

ASHIANA HOUSING LIMITED

Regd. Off. : 11G, 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 31st DECEMBER 2020

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	9 Months ended (Unaudited)	9 Months ended (Unaudited)	Year ended (Audited)
		31.12.2020	30.09.2020	31.12.2019	31.12.2020	31.12.2019	31.03.2020
1	Income from Operations						
	(a) Net sales/Income from operations	6,347	3,857	11,200	12,527	17,582	25,000
	(b) Income from Partnership Firm	656	100	88	919	141	422
	(c) Other income	906	217	244	1,290	724	1,143
	Total income	7,909	3,975	6,595	14,739	18,447	27,373
2	Expenses:						
	(a) Project Expenses	4,814	3,986	3,455	10,335	9,644	14,148
	(b) Purchases of land/development rights	1,622	1,761	397	3,806	1,907	4,085
	(c) Change in inventories	(1,936)	(3,252)	597	(5,496)	1,620	728
	(d) Employee benefits expense	549	583	601	1,669	1,850	2,478
	(e) Depreciation and amortisation expenses	231	220	238	672	697	905
	(f) Finance Costs	189	270	330	700	1,024	1,349
	(g) Other Expenses	990	677	1,438	2,170	4,007	5,586
	Total Expenses	6,459	4,244	7,055	13,856	20,748	29,279
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	1,450	(269)	(460)	883	(2,302)	(1,907)
4	Exceptional Items						1,739
5	Profit/ (Loss) before Tax (3-4)	1,450	(269)	(460)	883	(2,302)	(3,646)
6	Tax expenses	118	(121)	146	(00)	(349)	(827)
7	Net profit/ (Loss) for the Period (5-6)	1,332	(148)	(606)	943	(1,953)	(2,819)
8	Other comprehensive income/(Expense) (Net of Tax)	16	25	43	90	106	37
9	Non controlling interest						
10	Total Other Comprehensive Income (7+8+9)	1,348	(123)	(563)	1,033	(1,847)	(2,782)
11	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
12	Other Equity						73,378
13.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	1.32	(0.12)	(0.55)	1.01	(1.80)	(2.72)
	(b) Diluted	1.32	(0.12)	(0.55)	1.01	(1.80)	(2.72)
13.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	1.32	(0.12)	(0.55)	1.01	(1.80)	(2.72)
	(b) Diluted	1.32	(0.12)	(0.55)	1.01	(1.80)	(2.72)

For ASHIANA HOUSING LIMITED


ANKUR GUPTA
 Jt. Managing Director

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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 31st DECEMBER 2020

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	9 Months ended (Unaudited)	9 Months ended (Unaudited)	Year ended (Audited)
		31.12.2020	30.09.2020	31.12.2019	31.12.2020	31.12.2019	31.03.2020
1	Income from Operations						
	(a) Net sales/Income from operations	7,033	4,721	7,350	15,654	20,674	29,851
	(b) Income from Partnership Firm	675	25	31	719	148	532
	(c) Other income	963	259	301	1,423	839	1,373
	Total income	8,971	5,005	7,682	17,796	21,661	31,755
2	Expenses:						
	(a) Project Expenses	4,814	3,999	3,455	10,366	9,644	14,148
	(b) Purchases of land/development rights	1,622	1,761	397	3,806	1,907	4,085
	(c) Change in inventories	(1,936)	(3,265)	597	(5,527)	1,620	728
	(d) Employee benefits expense	840	879	879	2,547	2,689	3,633
	(e) Depreciation and amortisation expenses	244	222	242	600	704	915
	(f) Finance Costs	193	270	332	705	1,030	1,356
	(g) Other Expenses	1,791	1,550	2,345	4,553	6,634	9,089
	Total Expenses	7,567	5,416	8,248	17,140	24,228	33,955
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	1,404	(411)	(566)	655	(2,567)	(2,199)
4	Exceptional Items						1,739
5	Profit/ (Loss) before Tax (3-4)	1,404	(411)	(566)	655	(2,567)	(3,938)
6	Tax expenses	118	(182)	145	(81)	(355)	(916)
7	Net profit/ (Loss) for the Period (5-6)	1,286	(229)	(711)	737	(2,212)	(3,024)
8	Other comprehensive income/(Expense) (Net of Tax)	40	55	72	193	181	129
9	Non controlling interest	(0)	0	0	1	0	(0)
10	Total Other Comprehensive Income (7+8-9)	1,326	(174)	(639)	929	(2,032)	(2,895)
11	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
12	Other Equity						72,930
13.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	1.30	(0.17)	(0.62)	0.91	(1.99)	(2.83)
	(b) Diluted	1.30	(0.17)	(0.62)	0.91	(1.99)	(2.83)
13.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	1.30	(0.17)	(0.62)	0.91	(1.99)	(2.83)
	(b) Diluted	1.30	(0.17)	(0.62)	0.91	(1.99)	(2.83)

