

**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  
 Official email : investorrelations@ashianahousing.com  
 Website : www.ashianahousing.com  
 CIN : L70109WB1986PLC040864

**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF-YEAR ENDED ON 30TH SEPTEMBER 2023**
*(Rs. in Lakhs except EPS)*

| Sl. No. | Particulars   | Standalone                   |                              |                              |  |  |                                     |
|---------|---|------------------------------|------------------------------|------------------------------|--|--|-------------------------------------|
|         |   | Quarter ended<br>(Unaudited) | Quarter ended<br>(Unaudited) | Quarter ended<br>(Unaudited) | Year to Date Figures<br>for the half-year<br>ended (Unaudited) | Year to Date Figures<br>for the half-year<br>ended (Unaudited) | Previous Year<br>Ended<br>(Audited) |
|         |   | 30.09.2023                   | 30.06.2023                   | 30.09.2022                   | 30.09.2023   | 30.09.2022   | 31.03.2023                          |
| 1       | <b>Income from Operations</b>   |                              |                              |                              |  |  |                                     |
|         | (a) Net sales/Income from operations  | 32,658                       | 10,179                       | 6,985                        | 42,837   | 13,406   | 33,990                              |
|         | (b) Income from Partnership Firm  | 148                          | 333                          | 269                          | 481  | 403  | 1,062                               |
|         | (c) Other income  | 357                          | 723                          | 393                          | 1,080  | 513  | 1,448                               |
|         | <b>Total income</b>   | <b>33,163</b>                | <b>11,236</b>                | <b>7,647</b>                 | <b>44,399</b>  | <b>14,322</b>  | <b>36,500</b>                       |
| 2       | <b>Expenses:</b>  |                              |                              |                              |  |  |                                     |
|         | (a) Project Expenses  | 10,682                       | 9,446                        | 9,060                        | 20,128   | 17,205   | 38,415                              |
|         | (b) Purchases of land/development rights  | 5,579                        | 3,758                        | 2,516                        | 9,336  | 4,647  | 13,586                              |
|         | (c) Change in inventories   | 10,075                       | (5,393)                      | (6,027)                      | 4,683  | (12,738)   | (27,936)                            |
|         | (d) Employee benefits expense   | 1,273                        | 957                          | 1,041                        | 2,231  | 1,858  | 3,805                               |
|         | (e) Depreciation and amortisation expenses  | 216                          | 202                          | 188                          | 418  | 394  | 768                                 |
|         | (f) Finance Costs   | 61                           | 72                           | 72                           | 133  | 154  | 296                                 |
|         | (g) Other Expenses  | 1,795                        | 934                          | 995                          | 2,730  | 1,768  | 4,330                               |
|         | <b>Total Expenses</b>   | <b>29,681</b>                | <b>9,976</b>                 | <b>7,845</b>                 | <b>39,658</b>  | <b>13,287</b>  | <b>33,264</b>                       |
| 3       | <b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>                                  | <b>3,482</b>                 | <b>1,259</b>                 | <b>(198)</b>                 | <b>4,741</b>   | <b>1,035</b>   | <b>3,236</b>                        |
| 4       | <b>Exceptional Items</b>  | -                            | -                            | -                            | -  | -  | -                                   |
| 5       | <b>Profit/ (Loss) before Tax (3-4)</b>  | <b>3,482</b>                 | <b>1,259</b>                 | <b>(198)</b>                 | <b>4,741</b>   | <b>1,035</b>   | <b>3,236</b>                        |
| 6       | <b>Tax expenses</b>   | <b>839</b>                   | <b>187</b>                   | <b>(109)</b>                 | <b>1,027</b>   | <b>96</b>  | <b>530</b>                          |
| 7       | <b>Net profit/ (Loss) for the Period (5-6)</b>  | <b>2,643</b>                 | <b>1,072</b>                 | <b>(89)</b>                  | <b>3,714</b>   | <b>939</b>   | <b>2,706</b>                        |
| 8       | <b>Other comprehensive income/(Expense)<br/>(Net of Tax)</b>                                  | <b>10</b>                    | <b>23</b>                    | <b>39</b>                    | <b>33</b>  | <b>41</b>  | <b>76</b>                           |
| 9       | <b>Non controlling interest</b>   | -                            | -                            | -                            | -  | -  | -                                   |
| 10      | <b>Total Comprehensive Income (7+8-9)</b>   | <b>2,652</b>                 | <b>1,095</b>                 | <b>(50)</b>                  | <b>3,747</b>   | <b>980</b>   | <b>2,782</b>                        |
| 11      | <b>Paid-up equity share capital<br/>(Face Value of RS 2/- each)</b>                           | <b>2,010</b>                 | <b>2,047</b>                 | <b>2,047</b>                 | <b>2,010</b>   | <b>2,047</b>   | <b>2,047</b>                        |
| 12      | <b>Other Equity (excluding Revaluation Reserves)</b>  |                              |                              |                              |  |  | <b>74,342</b>                       |
| 13.i    | <b>Earnings per share (before extraordinary items)<br/>(of Rs 2/- each) (not annualised):</b> |                              |                              |                              |  |  |                                     |
|         | (a) Basic   | 2.62                         | 1.07                         | (0.05)                       | 3.70   | 0.96   | 2.72                                |
|         | (b) Diluted   | 2.62                         | 1.07                         | (0.05)                       | 3.70   | 0.96   | 2.72                                |
| 13.ii   | <b>Earnings per share (after extraordinary items)<br/>(of RS 2/- each) (not annualised):</b>  |                              |                              |                              |  |  |                                     |
|         | (a) Basic   | 2.62                         | 1.07                         | (0.05)                       | 3.70   | 0.96   | 2.72                                |
|         | (b) Diluted   | 2.62                         | 1.07                         | (0.05)                       | 3.70   | 0.96   | 2.72                                |

