

**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 2023**

(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)
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
<b>1</b>	<b>Income from Operations</b>					
	(a) Net sales/Income from operations	9,393	11,191	5,152	33,990	15,630
	(b) Income from Partnership Firm	372	288	845	1,062	1,570
	(c) Other income	531	404	282	1,448	993
	<b>Total income</b>	<b>10,295</b>	<b>11,883</b>	<b>6,280</b>	<b>36,500</b>	<b>18,193</b>
<b>2</b>	<b>Expenses:</b>					
	(a) Project Expenses	12,617	8,594	9,555	38,415.41	26,621
	(b) Purchases of land/development rights	5,135	3,805	3,049	13,586.46	33,594
	(c) Change in inventories	(11,187)	(4,012)	(9,711)	(27,936.46)	(49,107)
	(d) Employee benefits expense	955	992	781	3,805.11	2,854
	(e) Depreciation and amortisation expenses	177	197	130	768.03	767
	(f) Finance Costs	63	79	86	295.63	467
	(g) Other Expenses	1,451	1,111	1,512	4,329.61	3,800
	<b>Total Expenses</b>	<b>9,210</b>	<b>10,767</b>	<b>5,401</b>	<b>33,264</b>	<b>18,996</b>
<b>3</b>	<b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>	<b>1,085</b>	<b>1,116</b>	<b>879</b>	<b>3,236</b>	<b>(803)</b>
<b>4</b>	<b>Exceptional Items</b>	-	-	-	-	408
<b>5</b>	<b>Profit/ (Loss) before Tax (3-4)</b>	<b>1,085</b>	<b>1,116</b>	<b>879</b>	<b>3,236</b>	<b>(1,211)</b>
<b>6</b>	<b>Tax expenses</b>	<b>152</b>	<b>282</b>	<b>(53)</b>	<b>530</b>	<b>(618)</b>
<b>7</b>	<b>Net profit/ (Loss) for the Period (5-6)</b>	<b>933</b>	<b>834</b>	<b>932</b>	<b>2,706</b>	<b>(593)</b>
<b>8</b>	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	<b>20</b>	<b>15</b>	<b>(5)</b>	<b>76</b>	<b>(62)</b>
<b>9</b>	<b>Non controlling interest</b>	-	-	-	-	-
<b>10</b>	<b>Total Comprehensive Income (7+8-9)</b>	<b>953</b>	<b>849</b>	<b>926</b>	<b>2,782</b>	<b>(655)</b>
<b>11</b>	<b>Paid-up equity share capital (Face Value of Rs 2/- each)</b>	<b>2047</b>	<b>2047</b>	<b>2047</b>	<b>2047</b>	<b>2047</b>
<b>12</b>	<b>Other Equity (excluding Revaluation Reserves)</b>				74,342	72,072
<b>13.i</b>	<b>Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	0.93	0.83	0.90	2.72	(0.24)
	(b) Diluted	0.93	0.83	0.90	2.72	(0.24)
<b>13.ii</b>	<b>Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	0.93	0.83	0.91	2.72	(0.64)
	(b) Diluted	0.93	0.83	0.91	2.72	(0.64)

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**For ASHIANA HOUSING LIMITED**

**Director**

Sl. No.	Particulars	Standalone				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
14	Security Cover available	5.25	5.46	5.71	5.25	5.71
15	Debt-equity ratio	0.24	0.23	0.22	0.24	0.22
16	Debt service coverage ratio	0.81	2.91	0.40	1.35	0.40
17	Interest service coverage ratio	1.76	3.26	0.52	2.20	0.52
18	Current ratio	1.68	1.74	1.87	1.68	1.87
19	Long term debt to working capital ratio	0.21	0.22	0.20	0.21	0.20
20	Bad debts to accounts receivable ratio	-	-	-	-	-
21	Current Liability ratio	0.87	0.85	0.84	0.87	0.84
22	Total debts to total assets ratio	0.09	0.09	0.10	0.09	0.10
23	Debtors turnover ratio	-	-	-	-	-
24	Inventory Turnover ratio	0.17	0.13	0.11	0.17	0.11
25	Operating margin (%)	24.40%	13.55%	4.82%	16.28%	4.82%
26	Net profit margin (%)	9.06%	7.02%	-3.26%	7.41%	-3.26%
27	Net Worth	76,389	75,437	74,119	76,389	74,119

