

Extract of the Annual Return as on the financial year ended on 31st March 2024

I. Registration and other details:

Particulars	Details
Corporate Identification No. (CIN)	L70109WB1986PLC040864
Registration Date	25 th June, 1986
Name of the Company	Ashiana Housing Ltd.
Category / Sub-Category of the Company	Non- Government Company
Address of the Registered office and contact details	5F Everest, 46/C, Chowringhee Road Kolkata-700071
Whether listed company	Yes
Name, Address and Contact details of Registrar and Transfer Agent,	Beetal Financial & Computer Services Pvt. Ltd., Beetal House, 3 rd Floor, 99, Madangir Village, Near Dada Harsukhdas Mandir, Behind Local Shopping Centre, New Delhi – 110 062.

II. Principal Business Activities of the Company

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:

Sl. No.	Name and description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Real estate activities with own or leased property	4100	98.78%

III. Particulars of Holding, Subsidiary and Associate Companies -

Sl. No.	Name & Address of the company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable section
1	Latest Developers Advisory Ltd. 5F Everest, 46/C, Chowringhee Road, Kolkata – 700071	U74140WB2010PLC151246	Subsidiary company	100%	2(87)
2	Topwell Projects Consultants Ltd. 5F Everest, 46/C, Chowringhee Road, Kolkata – 700071	U74140WB2010PLC151254	Subsidiary company	100%	2(87)
3	Kairav Developers Ltd. 5F Everest, 46/C, Chowringhee Road, Kolkata – 700071	U70200WB2020PLC235663	Joint Venture	50%	2(6)

Note: There is no holding company of Ashiana Housing Ltd.

IV. Share holding Pattern (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Shareholding

IV. Share holding Pattern (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Shareholding

Category of Shareholders	No. of Shares held at the beginning of the year (i.e. 01.04.2023)				No. of Shares held at the end of the year (i.e. 31.03.2024)				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual /HUF	6,09,20,431	-	6,09,20,431	59.52%	5,97,22,677	-	5,97,22,677	59.41%	(1.97%)
b) Central Govt									
c) State Govt. (s)	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	17,38,285	-	17,38,285	1.70%	17,04,109	-	17,04,109	1.70%	(1.97%)
e) Banks / FI	-	-	-	-	-	-	-	-	-
f) Any Other	-	-	-	-	-	-	-	-	-
Sub-total (A) (1):	6,26,58,716	-	6,26,58,716	61.22%	6,14,26,786	-	6,14,26,786	61.11%	(1.97%)

(2) Foreign						-			-
a) NRIs - Individuals	-	-	-	-	-	-	-	-	-
b) Other – Individuals	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-
d) Banks / FI	-	-	-	-	-	-	-	-	-
e) Any Other....	-	-	-	-	-	-	-	-	-
Sub-total (A) (2):	-	-	-	-	-	-	-	-	-
Total shareholding of Promoter (A) = (A)(1)+(A)(2)	6,26,58,716	-	6,26,58,716	61.22%	6,14,26,786	-	6,14,26,786	61.11%	(1.97%)

i) Alternate Investment Funds	2,38,208	-	2,38,208	0.26	2,46,086	-	2,46,086	0.24	(0.02)
i) Others (specify)	-	-	-	-	-	-	-	-	
Sub-total (B)(1):	1,65,92,447	3500	1,65,95,947	16.24	1,54,43,369	3500	1,54,46,869	15.36	(0.88)
2. Non-Institutions									
a) Bodies Corp.	17,61,787	7,000	17,68,787	1.72	16,58,918	7,000	16,65,918	1.66	(0.06)
i) Indian									
ii) Overseas	175	-	175	-	175	-	175	-	-
b) Individuals									
i) Individual Shareholders holding nominal share capital upto Rs. 1 lakh	1,07,04,415	18,60,806	1,25,65,221	12.27	1,14,27,360	15,54,799	1,29,82,159	12.91	0.64
ii) individual shareholders holding nominal share capital in	34,80,298	-	34,80,298	3.40	33,33,022	-	33,33,022	3.31	0.09

excess of Rs.1 lakh									
c) Others									
i) NRI	13,20,623	8,750	13,29,373	1.29	16,17,949	6,125	16,24,074	1.62	0.33
ii) Clearing members	31,479	-	31,479	0.04	317	-	317	0.00	(0.04)
iii) HUF	5,19,105	-	5,19,105	0.51	5,76,329	-	5,76,329	0.57	0.06
iv) Trusts	500	-	500	0.00	-	-	-	-	-
v) IEPF Authority	34,02,498	-	3,40,24,98	3.32	34,67,458	-	34,67,458	3.45	0.13
vi) Unclaimed or Suspense or Escrow Account	-	-	-	-	1,750	-	1,750	0.00	0.00
Sub-total (B)(2):	2,12,20,880	18,76,556	2,30,97,436	22.56	2,20,83,278	15,67,924	2,36,51,202	23.53	0.97