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**ASHIANA HOUSING LIMITED**


Director

| Sl. No. | Particulars                             | Standalone                |                           |                           |  |  |                               |
|---------|---|---------------------------|---------------------------|---------------------------|--|--|-------------------------------|
|         |   | Quarter ended (Unaudited) | Quarter ended (Unaudited) | Quarter ended (Unaudited) | Year to Date Figures for the half-year ended (Unaudited) | Year to Date Figures for the half-year ended (Unaudited) | Previous Year Ended (Audited) |
|         |   | 30.09.2023                | 30.06.2023                | 30.09.2022                | 30.09.2023   | 30.09.2022   | 31.03.2023                    |
| 14      | Security Cover available                | 6.06                      | 7.09                      | 5.33                      | 6.06   | 5.33   | 5.25                          |
| 15      | Debt-equity ratio                       | 0.20                      | 0.17                      | 0.23                      | 0.20   | 0.23   | 0.24                          |
| 16      | Debt service coverage ratio             | 1.38                      | 1.87                      | 0.46                      | 1.70   | 2.16   | 1.35                          |
| 17      | Interest service coverage ratio         | 8.32                      | 3.49                      | 0.53                      | 5.83   | 2.32   | 2.20                          |
| 18      | Current ratio                           | 1.60                      | 1.61                      | 1.79                      | 1.60   | 1.79   | 1.68                          |
| 19      | Long term debt to working capital ratio | 0.17                      | 0.16                      | 0.22                      | 0.17   | 0.22   | 0.21                          |
| 20      | Bad debts to accounts receivable ratio  | -                         | -                         | -                         | -  | -  | -                             |
| 21      | Current Liability ratio                 | 0.90                      | 0.91                      | 0.85                      | 0.90   | 0.85   | 0.87                          |
| 22      | Total debts to total assets ratio       | 0.07                      | 0.06                      | 0.09                      | 0.07   | 0.09   | 0.09                          |
| 23      | Debtors turnover ratio                  | -                         | -                         | -                         | -  | -  | -                             |
| 24      | Inventory Turnover ratio                | 0.22                      | 0.05                      | 0.07                      | 0.22   | 0.07   | 0.17                          |
| 25      | Operating margin (%)                    | 11.93%                    | 15.71%                    | 2.68%                     | 12.89%   | 12.71%   | 16.28%                        |
| 26      | Net profit margin (%)                   | 7.97%                     | 9.54%                     | -1.17%                    | 8.37%  | 6.56%  | 7.41%                         |
| 27      | Net Worth                               | 73,265                    | 77,484                    | 74,587                    | 73,265   | 74,587   | 76,389                        |