For ASHIANA HOUSING LIMITED



Director

ASHIANA HOUSING LIMITED		
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH 2023		
Particulars	For FY ended 31.03.2023	For FY ended 31.03.2022
	Rs in Lakhs	Rs in Lakhs
<b>CASH FLOW FROM OPERATING ACTIVITIES :</b>		
Net Profit before tax and exceptional items	3,236	(803)
Adjusted for :		
Depreciation	768	767
Interest Income	(370)	(360)
Income from Investments	(429)	(248)
Irrecoverable Balances Written Off	2	24
Liabilities Written Back	(35)	(88)
Interest Paid	2,754	1,680
Fixed Assets Written Off	2	51
(Profit) / Loss on sale of Fixed Assets	(0)	8
Loss on Sale of Investment Property	42	-
Gain on modification/termination of Right of use Lease Liability	(96)	(7)
Provision for Doubtful Debts	8	-
Provision for Employee Benefits	129	93
Income from Partnership	(1,062)	(1,570)
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>	<b>4,948</b>	<b>(453)</b>
Adjusted for :		
Trade Receivables	(1,004)	145
Other Financial Assets	277	500
Non Financial Assets	(4,603)	(29)
EWS/LIG Units	-	-
Inventories	(28,191)	(50,617)
Other Financial Liabilities	2,119	97
Customer Advances	25,603	42,222
Non Financial Liabilities	390	(49)
Trade Payables	1,232	208
<b>CASH GENERATED FROM OPERATIONS</b>	<b>770</b>	<b>(7,978)</b>
Direct Taxes paid / adjusted	(679)	(264)
<b>Cash flow before extra ordinary items</b>	<b>91</b>	<b>(8,242)</b>
Exceptional Items	-	(408)
<b>Net cash from Operating activities (A)</b>	<b>91</b>	<b>(8,650)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of Fixed Assets	(2,076)	(557)
Sale of Fixed Assets	292	146
Net Purchase/ sale of Investments	3,971	(2,682)
Interest Income	370	360
Other Income from Long Term Investments	429	248
<b>Net Cash from investing activities (B)</b>	<b>2,985</b>	<b>(2,485)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Proceeds from long term and other borrowings	2,105	10,944
Payment of Lease Liabilities	(140)	(238)
Interest on Lease Liabilities	(56)	(125)
Interest and Financial Charges paid	(2,698)	(1,555)
Dividend paid	(512)	(819)
<b>Net Cash used in Financing activities (C)</b>	<b>(1,301)</b>	<b>8,208</b>
<b>Net Increase in Cash and Cash Equivalent (A+ B+ C)</b>	<b>1,776</b>	<b>(2,927)</b>
<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>9,495</b>	<b>12,422</b>
<b>Cash and Cash Equivalents at the end of the year</b>	<b>11,271</b>	<b>9,495</b>

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**AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH 2023**