Total Public shareholding (B) = (B)(1)+(B)(2)	3,78,13,327	18,80,056	3,96,93,383	38.78	3,75,26,647	15,71,424	3,90,98,071	38.89	0.11
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	10,04,72,043	18,80,056	10,23,52,099	100	9,89,53,433	1571,424	10,05,24,857	100	-

(ii) Shareholding of Promoters

Sl. No.	Promoter's Name	Shareholding at the beginning of the year (01 st April 2023)			Shareholding at the end of the Year (31 st March 2024)			% change in share holding during the year
		No. of Shares	% of total Shares of the company	%of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged/ encumbered to total shares	
1	Vishal Gupta	1,40,99,340	13.78	Nil	1,38,22,133	13.75	Nil	(1.96)
2	Ankur Gupta	2,03,04,325	19.84	Nil	1,99,05,123	19.80	Nil	(1.96)
3	Varun Gupta	2,03,06,281	19.84	Nil	1,99,07,040	19.80	Nil	(1.96)
4	Rachna Gupta	62,10,485	6.07	Nil	60,88,381	6.06	Nil	(1.96)
5	OPG Realtors Ltd.	17,38,285	1.70	Nil	17,04,109	1.70	Nil	(1.96)
	TOTAL	6,26,58,716	61.23	Nil	6,14,26,786	61.11	Nil	(1.96)

(iii) Change in Promoters' Shareholding

As per provisions of SEBI (Prohibition of Insider Trading) Regulations, there was change in promoter's shareholding during the FY 2023-24 on account of buy-back of equity shares by the company wherein the promoters and promoter group participated in the same. The details of change in shareholding are mentioned in point table (ii) above.

(iv) Shareholding Pattern of top ten shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Annexure B

Sl. No	Name of the Shareholders	At the beginning of the year (i.e. 01.04.2023)		At the end of the year (i.e. 31.03.2024)		Cumulative Shareholding during the year		Increase / Decrease in Shareholding during the year	Reasons (for increase / decrease (e.g., allotment / transfer / bonus / sweat equity etc)
		No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the company	No. of shares	% of total Shares of the company		
1	INDIA CAPITAL FUND LIMITED	72,80,406	7.2424	75,41,504	7.5021	74,28,023 (on 22 nd December 2023)	7.3892 (on 22 nd December 2023)	Purchased 1,47,617 shares (on 22 nd December 2023)	Transfers
						74,80,400 (on 29 th December 2023)	7.4413 (on 29 th December 2023)		

Annexure B

						74,95,095 (on 05-Jan-24)	7.456 (on 05-Jan-24)	Purchased 14,695 shares (on 05-Jan-24)	
						75,13,454 (on 12-Jan-24)	7.4742 (on 12-Jan-24)	Purchased 18,359 shares (on 12-Jan-24)	
						75,34,876 (on 15-Mar-24)	7.4955 (on 15-Mar-24)	Purchased 21, 422 shares (on 15-Mar-24)	
						75,41,504 (on 22-Mar-24)	7.5021 (on 22-Mar-24)	Purchased 6,628 shares (on 22-Mar-24)	
2	SBI CONTRA FUND	50,27,871	5.0016	67,72,644	6.7373	50,89,075 (on 11-Aug-23)	5.0625 (on 11-Aug-23)	Purchase 61,204 (on 11-Aug-23)	Transfers
						53,61,223 (on 18-Aug-23)	5.3332 (on 18-Aug-23)	Purchase 2,72,148 shares (on 18-Aug-23)	

Annexure B

					58,79,546 (on 25-Aug-23)	5.8488 (On 25-Aug-23)	Purchase 5,18,323 shares (on 25-Aug-23)	
					59,37,909 (on 01-Sep-23)	5.9069 (On 01-Sep-23)	Purchase 87,509 shares (on 01-Sep-23)	
					60,04,580 (on 08-Sep-23)	5.9732 (On 08-Sep-23)	Purchase 66,671shares (on 08-Sep-23)	
					60,37,047 (on 15-Sep-23)	6.0055 (On 15-Sep-23)	Purchase 32,467shares (on 15-Sep-23)	
					60,44,265 (on 13-Oct-23)	6.0127 (On 13-Oct-23)	Purchase 7,218shares (on 13-Oct-23)	
					61,02,036 (on 27-Oct-23)	6.0702 (On 27-Oct-23)	Purchase 57,771shares (on 27-Oct-23)	
					61,03,473 (on 17-Nov-23)	6.0716 (On 17-Nov-23)	Purchase 1,437shares (on 17-Nov-23)	