ASHIANA HOUSING LIMITED



Director

| ASHIANA HOUSING LIMITED   |   |   |
|---|---|---|
| STANDALONE CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023 |   |   |
| Particulars   | For half -year ended<br>30.09.2023<br>(Unaudited) | For half -year ended<br>30.09.2022<br>(Unaudited) |
|   | Rs in Lakhs                                       | Rs in Lakhs                                       |
| <b>CASH FLOW FROM OPERATING ACTIVITIES :</b>                                |   |   |
| <i>Net Profit before tax and exceptional items</i>                          | 4,741   | 1,035   |
| <i>Adjusted for :</i>   |   |   |
| <i>Depreciation</i>   | 418   | 394   |
| <i>Interest Income</i>  | (187)   | (135)   |
| <i>Income from Investments</i>  | (212)   | (106)   |
| <i>Interest Paid</i>  | 989   | 813   |
| <i>Irrecoverable Balances Written Off</i>                                   | 414   | 0   |
| <i>Provision Written Back</i>   | (408)   | -   |
| <i>Liabilities Written Back</i>   | (6)   | (2)   |
| <i>Provision for Employee Benefits</i>                                      | 74  | 65  |
| <i>Profit on sale of Investment Property</i>                                | (424)   | -   |
| <i>Gain on modification/termination of Right of use Lease Liability</i>     | -   | (59)  |
| <i>(Profit) / Loss on sale of Fixed Assets</i>                              | 27  | -   |
| <i>Income from Partnership</i>  | (481)   | (403)   |
| <b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>                      | <b>4,943</b>                                      | <b>1,603</b>                                      |
| <i>Adjusted for :</i>   |   |   |
| <i>Trade Receivables</i>  | (628)   | (321)   |
| <i>Other Financial Assets</i>   | 1,681   | (140)   |
| <i>Loans</i>  | (400)   | -   |
| <i>Non Financial Assets</i>   | (5,273)   | (762)   |
| <i>Inventories</i>  | 3,856   | (12,850)  |
| <i>Trade Payables</i>   | (806)   | (43)  |
| <i>Other Financial Liabilities</i>  | 14  | 661   |
| <i>Customer Advances</i>  | 7,285   | 12,934  |
| <i>Non Financial Liabilities</i>  | (2)   | (85)  |
| <b>CASH GENERATED FROM OPERATIONS</b>                                       | <b>10,672</b>                                     | <b>996</b>  |
| <i>Direct Taxes paid / adjusted</i>   | (974)   | (533)   |
| <b>Cash flow before extra ordinary items</b>                                | <b>9,697</b>                                      | <b>463</b>  |
| <i>Exceptional Items</i>  | -   | -   |
| <b>Net cash from Operating activities (A)</b>                               | <b>9,697</b>                                      | <b>463</b>  |
| <b>CASH FLOW FROM INVESTING ACTIVITIES :</b>                                |   |   |
| <i>Purchase of Fixed Assets</i>   | (1,705)   | (587)   |
| <i>Sale of Fixed Assets</i>   | 2,219   | 705   |
| <i>Net Purchase/ sale of Investments</i>                                    | 1,322   | 1,280   |
| <i>Interest Income</i>  | 187   | 135   |
| <i>Other Income from Long Term Investments</i>                              | 212   | 106   |
| <b>Net Cash from investing activities (B)</b>                               | <b>2,235</b>                                      | <b>1,639</b>                                      |
| <b>CASH FLOW FROM FINANCING ACTIVITIES :</b>                                |   |   |
| <i>Proceeds from long term and other borrowings</i>                         | (3,526)   | 1,349   |
| <i>Payment of Lease Liabilities</i>   | (46)  | (828)   |
| <i>Interest on Lease Liabilities</i>  | (7)   | (46)  |
| <i>Interest Paid</i>  | (982)   | (767)   |
| <i>Tax on Buyback</i>   | (1,273)   | -   |
| <i>Buyback of Shares</i>  | (5,500)   | -   |
| <i>Buyback expenses paid</i>  | (99)  | -   |
| <i>Dividend paid</i>  | -   | (512)   |
| <b>Net Cash used in Financing activities (C)</b>                            | <b>(11,433)</b>                                   | <b>(804)</b>                                      |
| <b>Net Increase in Cash and Cash Equivalent (A+ B+ C)</b>                   | <b>500</b>  | <b>1,297</b>                                      |
| <b>Cash and Cash Equivalents at the beginning of the year</b>               | <b>11,271</b>                                     | <b>9,495</b>                                      |
| <b>Cash and Cash Equivalents at the end of the year</b>                     | <b>11,770</b>                                     | <b>10,792</b>                                     |