(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)
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
<b>1</b>	<b>Income from Operations</b>					
	(a) Net sales/Income from operations	10,852	12,765	6,448	39,961	20,385
	(b) Income from Partnership Firm	207	228	1,019	776	1,789
	(c) Other income	634	538	361	1,782	1,185
	<b>Total income</b>	<b>11,694</b>	<b>13,531</b>	<b>7,828</b>	<b>42,519</b>	<b>23,359</b>
<b>2</b>	<b>Expenses:</b>					
	(a) Project Expenses	13,480	9,644	10,622	42,384	30,257
	(b) Purchases of land/development rights	5,135	3,805	3,049	13,586	33,594
	(c) Change in inventories	(11,187)	(4,012)	(9,782)	(27,936)	(49,177)
	(d) Employee benefits expense	1,349	1,320	1,068	5,176	4,137
	(e) Depreciation and amortisation expenses	196	215	147	841	838
	(f) Finance Costs	64	81	94	304	488
	(g) Other Expenses	1,510	1,210	1,862	4,731	4,261
	<b>Total Expenses</b>	<b>10,549</b>	<b>12,263</b>	<b>7,061</b>	<b>39,086</b>	<b>24,397</b>
<b>3</b>	<b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>	<b>1,145</b>	<b>1,269</b>	<b>768</b>	<b>3,432</b>	<b>(1,037)</b>
<b>4</b>	<b>Exceptional Items</b>	-	-	-	-	426
<b>5</b>	<b>Profit/ (Loss) before Tax (3-4)</b>	<b>1,145</b>	<b>1,269</b>	<b>768</b>	<b>3,432</b>	<b>(1,463)</b>
<b>6</b>	<b>Tax expenses</b>	<b>107</b>	<b>364</b>	<b>(137)</b>	<b>645</b>	<b>(759)</b>
<b>7</b>	<b>Net profit/ (Loss) for the Period (5-6)</b>	<b>1,038</b>	<b>905</b>	<b>631</b>	<b>2,788</b>	<b>(704)</b>
<b>8</b>	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	<b>13</b>	<b>24</b>	<b>37</b>	<b>91</b>	<b>50</b>
<b>9</b>	<b>Non controlling interest/ profit from JV</b>	<b>(1)</b>	<b>-</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>
<b>10</b>	<b>Total Comprehensive Income (7+8-9)</b>	<b>1,051</b>	<b>929</b>	<b>668</b>	<b>2,878</b>	<b>(655)</b>
<b>11</b>	<b>Paid-up equity share capital (Face Value of Rs 2/- each)</b>	<b>2047</b>	<b>2047</b>	<b>2047</b>	<b>2047</b>	<b>2047</b>
<b>12</b>	<b>Other Equity (excluding Revaluation Reserves)</b>		-	71,599	73,923	71,599
<b>13.i</b>	<b>Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	1.03	0.91	0.65	2.81	(0.23)
	(b) Diluted	1.03	0.91		2.81	(0.23)
<b>13.ii</b>	<b>Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	1.03	0.91	0.65	2.81	(0.64)
	(b) Diluted	1.03	0.91		2.81	(0.64)

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For ASHIANA HOUSING LIMITED



Director

Sl. No.	Particulars	Consolidated				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
14	Security Cover available	5.47	5.68	5.88	5.47	5.88
15	Debt-equity ratio	0.24	0.23	0.22	0.24	0.22
16	Debt service coverage ratio	0.82	3.18	0.40	1.39	0.40
17	Interest service coverage ratio	1.80	3.56	0.39	2.26	0.39
18	Current ratio	1.69	1.73	1.86	1.69	1.86
19	Long term debt to working capital ratio	0.20	0.21	0.20	0.20	0.20
20	Bad debts to accounts receivable ratio	-	-	-	-	-
21	Current Liability ratio	0.85	0.83	0.80	0.85	0.80
22	Total debts to total assets ratio	0.08	0.08	0.09	0.08	0.09
23	Debtors turnover ratio	-	-	-	-	-
24	Inventory Turnover ratio	0.20	0.16	0.11	0.20	0.11
25	Operating margin (%)	22.01%	13.05%	3.00%	14.46%	2.84%
26	Net profit margin (%)	8.87%	6.69%	-3.00%	6.56%	-3.01%
27	Net Worth	75,970	74,919	73,606	75,970	73,606