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STATEMENT OF ASSETS & LIABILITIES

PARTICULARS	(Rs. In Lakhs)	
	Standalone	Consolidated
	As on	As on
	31.12.2020	31.12.2020
	Unaudited	Unaudited
A ASSETS		
1 Non-current assets		
a Property, plant and equipment	4,002	4,059
b Investment property	6,103	6,122
c Goodwill	-	0
d Other Intangible assets	42	43
e Intangible Assets under Development	39	39
f Leased Assets	1,175	1,347
g Financial assets	-	-
(i) Investment in subsidiaries	394	-
(ii) Investments others	3	4
(iii) Deposits with Banks	2,070	2,070
(iv) Other financial assets	550	550
h Deferred tax Assets (Net)	995	1,046
	15,373	15,279
2 Current assets		
a Inventories	67,400	67,457
b Financial assets	-	-
(i) Investment in subsidiaries / joint ventures	3,262	3,268
(ii) Investments others	4,769	7,303
(iii) Trade receivables	870	2,395
(iv) Cash and cash equivalents	4,419	7,272
(v) Other Bank Balance	1,558	1,558
(vi) Other financial assets	5,482	5,601
c Current tax assets (Net)	415	492
d Other current assets	-	-
(i) Trade advance and deposits	8,555	8,164
(ii) EWS/LIG units	1,940	1,940
(iii) Others	3,391	3,391
	102,061	108,840
TOTAL - ASSETS	117,434	124,118
B EQUITY AND LIABILITIES		
1 Equity		
a Equity Share capital	2,047	2,047
b Other Equity	74,105	73,551
c Non Controlling Interest	-	2
	76,152	75,601
2 Liabilities		
A Non-current liabilities		
a Financial liabilities		
(i) - Borrowings	4,974	4,974
(ii) - Other financial liabilities	1,169	3,935
b Provision	346	492
	6,490	9,402
B Current liabilities		
a Financial liabilities		
(i) Borrowings	-	-
(ii) Trade Payable	-	-
- Dues of micro enterprises and small enterprises	43	65
- Dues of creditors other than micro enterprises and small enterprises	2,308	2,850
(iii) - Other financial liabilities	2,673	3,358
b Other Current liabilities	-	-
(i) - Advance From Customers	29,349	30,627
(ii) - Other	288	2,281
c Provisions	132	135
	34,793	39,116
TOTAL - EQUITY AND LIABILITIES	117,434	124,118

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ANKUR GUPTA
 Jt. Managing 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 February 2021 and approved by the Board of Directors at their meeting held on 12th February, 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 Latost 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
 - 5 Ashiana Manglam Developers Retired (w.e.f 31.03.2020)
- 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 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.
- 6 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 7 The number of investor's complaint received during the quarter ending on 31st December, 2020 was Nil.

Place : New Delhi
Date : 12th February, 2021

For ASHIANA HOUSING LIMITED



ANKUR GUPTA
(JOINT MANAGING DIRECTOR)

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