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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF-YEAR ENDED ON 30TH SEPTEMBER 2023

(Rs. in Lakhs except EPS)

| Sl. No. | Particulars   | Consolidated                 |                              |                              |   |   |                                  |
|---------|---|------------------------------|------------------------------|------------------------------|---|---|----------------------------------|
|         |   | Quarter ended<br>(Unaudited) | Quarter ended<br>(Unaudited) | Quarter ended<br>(Unaudited) | Year to Date<br>Figures for the<br>half-year ended<br>(Unaudited) | Year to Date<br>Figures for the<br>half-year ended<br>(Unaudited) | Previous Year Ended<br>(Audited) |
|         |   | 30.09.2023                   | 30.06.2023                   | 30.09.2022                   | 30.09.2023  | 30.09.2022  | 31.03.2023                       |
| 1       | <b>Income from Operations</b>   |                              |                              |                              |   |   |                                  |
|         | (a) Net sales/Income from operations  | 34,415                       | 11,910                       | 8,496                        | 46,325  | 16,343  | 39,961                           |
|         | (b) Income from Partnership Firm  | 194                          | 220                          | 186                          | 414   | 340   | 776                              |
|         | (c) Other income  | 493                          | 799                          | 490                          | 1,292   | 610   | 1,782                            |
|         | <b>Total income</b>   | <b>35,102</b>                | <b>12,929</b>                | <b>9,172</b>                 | <b>48,031</b>   | <b>17,293</b>   | <b>42,519</b>                    |
| 2       | <b>Expenses:</b>  |                              |                              |                              |   |   |                                  |
|         | (a) Project Expenses  | 11,921                       | 10,614                       | 10,117                       | 22,535  | 19,260  | 42,394                           |
|         | (b) Purchases of land/development rights  | 5,579                        | 3,758                        | 2,516                        | 9,336   | 4,647   | 13,586                           |
|         | (c) Change in inventories   | 10,075                       | (5,393)                      | (6,027)                      | 4,683   | (12,738)  | (27,936)                         |
|         | (d) Employee benefits expense   | 1,678                        | 1,335                        | 1,374                        | 3,013   | 2,507   | 5,176                            |
|         | (e) Depreciation and amortisation expenses  | 227                          | 221                          | 206                          | 448   | 430   | 841                              |
|         | (f) Finance Costs   | 61                           | 75                           | 74                           | 136   | 159   | 304                              |
|         | (g) Other Expenses  | 2,023                        | 1,018                        | 1,183                        | 3,042   | 2,010   | 4,731                            |
|         | <b>Total Expenses</b>   | <b>31,564</b>                | <b>11,628</b>                | <b>9,443</b>                 | <b>43,193</b>   | <b>16,275</b>   | <b>39,086</b>                    |
| 3       | <b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>                                  | <b>3,538</b>                 | <b>1,301</b>                 | <b>(271)</b>                 | <b>4,839</b>  | <b>1,018</b>  | <b>3,432</b>                     |
| 4       | <b>Exceptional Items</b>  | -                            | -                            | -                            | -   | -   | -                                |
| 5       | <b>Profit/ (Loss) before Tax (3-4)</b>  | <b>3,538</b>                 | <b>1,301</b>                 | <b>(271)</b>                 | <b>4,839</b>  | <b>1,018</b>  | <b>3,432</b>                     |
| 6       | <b>Tax expenses</b>   | <b>803</b>                   | <b>214</b>                   | <b>(90)</b>                  | <b>1,017</b>  | <b>173</b>  | <b>645</b>                       |
| 7       | <b>Net profit/ (Loss) for the Period (5-6)</b>  | <b>2,735</b>                 | <b>1,087</b>                 | <b>(181)</b>                 | <b>3,822</b>  | <b>845</b>  | <b>2,788</b>                     |
| 8       | <b>Other comprehensive income/(Expense)<br/>(Net of Tax)</b>                                  | <b>17</b>                    | <b>33</b>                    | <b>50</b>                    | <b>50</b>   | <b>53</b>   | <b>91</b>                        |
| 9       | <b>Non controlling interest</b>   | -                            | -                            | -                            | -   | -   | (1)                              |
| 10      | <b>Total Comprehensive Income (7+8-9)</b>   | <b>2,752</b>                 | <b>1,120</b>                 | <b>(131)</b>                 | <b>3,872</b>  | <b>898</b>  | <b>2,878</b>                     |
| 11      | <b>Paid-up equity share capital<br/>(Face Value of RS 2/- each)</b>                           | <b>2,010</b>                 | <b>2,047</b>                 | <b>2,047</b>                 | <b>2,010</b>  | <b>2,047</b>  | <b>2,047</b>                     |
| 12      | <b>Other Equity (excluding Revaluation Reserves)</b>  |                              |                              |                              |   |   | <b>73,923</b>                    |
| 13.i    | <b>Earnings per share (before extraordinary items)<br/>(of RS 2/- each) (not annualised):</b> |                              |                              |                              |   |   |                                  |
|         | (a) Basic   | 2.72                         | 1.09                         | (0.13)                       | 3.83  | 0.88  | 2.81                             |
|         | (b) Diluted   | 2.72                         | 1.09                         | (0.13)                       | 3.83  | 0.88  | 2.81                             |
| 13.ii   | <b>Earnings per share (after extraordinary items)<br/>(of RS 2/- each) (not annualised):</b>  |                              |                              |                              |   |   |                                  |
|         | (a) Basic   | 2.72                         | 1.09                         | (0.13)                       | 3.83  | 0.88  | 2.81                             |
|         | (b) Diluted   | 2.72                         | 1.09                         | (0.13)                       | 3.83  | 0.88  | 2.81                             |

