builders
 - 4 Vista Housing
 - 5 Kalrav 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. AHL10,15%2023 with ISIN: INE365D07077 have been fully redeemed on 26th April 2023. Accordingly, the provisions under Regulation 54 (1) and (2) in respect of submission of security cover certificate and disclosure of nature and extent of security created is not applicable for the quarter ended 30th June 2023.
- 7 **Outstanding redeemable preference shares (quantity and value):**
The Company has not issued any preference shares.
- 8 **Capital Redemption Reserve/Debenture Redemption Reserve :**
The requirement for creating Debenture Redemption Reserve is not applicable on the company as per MCA notification number G.S.R. 574 (E) dated 16th August 2019. Further, maintenance of Capital Redemption Reserve is not applicable on the company.
- 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 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.
- 11 Figures for the quarter ended 31st March 2023 are the balancing figures between audited figures in respect of the full financial year ended 31st March 2023 and the published figures upto the third quarter of the financial year ended 31st March 2023, which were subject to Limited Review.
- 12 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 13 The number of investors complaints received during the quarter were 37 (including IEPF Claims) out of which 35 complaints have been disposed off and 2 are pending to be resolved at the end of the quarter ending on 30th June, 2023.

Place : Delhi
Date : 08th August 2023



ASHIANA HOUSING LIMITED


VARUN GUPTA
(WHOLE TIME DIRECTOR)

Director

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

Date: 08th August 2023

The Board of Directors
Ashiana Housing Ltd.
Unit No. 304, 305, Southern Park,
Saket, New Delhi – 110 017

Subject: Certificate under Regulation 33(2) of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015

We, Vishal Gupta, Managing Director and Vikash Dugar, CFO, do hereby certify that the financial results for quarter ended on 30th June, 2023 do not contain any false or misleading statement or figures and do not omit any material fact which may make the statements or figures contained therein misleading.

Thanking you


For Ashiana Housing Ltd.

For ASHIANA HOUSING LIMITED

 VISHAL GUPTA
Managing Director

Vishal Gupta
(Managing Director)

For ASHIANA HOUSING LTD.

 Vikash Dugar
(CFO)
Vikash Dugar
(CFO)

Place: New Delhi

Date : 08.08.2023

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
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Date: 08th August 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**

| | |
|---|---|
| <p>To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716</p> | <p>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</p> |
|---|---|

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 Q1FY24 |
| Amount Raised | Not Applicable for Q1FY24 |
| Report filed for Quarter ended | 30 th June 2023 |
| Monitoring Agency | Not Applicable for Q1FY24 |
| Monitoring Agency Name. if applicable | Not Applicable for Q1FY24 |

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 Q1FY24 | |
|--|-------------------------|---------------------|-----------------------------|----------------|--|-----------------|
| 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: 08th August 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 |
|--|--|

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. |

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| | | | | | | | | | |
|-------------------------|--------------|-------------------|---------------------------------------|----------------------------|------------------|------------------|----|------|------|
| 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 Q1FY24 |
| Date(s) of Raising Funds | Not Applicable for Q1FY24 |
| Amount Raised | Not Applicable for Q1FY24 |
| Report filed for Quarter ended | 30 th June 2023 |
| Is there a deviation/variation in use of funds raised? | Not Applicable for Q1FY24 |
| Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document | Not Applicable for Q1FY24 |
| If yes, details of the approval so required | Not Applicable for Q1FY24 |
| Date of approval | Not Applicable for Q1FY24 |
| Explanation for the deviation/variation | Not Applicable for Q1FY24 |

| Comments of the Audit Committee, after review | | | | | Not Applicable for Q1FY24 | |
|---|--------------------------------|----------------------------|------------------------------------|-----------------------|--|------------------------|
| Comments of the auditors, if any | | | | | Not Applicable for Q1FY24 | |
| 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</p> | | | | | | |