

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	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	3,758	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

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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	296
	(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



Director

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



Director

STATEMENT OF ASSETS & LIABILITIES

PARTICULARS		(Rs. In Lakhs)			
		Standalone		Consolidated	
		As on	As on	As on	As on
		30.06.2023	31.03.2023	30.06.2023	31.03.2023
		Unaudited	Audited	Unaudited	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	12,813	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	3,406	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	2,986	2,483	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

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Notes on Accounts:

- 1 The above unaudited financial results are published in accordance with Regulations 33 and Regulation 52 of the SFBI (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 Manglam Builders
 - 4 Vista Housing
 - 5 Kairav 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) i.r.o 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/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 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

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