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Director

| Sl. No. | Particulars                             | Consolidated                 |                              |                              |   |   |                                  |
|---------|---|------------------------------|------------------------------|------------------------------|---|---|----------------------------------|
|         |   | Quarter ended<br>(Unaudited) | Quarter ended<br>(Unaudited) | Quarter ended<br>(Unaudited) | Year to Date<br>Figures for the<br>half-year ended<br>(Unaudited) | Year to Date<br>Figures for the<br>half-year ended<br>(Unaudited) | Previous Year Ended<br>(Audited) |
|         |   | 30.09.2023                   | 30.06.2023                   | 30.09.2022                   | 30.09.2023  | 30.09.2022  | 31.03.2023                       |
| 14      | Security Cover available                | 6.39                         | 7.45                         | 5.52                         | 6.39  | 5.52  | 5.47                             |
| 15      | Debt-equity ratio                       | 0.20                         | 0.17                         | 0.24                         | 0.20  | 0.24  | 0.24                             |
| 16      | Debt service coverage ratio             | 1.40                         | 1.91                         | 0.31                         | 1.73  | 2.13  | 1.39                             |
| 17      | Interest service coverage ratio         | 8.44                         | 3.56                         | 0.36                         | 5.91  | 2.29  | 2.26                             |
| 18      | Current ratio                           | 1.61                         | 1.62                         | 1.77                         | 1.61  | 1.77  | 1.69                             |
| 19      | Long term debt to working capital ratio | 0.16                         | 0.15                         | 0.22                         | 0.16  | 0.22  | 0.20                             |
| 20      | Bad debts to accounts receivable ratio  | -                            | -                            | -                            | -   | -   | -                                |
| 21      | Current Liability ratio                 | 0.87                         | 0.88                         | 0.83                         | 0.87  | 0.83  | 0.85                             |
| 22      | Total debts to total assets ratio       | 0.07                         | 0.06                         | 0.09                         | 0.07  | 0.09  | 0.08                             |
| 23      | Debtors turnover ratio                  | -                            | -                            | -                            | -   | -   | -                                |
| 24      | Inventory Turnover ratio                | 0.24                         | 0.06                         | 0.09                         | 0.24  | 0.09  | 0.20                             |
| 25      | Operating margin (%)                    | 11.43%                       | 14.00%                       | 1.64%                        | 12.12%  | 10.46%  | 14.46%                           |
| 26      | Net profit margin (%)                   | 7.79%                        | 8.41%                        | -1.97%                       | 7.96%   | 4.89%   | 6.56%                            |
| 27      | Net Worth                               | 72,970                       | 77,090                       | 73,990                       | 72,970  | 73,990  | 75,970                           |