Annexure B

						61,38,473 (on 01-Dec-23)	6.1064 (On 01-Dec-23)	Purchase 35,000 shares (on 01-Dec-23)	
						61,75,858 (on 08-Dec-23)	6.1436 (On 08-Dec-23)	Purchase 37,385 shares (on 08-Dec-23)	
						65,51,171 (on 15-Dec-23)	6.517 (On 15-Dec-23)	Purchase 3,75,313 shares (on 15-Dec-23)	
						67,60,746 (on 22-Dec-23)	6.7254 (On 22-Dec-23)	Purchase 2,09,575 shares (on 22-Dec-23)	
						67,72,644 (on 01-Mar-24)	6.7373 (On 01-Mar-24)	Purchase 11,898 shares (on 01-Mar-24)	
3.	INVESTOR EDUCATION AND PROTECTION FUND AUTHORITY MINISTRY OF	34,02,498	3.3847	34,67,458	3.4494	33,97,248 (on 14-Apr-23)	3.3795 (on 14-Apr-23)	Sold 5,250 shares (on 14-Apr-23)	Transfers
						33,93,748 (on 12-May-23)	3.376 (on 12-May-23)	Sold 3,500 shares (on 12-May-23)	

Annexure B

CORPORATE AFFAIRS					33,91,998 (on 19- May-23)	3.3743 (on 19-May-23)	Sold 1,750 shares (on 19-May-23)	
					33,90,248 (on 26- May-23)	3.3725 (on 26-May-23)	Sold 1,750 shares (on 26-May-23)	
					33,88,498 (on 09- June-23)	3.3708 (on 09-June-23)	Sold 1,750 shares (on 09-June-23)	
					33,86,748 (on 23- June-23)	3.3691 (on 23-June-23)	Sold 1,750 shares (on 23-June-23)	
					33,82,408 (on 30- June-23)	3.3647 (on 30-June-23)	Sold 4,340 shares (on 30-June-23)	
					34,91,958 (on 07-July- 23)	3.4737 (on 07-July-23)	Purchase 1,09,550 shares (on 07-July-23)	
					34,90,208 (on 14-July- 23)	3.472 (on 14-July-23)	Sold 1,750 shares (on 14-July-23)	
					34,88,458 (on 28-July- 23)	3.4702 (on 28-July-23)	Sold 1,750 shares (on 28-July-23)	
					34,86,708 (on 06- October -23)	3.4685 (on 06-October -23)	Sold 1,750 shares (on 06-October - 23)	

Annexure B

						34,84,958 (on 13-October-23)	3.4668 (on 13-October-23)	Sold 1,750 shares (on 13-October-23)	
						34,81,458 (on 27-October 23)	3.4633 (on 27-October 23)	Sold 3,500 shares (on 27-October 23)	
						34,76,208 (on 03-Nov-23)	3.4581 (on 03-Nov-23)	Sold 5,250 shares (on 03-Nov-23)	
						34,74,458 (on 17-Nov-23)	3.4563 (on 17-Nov-23)	Sold 1,750 shares (on 17-Nov-23)	
						34,72,708 (on 24-Nov-23)	3.4546 (on 24-Nov-23)	Sold 1,750 shares (on 24-Nov-23)	
						34,70,958 (on 01-Dec-23)	3.4528 (on 01-Dec-23)	Sold 1,750 shares (on 01-Dec-23)	
						34,69,208 (on 15-Dec-23)	3.4511 (on 15-Dec-23)	Sold 1,750 shares (on 15-Dec-23)	
						34,67,458 (on 23-Feb-24)	3.4494 (on 23-Feb-24)	Sold 1,750 shares (on 23-Feb-24)	

Annexure B

4.	CELLOUR COMMERCIAL (P) LTD.	10,22,566	1.0172	10,00,000	0.9948	10,02,462 (on 18-Aug-23)	0.9972 (on 18-Aug-23)	Sold 20,104 shares (on 18- Aug-23)	Transfers
						10,00,000 (on 08- September- 2023)	0.9948 (on 08-September-2023)	Sold 2,462 shares (on 08- September-2023)	
5.	SATISH CHANDRA KATYAL	5,53,500	0.5506	5,27,161	0.5244	5,43,500 (on 14-Apr- 23)	0.5407 (on 14-Apr-23)	Sold 10,000 shares (on 14-Apr-23)	Transfers
						5,41,000 (on 28-Apr- 23)	0.5382 (on 28-Apr-23)	Sold 2,500 shares (on 28-Apr-23)	
						5,38,230 (on 07-Jul- 23)	0.5354 (on 07-Jul-23)	Sold 2,770 shares (on 07-Jul-23)	
						5,35,161 (on 14-Jul- 23)	0.5324 (on 14-Jul-23)	Sold 3,069 shares (on 14-Jul-23)	
						5,27,161 (on 18- Aug-23)	0.5244 (on 18-Aug-23)	Sold 8, 000 shares (on 18-Aug-23)	