FOR ASHIANA HOUSING LIMITED



Director

<b>ASHIANA HOUSING LIMITED</b>		
<b>CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH 2023</b>		
Particulars	For FY ended 31.03.2023	For FY ended 31.03.2022
	Rs in Lakhs	Rs in Lakhs
<b>CASH FLOW FROM OPERATING ACTIVITIES :</b>		
Net Profit before tax and exceptional items	3,432	(1,037)
Adjusted for :		
Depreciation	841	838
Interest Income	(485)	(459)
Income from Investments	(591)	(335)
Irrecoverable Balances Written Off	23	53
Provision for Doubtful Debts	65	229
Liabilities Written Back	(44)	(89)
Interest Paid	2,762	1,701
Investment written off	-	24
Fixed Assets Written Off	2	51
(Profit) / Loss on sale of Fixed Assets	(0)	8
Loss on Sale of Investment Property	42	
Gain on modification/termination of Right of use Lease Liability	(96)	(7)
Provision for Employee Benefits	153	110
Profit/ (loss) from Joint Venture	(1)	(1)
Income from Partnership	(776)	(1,789)
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>	<b>5,327</b>	<b>(703)</b>
Adjusted for :		
Trade Receivables	(909)	(51)
Other Financial Assets	185	468
Non Financial Assets	(5,388)	311
EWS/LIG Units	653	(417)
Inventories	(28,193)	(50,620)
Other Financial Liabilities	2,270	481
Customer Advances	26,106	42,196
Non Financial Liabilities	733	250
Trade Payables	1,038	239
<b>CASH GENERATED FROM OPERATIONS</b>	<b>1,821</b>	<b>(7,847)</b>
Direct Taxes paid / adjusted	(662)	(260)
<b>Cash flow before extra ordinary items</b>	<b>1,159</b>	<b>(8,107)</b>
Exceptional Items	-	(426)
<b>Net cash from Operating activities (A)</b>	<b>1,159</b>	<b>(8,533)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of Fixed Assets	(2,114)	(545)
Sale of Fixed Assets	292	121
Net Purchase/ sale of Investments	3,940	(2,616)
Interest Income	485	459
Other Income from Long Term Investments	591	335
<b>Net Cash from investing activities (B)</b>	<b>3,194</b>	<b>(2,246)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Proceeds from long term and other borrowings	2,039	10,935
Payment of Lease Liabilities	(204)	(295)
Interest on Lease Liabilities	(64)	(140)
Interest and Financial Charges paid	(2,698)	(1,562)
Dividend paid	(512)	(819)
Change in Minority Interest	1	2
<b>Net Cash used in Financing activities (C)</b>	<b>(1,438)</b>	<b>8,122</b>
<b>Net Increase in Cash and Cash Equivalent (A+ B+ C)</b>	<b>2,915</b>	<b>(2,657)</b>
<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>12,711</b>	<b>15,368</b>
<b>Cash and Cash Equivalents at the end of the year</b>	<b>15,626</b>	<b>12,711</b>

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For ASHIANA HOUSING LIMITED



Director

## STATEMENT OF ASSETS &amp; LIABILITIES

PARTICULARS		(Rs. In Lakhs)			
		Standalone		Consolidated	
		As on 31.03.2023	As on 31.03.2022	As on 31.03.2023	As on 31.03.2022
<b>A</b>	<b>ASSETS</b>	Audited		Audited	
<b>1</b>	<b>Non-current assets</b>				
a	Property, plant and equipment	4,532	3,970	4,600	4,021
b	Capital work-in-progress	263	-	263	-
c	Investment property	2,458	3,942	2,458	3,942
d	Goodwill	-	-	0	-
e	Other Intangible assets	56	86	65	86
e	Intangible Assets under Development	-	-	-	-
f	Leased Assets	234	1,137	270	1,234
g	Financial assets				
(i)	Investment in subsidiaries	46	2,050	-	-
(ii)	Investments others	3	3	4	2,328
(iii)	Trade Receivables	-	-	-	-
(iv)	Other financial assets	2,178	2,055	2,300	2,177
h	Deferred tax Assets (Net)	1,759	1,682	1,914	1,889
		<b>11,528</b>	<b>14,925</b>	<b>11,873</b>	<b>15,677</b>
<b>2</b>	<b>Current assets</b>				
a	Inventories	1,52,866	1,24,675	1,52,893	1,24,700
b	Financial assets				
(i)	Investment in subsidiaries / joint ventures	3,406	4,345	3,400	4,339
(ii)	Investments others	4,576	5,118	6,718	7,162
(iii)	Trade receivables	2,133	1,139	3,303	2,482
(iv)	Cash and cash equivalents	7,185	4,581	11,540	7,798
(v)	Other Bank Balance	4,086	4,914	4,086	4,914
(vi)	Loans	-	-	-	-
(vii)	Other financial assets	4,413	4,664	4,549	4,709
c	Current tax assets (Net)	809	738	795	817
d	Other current assets	-	-	-	-
(i)	Trade advance and deposits	8,959	7,332	8,796	7,037
(ii)	EWS/LIG units	1,786	2,439	1,786	2,439
(iii)	Others	7,953	4,324	7,953	4,324
		<b>1,98,170</b>	<b>1,64,267</b>	<b>2,05,819</b>	<b>1,70,719</b>
<b>3</b>	<b>Non Current Assets Held for sale</b>	2,317	-	2,317	-
	<b>TOTAL - ASSETS</b>	<b>2,12,016</b>	<b>1,79,193</b>	<b>2,20,009</b>	<b>1,86,386</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>				
<b>1</b>	<b>Equity</b>				
a	Equity Share capital	2,047	2,047	2,047	2,047
b	Other Equity	74,342	72,072	73,923	71,559
c	Non Controlling Interest	-	-	-	-
		<b>76,389</b>	<b>74,119</b>	<b>75,970</b>	<b>73,606</b>
<b>2</b>	<b>Liabilities</b>				
<b>A</b>	<b>Non-current liabilities</b>				
a	Financial liabilities				
(i)	Borrowings	16,513	15,588	16,513	15,588
(ii)	Trade payables				
-	Dues of micro enterprises and small enterprises	-	-	-	-
-	Dues of creditors other than micro enterprises and small enterprises	-	-	-	-
(iii)	Lease Liabilities	54	911	54	951
(iv)	Other financial liabilities	198	200	3,358	3,142
b	Provisions	766	608	882	694
c	Deferred tax liabilities (Net)	-	-	-	-
d	Other non-current liabilities	-	-	1,198	729
		<b>17,531</b>	<b>17,307</b>	<b>22,004</b>	<b>21,105</b>
<b>B</b>	<b>Current liabilities</b>				
a	Financial liabilities				
(i)	Borrowings	1,692	512	1,692	577
(ii)	Lease Liabilities	94	225	135	289
(iii)	Trade Payable				
-	Dues of micro enterprises and small enterprises	602	141	608	151
-	Dues of creditors other than micro enterprises and small enterprises	2,986	2,250	3,123	2,585
(iv)	Other financial liabilities	4,555	2,435	4,869	2,815
b	Other Current liabilities				
(i)	Advance From Customers	1,07,139	81,537	1,07,666	82,030
(ii)	Other	889	499	3,796	3,063
c	Provisions	139	168	146	176
d	Current Tax Liabilities (Net)	-	-	-	-
		<b>1,18,095</b>	<b>87,766</b>	<b>1,22,035</b>	<b>91,686</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>2,12,016</b>	<b>1,79,193</b>	<b>2,20,009</b>	<b>1,86,386</b>