ASHIANA HOUSING LIMITED



Director

| ASHIANA HOUSING LIMITED   |   |   |
|---|---|---|
| CONSOLIDATED CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023 |   |   |
| Particulars   | For half -year ended<br>30.09.2023<br>(Unaudited) | For half -year ended<br>30.09.2022<br>(Unaudited) |
|   | Rs in Lakhs                                       | Rs in Lakhs                                       |
| <b>CASH FLOW FROM OPERATING ACTIVITIES :</b>                                  |   |   |
| Net Profit before tax and exceptional items                                   | 4,839   | 1,018   |
| Adjusted for :  |   |   |
| Depreciation  | 448   | 430   |
| Interest Income   | (277)   | (232)   |
| Income from Investments   | (279)   | (109)   |
| Irrecoverable Balances Written Off  | 451   | 4   |
| Provision Written Back  | (426)   | -   |
| Provision for Doubtful Debts  | 105   | 131   |
| Liabilities Written Back  | (6)   | (2)   |
| Interest Paid   | 992   | 818   |
| Investments Written Off   | -   | -   |
| Gain on modification/termination of Right of use Lease Liability              | (2)   | (59)  |
| Profit on Sale of Investment Property   | (424)   | -   |
| (Profit) / Loss on sale of Property, plant & equipment                        | 27  | -   |
| Provision for Employee Benefits   | 82  | 79  |
| Profit/(loss) from Joint Venture  | -   | (0)   |
| Income from Partnership   | (414)   | (340)   |
| <b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>                        | <b>5,114</b>                                      | <b>1,739</b>                                      |
| Adjusted for :  |   |   |
| Trade Receivables   | (439)   | (270)   |
| Other Financial Assets  | 1,705   | (138)   |
| Loans   | (400)   | -   |
| Non Financial Assets  | (5,698)   | (939)   |
| EWS/LIG Units   | 191   | 32  |
| Inventories   | 3,854   | (12,848)  |
| Other Financial Liabilities   | 726   | 765   |
| Customer Advances   | 6,846   | 13,252  |
| Non Financial Liabilities   | 228   | 122   |
| Trade Payables  | (756)   | 24  |
| <b>CASH GENERATED FROM OPERATIONS</b>   | <b>11,373</b>                                     | <b>1,739</b>                                      |
| Direct Taxes paid / adjusted  | (1,013)   | (543)   |
| <b>Cash flow before extra ordinary items</b>                                  | <b>10,360</b>                                     | <b>1,196</b>                                      |
| Exceptional Items   | -   | -   |
| <b>Net cash from Operating activities (A)</b>                                 | <b>10,360</b>                                     | <b>1,196</b>                                      |
| <b>CASH FLOW FROM INVESTING ACTIVITIES :</b>                                  |   |   |
| Purchase of Property, plant & equipment                                       | (1,711)   | (642)   |
| Sale of Property, plant & equipment   | 2,219   | 738   |
| Net Purchase/ sale of Investments   | 867   | 1,278   |
| Interest Income   | 277   | 232   |
| Other Income from Long Term Investments                                       | 279   | 109   |
| <b>Net Cash from investing activities (B)</b>                                 | <b>1,931</b>                                      | <b>1,715</b>                                      |
| <b>CASH FLOW FROM FINANCING ACTIVITIES :</b>                                  |   |   |
| Proceeds from long term and other borrowings                                  | (3,526)   | 1,283   |
| Payment/ Modification of Lease Liabilities                                    | (69)  | (859)   |
| Interest on Lease Liabilities   | (8)   | (50)  |
| Interest Paid   | (984)   | (767)   |
| Tax on Buyback  | (1,273)   | -   |
| Buyback of Shares   | (5,500)   | -   |
| Buyback expenses paid   | (99)  | -   |
| Dividend paid   | -   | (512)   |
| <b>Net Cash used in Financing activities (C)</b>                              | <b>(11,459)</b>                                   | <b>(905)</b>                                      |
| <b>Net Increase in Cash and Cash Equivalent (A+ B+ C)</b>                     | <b>832</b>  | <b>2,006</b>                                      |
| Cash and Cash Equivalents at the beginning of the year                        | 15,826  | 12,711  |
| Cash and Cash Equivalents at the end of the year                              | 16,458  | 14,717  |