Annexure B

6.	ALOK LODHA	4,93,698	0.4911	4,81,620	0.4791	4,94,798 (on 19-May-2023)	0.4922 (on 19-May-2023)	Purchased 1,100 Shares (on 19-May-2023)	Transfers
						4,95,853 (on 26-May-23)	0.4933 (on 26-May-23)	Purchased 1,055 Shares (on 26-May-23)	
						4,82,155 (on 14-July-23)	0.4796 (on 14-July-23)	Sold 13,698 shares (on 14-July-23)	
						4,81,620 (on 09-Feb-24)	0.4791 (on 09-Feb-24)	Sold 535 Shares (on 09-Feb-24)	
7.	GURSIMRANBIR SINGH	2,75,000	0.2736	2,75,000	0.2736	2,79,310 (on 11-Aug-23)	0.2779 (on 11-Aug-23)	Purchased 4,310 shares (on 11-Aug-23)	Transfers
						2,75,000 (on 18-Aug-23)	0.2736 (on 18-Aug-23)	Sold 4,310 Shares (on 18-Aug-23)	
8	SHOBHA KATYAL	2,65,000	0.2636	2,51,491	0.2502	2,64,000 (on 28-Apr-23)	0.2626 (on 28-Apr-23)	Sold 1,000 shares (on 28-Apr-23)	Transfers

Annexure B

						2,60,500 (on 19-May-23)	0.2591 (on 19-May-23)	Sold 3,500 shares (on 19-May-23)	
						2,58,500 (on 02-June-23)	0.2572 (on 02-June-23)	Sold 2,000 shares (on 02-June-23)	
						2,56,500 (on 07-July-23)	0.2552 (on 07-July-23)	Sold 2,000 shares (on 07-July-23)	
						2,55,500 (on 14-Jul-23)	0.2542 (on 14-Jul-23)	Sold 1,000 shares (on 14-Jul-23)	
						2,51,491 (on 18-Aug-23)	0.2502 (on 18-Aug-23)	Sold 4,009 shares (on 18-Aug-23)	

Annexure B

9.	RAHUL ASHOK BHANSALI	2,00,000	0.199	1,96,068	0.195	1,96,068 (on 18-Aug-23)	0.195 (on 18-Aug-23)	Sold 3,932 shares (on 18-Aug-23)	Transfers
10.	RAJESH KANNAYA NAINANI	30,985	0.0308	1,71,276	0.1704	31,985 (on 15-Dec-23)	0.0318 (on 15-Dec-23)	Purchased 1,000 shares (on 15-Dec-23)	Transfers
						1,71,276 (on 02-Feb-24)	0.1704 (on 02-Feb-24)	Purchased 1,39,2 91 shares (on 02-Feb-24)	
11	VANGUARD GLOBAL EX-U.S. REAL ESTATE INDEX FUND	39,881	0.0397	1,68,640	0.1678	81,263 (on 29-Sep-23)	0.0808 (on 29-Sep-23)	Purchased 41,382 shares (on 29-Sep-23)	
						1,03,003 (on 06-Oct-23)	0.1025 (on 06-Oct-23)	Purchased 21,740 shares (on 06-Oct-23)	
						1,81,747 (on 13-Oct-23)	0.1808 (on 13-Oct-23)	Purchased 78,744 shares (on 13-Oct-23)	

Annexure B

						1,75,290 (on 22-Dec-23)	0.1744 (on 22-Dec-23)	Sold 6,457 shares (on 22-Dec-23)	
						1,68,640 (on 02-Feb-24)	0.1678 (on 02-Feb-24)	Sold 6,650 shares (on 02-Feb-24)	
12	SEEMA PERIWAL	88,142	0.0877	1,44,007	0.1433	1,38,842 (on 01-Sep-23)	0.1381 (on 01-Sep-23)	Purchased 50,700 shares (on 01-Sep-23)	Transfers
						1,43,128 (on 29-Sep-23)	0.1424 (on 29-Sep-23)	Purchased 4,286 shares (on 29-Sep-23)	
						1,44,007 (on 08-Dec-23)	0.1433 (on 08-Dec-23)	Purchased 879 shares (on 08-Dec-23)	
13	RATIONAL EQUITY TRUST- RATIONAL EQUITY FLAGSHIP FUND I	1, 53,208	0.1524	1,36,426	0.1357	1,69,408 (on 04- Aug-23)	0.1685 (on 04-Aug-23)	Purchased 16,200 shares (on 04-Aug-23)	Transfers
						1,66,396 (on 18- Aug-23)	0.1655 (on 18-Aug-23)	Sold 3,012 shares (on 18-Aug-23)	
						1,70,526 (on 17- Nov-23)	0.1696 (on 17-Nov-23)	Purchased 4,130 shares (on 17-Nov-23)	