**Ashiana Housing Limited**

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 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

**For ASHIANA HOUSING LIMITED**


CIN: L70109WB1986PLC040864

Director

## Notes on Accounts:

- 1 The above audited 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 29th May, 2023 and approved by the Board of Directors at their meeting held on 30th May, 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 Board of Directors of the company in their meeting held on 30th May 2023 recommended a final dividend of Re. 0.50/- per equity share i.e. 25% on face value of Rs. 2/- per share for the financial year ended 31st March 2023.
- 4 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:  
**Subsidiaries:**
  - 1 Ashiana Maintenance Services LLP
  - 2 Latest Developers Advisory Ltd
  - 3 Topwell Projects Consultants Ltd.
  - 4 Ashiana Amar Developers**Associates and Joint Ventures:**
  - 1 Ashiana Greenwood Developers
  - 2 Megha Colonizers
  - 3 Ashiana Manglam Builders
  - 4 Vista Housing
  - 5 Kairav Developers Limited
- 5 **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)**  
NCD issued under series No. AHL10.15% 2023 were secured as on 31st March 2023: [as per Regulation 54(2)]
  - i) by way of lien on Fixed Deposits (security replaced), and
  - ii) by way of hypothecation of project receivables from sold units and unsold units of Ashiana Town project at Bhlwadi (Rajasthan), and 'Ashiana Anmol' located at Sohna Road, Gurugram, (Haryana) and charge on escrow account for collecting such receivables.  
Further, the secured NCD under Series No. AHL10.15%2023 with ISIN: INE365D07077 have been fully redeemed on 26th April 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, 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 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 77 (including IEPF Claims) out of which 76 complaints have been disposed off and 1 is pending at the end of the year ending on 31st March, 2023 on account of action to be taken on part of the shareholder.

Place : Delhi  
Date : 30th May 2023

For ASHIANA HOUSING LIMITED  
For ASHIANA HOUSING LIMITED

VARUN GUPTA  
(WHOLE TIME DIRECTOR) Director