

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 2021

(₹ In Lakhs except otherwise stated)

Sl. No.	Particulars	Standalone			
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Audited)	Year ended (Audited)
		30.06.2021	30.06.2020	31.03.2021	31.03.2021
1	Income from Operations				
	(a) Net sales/Income from operations	2,478	2,523	6,625	19,152
	(b) Income from Partnership Firm	169	163	82	1,001
	(c) Other income	216	169	265	1,558
	Total income	2,863	2,855	6,972	21,711
2	Expenses:				
	(a) Project Expenses	4,093	1,535	6,297	16,631
	(b) Purchases of land/development rights	19,171	423	2,995	6,801
	(c) Change in inventories	(21,252)	(307)	(4,302)	(9,798)
	(d) Employee benefits expense	635	536	592	2,260
	(e) Depreciation and amortisation expenses	206	221	181	852
	(f) Finance Costs	146	241	189	890
	(g) Other Expenses	592	504	1,595	3,766
	Total Expenses	3,592	3,152	7,547	21,402
3	Profit/ (Loss) before Exceptional item and tax (1-2)	(728)	(297)	(575)	308
4	Exceptional item	119	-	-	-
5	Profit/(Loss) before tax (3-4)	(847)	(297)	(575)	308
6	Tax expenses	(240)	(57)	5	(55)
7	Profit/(Loss) for the year (5-6)	(606)	(241)	(580)	363
8	Other comprehensive income/(Expense) (Net of Tax)	6	49	21	112
9	Non controlling interest	-	-	-	-
10	Total Comprehensive Income (7+8-9)	(600)	(191)	(559)	475
11	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047
12	Other Equity	-	-	-	73,546
13.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised) (in rupees):				
	(a) Basic	(0.47)	(0.19)	(0.55)	0.46
	(b) Diluted	(0.47)	(0.19)	(0.55)	0.46
13.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised) (in rupees):				
	(a) Basic	(0.59)	(0.19)	(0.55)	0.46
	(b) Diluted	(0.59)	(0.19)	(0.55)	0.46

For Ashiana Housing Ltd.



Director

Ashiana Housing Limited

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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30th JUNE 2021

(₹ In Lakhs except otherwise stated)

Sl. No.	Particulars	Consolidated			
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Audited)	Year ended (Audited)
		30.06.2021	30.06.2020	31.03.2021	31.03.2021
1	Income from Operations				
(a)	Net sales/Income from operations	3,639	3,600	7,619	23,273
(b)	Income from Partnership Firm	155	18	207	925
(c)	Other income	250	201	310	1,733
	Total income	4,043	3,819	8,136	25,931
2	Expenses:				
(a)	Project Expenses	4,093	1,553	6,266	16,631
(b)	Purchases of land/development rights	19,171	423	2,995	6,801
(c)	Change in inventories	(21,252)	(325)	(4,271)	(9,798)
(d)	Employee benefits expense	963	828	920	3,467
(e)	Depreciation and amortisation expenses	224	223	199	889
(f)	Finance Costs	151	242	196	901
(g)	Other Expenses	1,434	1,220	2,456	7,009
	Total Expenses	4,785	4,164	8,761	25,901
3	Profit/ (Loss) before Exceptional item and tax (1-2)	(741)	(345)	(625)	30
4	Exceptional item	119	-	-	-
5	Profit/(Loss) before tax (3-4)	(860)	(345)	(625)	30
6	Tax expenses	(228)	(18)	(61)	(142)
7	Profit/(Loss) for the year (5-6)	(632)	(327)	(564)	172
8	Other comprehensive income/(Expense) (Net of Tax)	19	98	44	236
9	Non controlling interest	0	0	(0)	0
10	Total Comprehensive Income (7+8-9)	(613)	(229)	(520)	408
11	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047
12	Other Equity	-	-	-	73,032
13.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised) (in rupees):				
(a)	Basic	(0.48)	(0.22)	(0.51)	0.40
(b)	Diluted	(0.48)	(0.22)	(0.51)	0.40
13.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised) (in rupees):				
(a)	Basic	(0.60)	(0.22)	(0.51)	0.40
(b)	Diluted	(0.60)	(0.22)	(0.51)	0.40

For Ashiana Housing Ltd.