Annexure B

						1,36,426 (on 24- Nov-23)	0.1357 (on 24-Nov-23)	Sold 34,100 shares (on 24-Nov-23)	
14	GALLON HOLDINGS PVT LTD	1,35,000	0.1343	1,32,346	0.1317	1,32,346 (on 18- Aug-23)	0.1317 (on 18-Aug-23)	Sold 2,654 Shares (on 18-Aug-23)	Transfers
15	AVINASH PARSRAM WADHWA	1,32,025	0.1313	1,32,025	0.1313	NIL	NIL	NIL	
16	EMERGING MARKETS CORE EQUITY PORTFOLIO (THE PORTFOLIO) OF DF	1,12,468	0.1119	1,24,683	0.124	1,18,176 (on 28-Apr- 23)	0.1176 (on 28-Apr-23)	Purchased 5,708 shares (on 28-Apr-23)	Transfers
						1,16,324 (on 18- Aug-23)	0.1157 (on 18-Aug-23)	Sold 1,852 shares (on 18-Aug-23)	
						1,20,795 (on 25- Aug-23)	0.1202 (on 25-Aug-23)	Purchased 4,471 shares (on 25-Aug-23)	
						1,24,683 (on 22-Dec- 23)	0.124 (on 22-Dec-23)	Purchased 3,888 shares (on 22-Dec-23)	
17	KRISHNAMURTH Y NARAYANAN IYER	1,20,000	0.1194	1,21,716	0.1211	1,85,000 (on 21-Apr- 23)	0.184 (on 21-Apr-23)	Purchased 65,000 shares (on 21-Apr-23)	Transfers

Annexure B

					1,56,500 (on 23-Jun-23)	0.1557 (on 23-Jun-23)	Sold 28,500 Shares (on 23-Jun-23)	
					1,53,434 (on 18-Aug-23)	0.1526 (on 18-Aug-23)	Sold 3,066 shares (on 18-Aug-23)	
					1,50,934 (on 13-Oct-23)	0.1501 (on 13-Oct-23)	Sold 2,500 shares (on 13-Oct-23)	
					1,34,155 (on 20-Oct-23)	0.1335 (on 20-Oct-23)	Sold 16,779 shares (on 20-Oct-23)	
					86,215 (on 27-Oct-23)	0.0858 (on 27-Oct-23)	Sold 47,940 shares (on 27-Oct-23)	
					1,42,716 (on 17-Nov-23)	0.142 (on 17-Nov-23)	Purchased 56,501 shares (on 17-Nov-23)	

Annexure B

						1,28,716 (on 16-Feb-24)	0.128 (on 16-Feb-24)	Sold 14,000 shares (on 16-Feb-24)	
						1,21,716 (on 22-Mar-24)	0.1211 (on 22-Mar-24)	Sold 7,000 shares (on 22-Mar-24)	
18	OM PRAKASH DAMANI	NIL	NIL	1,20,000	0.1194	1,00,000 (on 25-Aug-23)	0.0995 (on 25-Aug-23)	Purchased 1,00,000 shares (on 25-Aug-23)	Transfers
						1,20,000 (on 01-Sept-2023)	0.1194 (on 01-Sept-2023)	Purchased 20,000 shares (on 01-Sept-2023)	
19	SHITAL ASHOK BHANSALI	1,18,554	0.1179	1,16,225	0.1156	1,16,225 (on 18-Aug-23)	0.1156 (on 18-Aug-23)	Sold 2,329 shares (on 18-Aug-23)	Transfers
20	PRIYANK JASWANTRAI SANGHAVI	1,11,964	0.1114	1,11,568	0.111	1,12,964 (04-Aug-23)	0.1124 (04-Aug-23)	Purchased 1,000 shares (04-Aug-23)	Transfers
						1,13,764 (on 11-Aug-23)	0.1132 (on 11-Aug-23)	Purchased 800 shares (on 11-Aug-23)	

Annexure B

						1,11,568 (on 18-Aug-23)	0.111 (on 18-Aug-23)	Sold 2,196 shares (on 18-Aug-23)	
21	ICICI PRUDENTIAL BUSINESS CYCLE FUND	35,68,137	3.5495	NIL	NIL	34,15,484 (on 07-Apr-23)	3.3977 (on 07-Apr-23)	Sold 1,52,653 shares (on 07-Apr-23)	Transfers
						32,83,307 (on 14-Apr-23)	3.2662 (on 14-Apr-23)	Sold 1,32,177 shares (on 14-Apr-23)	
						30,91,247 (on 21-Apr-23)	3.0751 (on 21-Apr-23)	Sold 1,92,060 shares (on 21-Apr-23)	
						30,76,617 (on 28-04-2023)	3.0606 (on 28-04-2023)	Sold 14,630 shares (on 28-04-2023)	
						30,70,633 (on 19-May-23)	3.0546 (on 19-May-23)	Sold 5,984 shares (on 19-May-23)	
						30,43,833 (on 26-May-23)	3.0279 (on 26-May-23)	Sold 26,800 shares (on 26-May-23)	
						28,04,055 (on 02-Jun-23)	2.7894 (on 02-Jun-23)	Sold 2,39,778 shares (on 02-Jun-23)	
						26,79,042 (on 09-Jun-23)	2.6651 (on 09-Jun-23)	Sold 1,25,013 shares (on 09-Jun-23)	