**Ashiana Housing Limited**

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CIN: L70109WB1986PLC040864

ASHIANA HOUSING LIMITED



Director

## STATEMENT OF ASSETS &amp; LIABILITIES

|  |                 | (Rs. In Lakhs)  |                 |                 |  |
|--|-----------------|-----------------|-----------------|-----------------|--|
| PARTICULARS  | Standalone      |                 | Consolidated    |                 |  |
|  | As on           | As on           | As on           | As on           |  |
|  | 30.09.2023      | 31.03.2023      | 30.09.2023      | 31.03.2023      |  |
|  | Unaudited       | Audited         | Unaudited       | Audited         |  |
| <b>A ASSETS</b>  |                 |                 |                 |                 |  |
| <b>1 Non-current assets</b>  |                 |                 |                 |                 |  |
| a Property, plant and equipment  | 5,886           | 4,532           | 5,951           | 4,600           |  |
| b Capital work-in-progress   | -               | 263             | -               | 263             |  |
| c Investment property  | 2,571           | 2,458           | 2,571           | 2,458           |  |
| d Goodwill   | -               | -               | 0               | 0               |  |
| e Other Intangible assets  | 41              | 56              | 50              | 65              |  |
| f Leased Assets  | 324             | 234             | 324             | 270             |  |
| g Financial assets   |                 |                 |                 |                 |  |
| (i) Investment in subsidiaries   | 14              | 46              | -               | -               |  |
| (ii) Investments others  | 3               | 3               | 4               | 4               |  |
| (iii) Trade Receivables  | -               | -               | -               | -               |  |
| (iv) Other financial assets  | 2,926           | 2,178           | 3,036           | 2,300           |  |
| h Deferred tax Assets (Net)  | 310             | 1,759           | 472             | 1,914           |  |
|  | <b>12,076</b>   | <b>11,528</b>   | <b>12,406</b>   | <b>11,873</b>   |  |
| <b>2 Current assets</b>  |                 |                 |                 |                 |  |
| a Inventories  | 1,49,010        | 1,52,866        | 1,49,038        | 1,52,893        |  |
| b Financial assets   |                 |                 |                 |                 |  |
| (i) Investment in subsidiaries / joint ventures                        | 2,482           | 3,406           | 6,524           | 3,400           |  |
| (ii) Investments others  | 3,999           | 4,576           | 2,477           | 6,718           |  |
| (iii) Trade receivables  | 2,755           | 2,133           | 3,612           | 3,303           |  |
| (iv) Cash and cash equivalents   | 6,973           | 7,185           | 11,660          | 11,540          |  |
| (v) Other Bank Balance   | 4,798           | 4,086           | 4,798           | 4,086           |  |
| (vi) Loans   | 400             | -               | 400             | -               |  |
| (vii) Other financial assets   | 3,235           | 4,413           | 3,360           | 4,549           |  |
| c Current tax assets (Net)   | 2,196           | 809             | 2,220           | 795             |  |
| d Other current assets   |                 |                 |                 |                 |  |
| (i) Trade advance and deposits   | 12,780          | 8,959           | 12,850          | 8,796           |  |
| (ii) EVS/LIG units   | 1,595           | 1,786           | 1,595           | 1,786           |  |
| (iii) Others   | 9,596           | 7,953           | 9,596           | 7,953           |  |
|  | <b>1,99,819</b> | <b>1,98,170</b> | <b>2,08,131</b> | <b>2,05,819</b> |  |
| <b>3 Non Current Assets Held for sale</b>                              |                 |                 |                 |                 |  |
|  | -               | 2,317           | -               | 2,317           |  |
| <b>TOTAL - ASSETS</b>  | <b>2,11,894</b> | <b>2,12,016</b> | <b>2,20,537</b> | <b>2,20,009</b> |  |
| <b>B EQUITY AND LIABILITIES</b>  |                 |                 |                 |                 |  |
| <b>1 Equity</b>  |                 |                 |                 |                 |  |
| a Equity Share capital   | 2,010           | 2,047           | 2,010           | 2,047           |  |
| b Other Equity   | 71,254          | 74,342          | 70,959          | 73,923          |  |
| c Non Controlling Interest   | -               | -               | -               | -               |  |
|  | <b>73,265</b>   | <b>76,389</b>   | <b>72,970</b>   | <b>75,970</b>   |  |
| <b>2 Liabilities</b>   |                 |                 |                 |                 |  |
| <b>A Non-current liabilities</b>                                       |                 |                 |                 |                 |  |
| a Financial liabilities  |                 |                 |                 |                 |  |
| (i) Borrowings   | 12,297          | 16,513          | 12,297          | 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  | 18              | 54              | 18              | 54              |  |
| (iv) Other financial liabilities                                       | 197             | 198             | 4,014           | 3,358           |  |
| b Provisions   | 843             | 766             | 970             | 882             |  |
| c Deferred tax liabilities (Net)                                       | -               | -               | 1,198           | -               |  |
| d Other non-current liabilities  | -               | -               | -               | 1,198           |  |
|  | <b>13,355</b>   | <b>17,531</b>   | <b>18,496</b>   | <b>22,004</b>   |  |
| <b>B Current liabilities</b>   |                 |                 |                 |                 |  |
| a Financial liabilities  |                 |                 |                 |                 |  |
| (i) Borrowings   | 2,382           | 1,692           | 2,382           | 1,092           |  |
| (ii) Lease Liabilities   | 84              | 94              | 84              | 135             |  |
| (iii) Trade Payable  |                 |                 |                 |                 |  |
| - Dues of micro enterprises and small enterprises                      | 576             | 602             | 583             | 608             |  |
| - Dues of creditors other than micro enterprises and small enterprises | 2,200           | 2,986           | 2,386           | 3,123           |  |
| (iv) Other financial liabilities                                       | 4,570           | 4,555           | 4,939           | 4,869           |  |
| b Other Current liabilities  |                 |                 |                 |                 |  |
| (i) Advance From Customers   | 1,14,424        | 1,07,139        | 1,14,512        | 1,07,666        |  |
| (ii) Other   | 887             | 889             | 4,024           | 3,796           |  |
| c Provisions   | 150             | 139             | 161             | 146             |  |
| d Current Tax Liabilities (Net)  | -               | -               | -               | -               |  |
|  | <b>1,25,274</b> | <b>1,18,095</b> | <b>1,29,071</b> | <b>1,22,035</b> |  |
| <b>TOTAL - EQUITY AND LIABILITIES</b>                                  | <b>2,11,894</b> | <b>2,12,016</b> | <b>2,20,537</b> | <b>2,20,009</b> |  |