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STATEMENT OF ASSETS & LIABILITIES

		(Rs. In Lakhs)	
PARTICULARS	Standalone	Consolidated	
	As on	As on	
	30.06.2021	30.06.2021	
	Unaudited	Unaudited	
A ASSETS			
1 Non-current assets			
a Property, plant and equipment	4,123	4,178	
b Investment property	3,945	3,964	
c Goodwill	-	0	
d Other Intangible assets	79	79	
e Leased Assets	1,267	1,410	
f Financial assets			
(i) Investment in subsidiaries	287	-	
(ii) Investments others	3	4	
(iii) Deposits with Banks	2,152	2,152	
(iv) Other financial assets	550	640	
g Deferred tax Assets (Net)	1,221	1,307	
	13,628	13,734	
2 Current assets			
a Inventories	95,812	95,837	
b Financial assets			
(i) Investment in subsidiaries / joint ventures	3,008	3,001	
(ii) Investments others	1,765	3,844	
(iii) Trade receivables	1,312	2,714	
(iv) Cash and cash equivalents	4,660	8,084	
(v) Other Bank Balance	6,091	6,091	
(vi) Other financial assets	4,984	5,024	
c Current tax assets (Net)	490	577	
d Other current assets			
(i) Trade advance and deposits	8,345	7,987	
(ii) CWS/LIG units	2,269	2,269	
(iii) Others	3,595	3,595	
	1,32,330	1,39,024	
TOTAL - ASSETS	1,45,958	1,52,758	
B EQUITY AND LIABILITIES			
1 Equity			
a Equity Share capital	2,047	2,047	
b Other Equity	72,946	72,418	
c Non Controlling Interest	-	2	
	74,993	74,467	
2 Liabilities			
A Non-current liabilities			
a Financial liabilities			
(i) - Borrowings	15,897	15,897	
(ii) - Lease Liabilities	1,083	1,172	
(iii) - Other financial liabilities	202	2,949	
b Provision	389	547	
c Other non-current liabilities	-	748	
	17,571	21,312	
B Current liabilities			
a Financial liabilities			
(i) - Borrowings	1,157	1,157	
(ii) - Lease Liabilities	192	251	
(iii) - Trade Payable			
- Dues of micro enterprises and small enterprises	161	165	
- Dues of creditors other than micro enterprises and small enterprises	1,994	2,407	
(iv) - Other financial liabilities	2,029	2,330	
b Other Current liabilities			
(i) - Advance From Customers	47,147	47,651	
(ii) - Other	585	2,886	
c Provisions	130	132	
	53,394	56,979	
TOTAL - EQUITY AND LIABILITIES	1,45,958	1,52,758	

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Director

Notes on Accounts:

- 1 The above unaudited financial results are published in accordance with Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee in its meeting held on 10th August 2021 and approved by the Board of Directors at their meeting held on 11th August, 2021. 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
- 5 Kairav Developers Ltd.

Associates and Joint Ventures:

- 1 Ashiana Greenwood Developers
- 2 Megha Colonizers
- 3 Ashiana Manglam Builders
- 4 Vista Housing

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 The Company has uncovered a fraud at one of its locations. The amount involved in the fraud is approx Rs. 2.37 Crs (identified till date). Company is further investigating the matter. The Company has initiated recovery proceedings and is exploring Legal remedies in the case. The Company however has created a provision to the extent of 50% of total amount identified till date, the same has been shown as exceptional items in the statement of Profit and Loss.
- 6 The company has considered the probable effects of COVID-19 in preparation of the interim financials results on matter like assessment of liquidity, going concern assumptions, recoverable values of its financials and non-financials assets, impact on revenues etc. The company has relied on internal and certain external sources of information while finalizing various estimates in relation to its financial results. The company is closely monitoring any material changes in future economic conditions. However, certain expenses may vary in the current quarter as compared to corresponding quarter of previous year due to COVID related situation.
- 7 The Figures for the quarter ended 31st March 2021 are the balancing figures between the audited figures in respect of the full financial year ended 31st March 2021, and the published unaudited year to date figures upto the third quarter of the previous financial year, which were subject to Limited Review.
- 8 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 9 The number of investor's complaint received during the quarter ending on 30th June, 2021 was Nil.

Place : New Delhi
Date : 11th August, 2021

For ASHIANA HOUSING LIMITED



VARUN GUPTA
(WHOLE TIME DIRECTOR)

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