Annexure B

					26,48,545 (on 16-Jun-23)	2.6347 (on 16-Jun-23)	Sold 30, 497 shares (on 16-Jun-23)	
					26,23,254 (on 23-June-23)	2.6096 (on 23-June-23)	Sold 25,291 shares (on 23-June-23)	
					25,94,330 (on 30-June-23)	2.5808 (on 30-June-23)	Sold 28, 924 shares (on 30-June-23)	
					25,20,229 (on 14-July-23)	2.5071 (on 14-July-23)	Sold 74,101 shares (on 14-Jul-23)	
					20,81,376 (on 21-July-23)	2.0705 (on 21-July-23)	Sold 4,38,853 shares(on 21-July-23)	
					20,22,829 (on 28-Jul-23)	2.0123 (on 28-Jul-23)	Sold 58 ,547 shares (on 28-Jul-23)	
					19,37,553 (on 04-Aug-23)	1.9274 (on 04-Aug-23)	Sold 85,276 shares (on 04-Aug-23)	

Annexure B

					18,39,619 (on 11-August -2023)	1.83 (on 11-August -2023)	Sold 97,934 shares (on 11-August -2023)	
					16,55,319 (on 18-Aug-23)	1.6467 (on 18-Aug-23)	Sold 1,84,300 (on 18-Aug-23)	
					12,05,319 (on 25-Aug-23)	1.199 (on 25-Aug-23)	Sold 4,50,000 shares (on 25-Aug-23)	
					11,58,187 (on 01-Sep-23)	1.1521 (on 01-Sep-23)	Sold 47,132 shares (on 01-Sep-23)	
					11,51,340 (on 08-Sep-23)	1.1453 (on 08-Sep-23)	Sold 6,847 shares (on 08-Sep-23)	
					11,29,799 (on 15-Sep-23)	1.1239 (on 15-Sep-23)	Sold 21,541 shares (on 15-Sep-23)	
					11,28,448 (on 22-Sep-23)	1.1226 (on 22-Sep-23)	Sold 1, 351 shares (on 22-Sep-23)	

Annexure B

					10,46,891 (on 29-Sep-23)	1.0414 (on 29-Sep-23)	Sold 81,557 shares (on 29-Sep-23)	
					10,32,011 (on 06-Oct-23)	1.0266 (on 06-Oct-23)	Sold 14,880 shares (on 06-Oct-23)	
					9,30,671 (on 13-Oct-23)	0.9258 (on 13-Oct-23)	Sold 1,01,340 shares (on 13-Oct-23)	
					8,91,167 (on 20-Oct-23)	0.8865 (on 20-Oct-23)	Sold 39,504 shares (on 20-Oct-23)	
					8,88,613 (on 27-Oct-23)	0.884 (on 27-Oct-23)	Sold 2,554 shares (on 27-Oct-23)	
					8,49,535 (on 10-Nov-23)	0.8451 (on 10-Nov-23)	Sold 39,078 shares (on 10-Nov-23)	
					8,39,151 (on 17-Nov-23)	0.8348 (on 17-Nov-23)	Sold 10,384 shares (on 17-Nov-23)	

Annexure B

					8,38,401 (on 01-Dec-23)	0.834 (on 01-Dec-23)	Sold 750 shares (on 01-Dec-23)	
					4,73,552 (on 15-Dec-23)	0.4711 (on 15-Dec-23)	Sold 3,64,849 shares (on 15-Dec-23)	
					2,60,453 (on 22-Dec-23)	0.2591 (on 22-Dec-23)	Sold 2,13,099 shares (on 22-Dec-23)	
					2,11,362 (on 05-Jan-24)	0.2103 (on 05-Jan-24)	Sold 49,091 shares (on 05-Jan-24)	
					2,05,644 (on 12-Jan-24)	0.2046 (on 12-Jan-24)	Sold 5,718 shares (on 12-Jan-24)	
					1,93,726 (on 19-Jan-24)	0.1927 (on 19-Jan-24)	Sold 11,918 shares (on 19-Jan-24)	
					1,68,726 (on 26-Jan-24)	0.1678 (on 26-Jan-24)	Sold 25,000 shares (on 26-Jan-24)	

Annexure B

						0 (on 02-Feb-24)	0 (on 02-Feb-24)	Sold 1,68,726 (on 02-Feb-24)	
22	CUSTODY BANK OF JAPAN, LTD. STB STATE BANK OF INDIA-INDIA EQ	2,00,000	0.199	89,442	0.089	1,96,068 (on 18-Aug-23)	0.195 (on 18-Aug-23)	Sold 3,932 (on 18-Aug-23)	Transfers
						1,38,068 (on 25-Aug-23)	0.1373 (on 25-Aug-23)	Sold 58,000 shares (on 25-Aug-23)	
						89,442 (on 19-Jan-24)	0.089 (on 19-Jan-24)	Sold 48,626 shares (on 19-Jan-24)	
23	P MANIKANDAN	1,58,277	0.1575	NIL	NIL	80,993 (on 14-Jul-23)	0.0806 (on 14-Jul-23)	Sold 77,284 Shares (on 14-Jul-23)	Transfers
						13,342 (on 18-Aug-23)	0.0133 (on 18-Aug-23)	Sold 67,651 shares (on 18-Aug-23)	
						0 (on 27-Oct-23)	0 (on 27-Oct-23)	Sold 13,342 shares (on 27-Oct-23)	