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**ASHIANA HOUSING LIMITED**


Director



Notes on Accounts:

- 1 The above unaudited 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 10th November, 2023 and approved by the Board of Directors at their meeting held on 10th November, 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 (2) i.r.o disclosure of nature and extent of security created is not applicable for the quarter ended 30th September 2023.
- 7 **Outstanding redeemable preference shares [quantity and value] :**  
The Company has not issued any preference shares.
- 8 **Capital Redemption Reserve/Debenture Redemption Reserve :**  
The requirement for creating Debenture Redemption Reserve is not applicable on the company as per MCA notification number G.S.R. 574 (E) dated 16th August 2019. Further, Capital Redemption Reserve is created due to Buyback in terms of the provisions of Companies Act, 2013.
- 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 The shareholders of the company had approved the dividend @25% on face value of Rs.2/- each i.e. 50 paise per share aggregating to Rs. 502.62 Lakhs in the Annual General meeting held on 28th September 2023. This dividend was recommended by the Board of Directors in their meeting held on 30th May 2023 and it's payment was completed in the month of October 2023.
- 11 The company had bought back 18,27,242 equity shares with total consideration of Rs. 5,500 Lakhs which was paid to the eligible shareholders on 14th August 2023. Accordingly, EPS has been calculated proportionately.
- 12 The Statutory Auditors have limited reviewed these Financial Results and have expressed unmodified opinion.
- 13 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 14 The number of investors complaints received during the quarter were 64 (including ICPF Claims) out of which 61 complaints have been disposed off and 3 are pending to be resolved at the end of the quarter ending on 30th September, 2023.

Place : Delhi

Date : 10th November 2023

For ASHIANA HOUSING LIMITED  
**ASHIANA HOUSING LIMITED**

VARUN GUPTA  
[WHOLE TIME DIRECTOR] Director