Annexure B

24	PRATIK SHAILESH SHAH .	1,45,000	0.1442	60,000	0.0597	1,40,000 (on 28-Jul-23)	0.1393 (on 28-Jul-23)	Sold 5,000 shares (on 28-Jul-23)	Transfers
						1,37,418 (on 18-Aug-23)	0.1367 (on 18-Aug-23)	Sold 2,582 shares (on 18-Aug-23)	
						1,37,000 (on 25-Aug-23)	0.1363 (on 25-Aug-23)	Sold 418 shares (on 25-Aug-23)	
						1,35,000 (on 08-Dec-23)	0.1343 (on 08-Dec-23)	Sold 2,000 shares (on 08-Dec-23)	
						1,25,000 (on 05-Jan-24)	0.1243 (on 05-Jan-24)	Sold 10,000 shares (on 05-Jan-24)	
						1,05,000 (on 19-Jan-2024)	0.1045 (on 19-Jan-2024)	Sold 20,000 shares (on 19-Jan-2024)	

Annexure B

						85,000 (on 26-Jan-2024)	0.0846 (on 26-Jan-2024)	Sold 20,000 shares (on 26-Jan-2024)	
						60,000 (on 09-Feb-2024)	0.0597 (on 09-Feb-2024)	Sold 25,000 shares (on 09-Feb-2024)	
25	GAURAV SUD	1,25,972	0.1253	80,010	0.0796	80,000 (on 28-Apr-23)	0.0796 (on 28-Apr-23)	Sold 45,972 shares (on 28-Apr-23)	Transfers
						80,900 (on 21-Jul-23)	0.0805 (on 21-Jul-23)	Purchased 900 shares (on 21-Jul-23)	
						80,000 (on 18-Aug-23)	0.0796 (on 18-Aug-23)	Sold 900 shares (on 18-Aug-23)	
						80,010 (on 01-Mar-24)	0.0796 (on 01-Mar-24)	Purchased 10 shares (on 01-Mar-24)	

Annexure B

26	RISHIT S SHAH	1,14,400	0.1138	64,162	0.0638	1,27,951	0.1273	Purchased 13,551	Transfers
						(on 19-May-23)	(on 19-May-23)	shares	
						1,27,987	0.1273	Purchased 36	
						(on 26-May-23)	(on 26-May-23)	shares	
						(on 26-May-23)		(on 26-May-23)	
82,303	0.0819	Sold 45,684							
(on 23-Jun-23)	(on 23-Jun-23)	shares							
(on 23-Jun-23)		(on 23-Jun-23)							
65,600	0.0653	Sold 16,703							
(on 30-Jun-23)	(on 30-Jun-23)	shares							
(on 30-Jun-23)		(on 30-Jun-23)							
64,311	0.064	Sold 1,289							
(on 18-Aug-23)	(on 18-Aug-23)	shares							
(on 18-Aug-23)		(on 18-Aug-23)							

Annexure B

		64,162 (on 25-Aug-23)	0.0638 (on 25-Aug-23)	Sold 149 shares (on 25-Aug-23)	
--	--	--------------------------	--------------------------	-----------------------------------	--

(v) Shareholding of Directors and Key Managerial Personnel:

Sl. No.	Name of the Directors / KMP (Designation)	At the beginning of the year (i.e. 01.04.2023)		At the end of the year (i.e. 31.03.2024)		Cumulative Shareholding during the year		Increase / Decrease in Share holding during the year	Reasons (for increase/decrease e.g. allotment/ transfer/ bonus/ sweat equity etc)
		No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the company	No. of shares	% of total Shares of the company		
1	Vishal Gupta (Managing Director)	1,40,99,340	13.78	1,38,22,133	13.75	1,38,22,133	13.75	2,77,207 (Decrease)	Buy Back of Shares
2	Ankur Gupta (Jt. Managing Director)	2,03,04,325	19.84	1,99,05,123	19.80	1,99,05,123	19.80	3,99,202 (Decrease)	Buy Back of Shares
3	Varun Gupta (Whole Time Director)	2,03,06,281	19.84	1,99,07,040	19.80	1,99,07,040	19.80	3,99,241 (Decrease)	Buy Back of Shares
4	Abhishek Dalmia	NIL	N.A.	NIL	N.A.	NIL	N.A.	N.A.	N.A.
5	Sonal Mattoo	NIL	N.A.	NIL	N.A.	NIL	N.A.	N.A.	N.A.
6	Narayan Anand	NIL	N.A.	NIL	N.A.	NIL	N.A.	N.A.	N.A.
7	Piyul Mukherjee	NIL	N.A.	NIL	N.A.	NIL	N.A.	N.A.	N.A.
8	Vikash Dugar (Chief Financial Officer)	12,750	0.01	22,300	0.0222	22,300	0.02	9,550 (Increase)	Purchase of shares
9	Nitin Sharma (Company Secretary)	NIL	N.A.	NIL	N.A.	NIL	N.A.	N.A.	N.A.
	TOTAL	5,47,22,696	53.45	5,36,56,596	53.37	5,36,56,596	53.37	10,66,100 (Decrease)	Buy Back of shares

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

Particulars	Secured Loans excluding deposits (₹)	Unsecured Loans (₹)	Deposits (₹)	Total Indebtedness (₹)
Indebtedness at the beginning of the financial year				
i) Principal Amount	58,51,36,814	1,25,83,29,268	-	1,84,34,66,082
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	5,27,478	27,02,99,130	-	27,08,26,608
Total (i+ii+iii)	58,56,64,292	1,52,86,28,398	-	2,11,42,92,690
Change in Indebtedness during the financial year				
- Addition	11,80,95,333	7,74,69,410	-	19,55,64,743
- Reduction	50,02,75,233	3,76,11,944	-	53,78,87,177
Net Change	(38,21,79,900)	3,98,57,466	-	(34,23,22,434)
Indebtedness at the end of the financial year				
i) Principal Amount	20,34,18,580	1,29,24,65,763	-	1,49,58,84,343
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	5,27,478	27,60,20,101	-	27,60,85,912
Total (i+ii+iii)	20,34,84,391	1,56,84,85,864	-	1,77,19,70,255

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

(₹)

Sl. no.	Particulars of Remuneration	Name of MD/WTD/ Manager			Total Amount
		Vishal Gupta (Managing Director)	Ankur Gupta (Jt. Managing Director)	Varun Gupta (Whole Time Director)	
1	Gross salary				
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	2,87,40,000	2,87,40,000	2,87,40,000	8,62,20,000
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	33,18,209	49,86,170	23,84,537	1,06,88,916
	(c) Profits in lieu of salary under section 17(3) Income tax Act, 1961	-	-	-	-
2	Stock Option	-	-	-	-
3	Sweat Equity	-	-	-	-
4	Commission – as 1% of profit				
5	Others, please specify	-	-	-	-
	Total (A)	3,20,58,209	3,37,26,170	3,11,24,537	9,69,08,016

B. Remuneration to other directors:

(₹)

Sl. no.	Particulars of Remuneration						Total Amount
		Abhishek Dalmia	Suraj Krishna Moraje	Piyul Mukherjee	Sonal Mattoo	Narayan Anand	
1	Independent Directors						
	-Salary	8,00,000	5,17,779	8,00,000	18,00,000	8,00,000	47,17,779
	- Fee for attending board /committee meetings	2,000	2,000	4,000	6,000	5,000	19,000
	- Commission	-	-	-	-	-	-
	- Others, please specify	-	-	-	-	-	-
	Total (1)	8,02,000	5,19,779	8,04,000	18,06,000	8,05,000	47,36,779
2	Other Non - Executive Directors						
	Fee for attending Board / committee meetings	-	-	-	-	-	-
	- Commission	-	-	-	-	-	-
	- Others,	-	-	-	-	-	-
	Total (2)	-	-	-	-		
	Total (B) = (1+2)	8,02,000	5,19,779	8,04,000	18,06,000	8,05,000	47,36,779

Note: Mr. Suraj Moraje was appointed as Independent Director w.e.f. 08th August 2023. Accordingly, his remuneration was paid on proportionate basis.

C. Remuneration to key Managerial Personnel other than MD/Manager/WTD

(₹)

Sl. No.	Particulars of Remuneration	Key Managerial Personnel		
		Company Secretary	CFO	Total
1	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	92,12,172 - -	18,15,000 - -	1,10,27,172 - -
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission - as of profit - others, specify...	-	-	-
5	Others, please specify	-	-	-
	Total	92,12,172	18,15,000	1,10,27,172

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

There were no penalties / punishments/ compounding of offences for the year under review.

Verification

I am authorized by the Board of Directors of the Company vide resolution no. 06 dated 12th August 2024 to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I also declare that all the information given herein above are true, correct and complete including the attachments to this form and nothing material has been suppressed. It is hereby further certified that the Company Secretary Mr. Nitin Sharma certifying this form has been duly engaged for this purpose.

For and on behalf of the Board

Vishal Gupta **Ankur Gupta**
(Managing Director) (Jt. Managing Director)
DIN: 00097939 DIN: 00059884

Date: 12th August 2024
Place: New Delhi

Certificate by Secretary

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and Rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original records maintained by the Company which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that;

a. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;

b. All the required attachments have been completely and legibly attached to this form;

For **Ashiana Housing Limited**

Nitin Sharma
(Company Secretary and Compliance Officer)
Mem No: ACS 21191