

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

AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31st MARCH 2021

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone				
		Quarter ended [Audited]	Quarter ended (Unaudited)	Quarter ended [Audited]	Year Ended [Audited]	Previous Year ended [Audited]
		31.03.2021	31.12.2020	31.03.2020	31.03.2021	31.03.2020
1	Income from Operations					
	(a) Net sales/ Income from operations	6,625	6,347	8,226	19,152	25,808
	(b) Income from Partnership Firm	82	656	281	1,001	422
	(c) Other income	265	906	419	1,558	1,143
	Total income	6,972	7,909	8,926	21,711	27,373
2	Expenses:					
	(a) Project Expenses	6,297	4,814	4,505	16,631	13,889
	(b) Purchases of land/development rights	2,995	1,622	2,177	6,801	4,343
	(c) Change in inventories	(4,302)	(1,936)	(891)	(9,798)	728
	(d) Employee benefits expense	592	549	628	2,260	2,478
	(e) Depreciation and amortisation expenses	181	231	208	852	905
	(f) Finance Costs	189	189	324	890	1,349
	(g) Other Expenses	1,595	990	1,580	3,766	5,586
	Total Expenses	7,547	6,459	8,531	21,402	29,279
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	(575)	1,450	395	308	(1,907)
4	Exceptional Items	-	-	1,739	-	1,739
5	Profit/ (Loss) before Tax (3-4)	(575)	1,450	(1,344)	308	(3,646)
6	Tax expenses	5	118	(478)	(55)	(827)
7	Net profit/ (Loss) for the Period (5-6)	(580)	1,332	(866)	363	(2,819)
8	Other comprehensive income/(Expense) (Net of Tax)	21	16	(69)	112	37
9	Non controlling interest	-	-	-	-	-
10	Total Other Comprehensive Income (7+8+9)	(559)	1,348	(935)	475	(2,782)
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2047.04	2047.04	2,047	2,047	2,047
12	Other Equity	-	-	-	73,546	73,378
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):					
	(a) Basic	(0.55)	1.32	(0.91)	0.46	(2.72)
	(b) Diluted	(0.55)	1.32	(0.91)	0.46	(2.72)
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):					
	(a) Basic	(0.55)	1.32	(0.91)	0.46	(2.72)
	(b) Diluted	(0.55)	1.32	(0.91)	0.46	(2.72)

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For Ashiana Housing Ltd.


 Director

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AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31st MARCH 2021

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated				
		Quarter ended (Audited)	Quarter ended (Unaudited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2021	31.12.2020	31.03.2020	31.03.2021	31.03.2020
1	Income from Operations					
	(a) Net sales/Income from operations	7,619	7,333	8,941	23,273	29,827
	(b) Income from Partnership Firm	207	675	384	925	532
	(c) Other income	310	963	534	1,733	1,373
	Total income	8,136	8,971	9,859	25,931	31,732
2	Expenses:					
	(a) Project Expenses	6,266	4,814	4,505	16,631	14,148
	(b) Purchases of land/development rights	2,995	1,622	2,177	6,801	4,085
	(c) Change in inventories	(4,271)	(1,936)	(891)	(9,798)	728
	(d) Employee benefits expense	920	840	944	3,467	3,648
	(e) Depreciation and amortisation expenses	199	244	211	889	915
	(f) Finance Costs	196	193	325	901	1,356
	(g) Other Expenses	2,456	1,791	2,220	7,009	9,051
	Total Expenses	8,761	7,567	9,491	25,901	33,931
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	(625)	1,404	368	30	(2,199)
4	Exceptional Items	-	-	1,739	-	1,739
5	Profit/ (Loss) before Tax (3-4)	(625)	1,404	(1,371)	30	(3,938)
6	Tax expenses	(61)	118	(559)	(142)	(915)
7	Net profit/ (Loss) for the Period (5-6)	(564)	1,286	(812)	172	(3,024)
8	Other comprehensive income/(Expense) (Net of Tax)	44	40	(52)	236	129
9	Non controlling interest	(0)	(0)	(1)	0	(0)
10	Total Other Comprehensive Income (7+8+9)	(520)	1,326	(863)	408	(2,895)
11	Paid-up equity share capital (Face Value of RS 2/- each)	2047.04	2047.04	2,047	2,047	2,047
12	Other Equity	-	-	-	73,032	72,930
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):					
	(a) Basic	(0.51)	1.30	(0.84)	0.40	(2.83)
	(b) Diluted	(0.51)	1.30	(0.84)	0.40	(2.83)
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):					
	(a) Basic	(0.51)	1.30	(0.84)	0.40	(2.83)
	(b) Diluted	(0.51)	1.30	(0.84)	0.40	(2.83)

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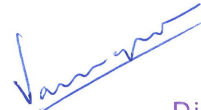
Director

STATEMENT OF ASSETS & LIABILITIES

(RS. In Lakhs)

PARTICULARS	Standalone		Consolidated	
	As on	As on	As on	As on
	31.03.2021	31.03.2020	31.03.2021	31.03.2020
A ASSETS	Audited		Audited	
1 Non-current assets				
a Property, plant and equipment	4,146	5,354	4,201	5,414
b Investment property	3,953	6,123	3,971	6,183
c Goodwill	-	-	0	0
d Other Intangible assets	79	57	79	57
e Intangible Assets under Development	-	33	-	33
f Leased Assets	1,372	1,352	1,530	1,352
g Financial assets				
(i) Investment in subsidiaries	273	182	-	-
(ii) Investments others	3	3	4	4
(iii) Deposits with Banks	2,204	3,216	2,204	3,216
(iv) Other financial assets	550	426	625	470
h Deferred tax Assets (Net)	983	965	1,087	1,025
	13,562	17,712	13,702	17,755
2 Current assets				
a Inventories	74,058	61,961	74,081	61,984
b Financial assets				
(i) Investment in subsidiaries / joint ventures	3,133	3,699	3,127	3,694
(ii) Investments others	3,120	1,143	5,475	2,892
(iii) Trade receivables	1,308	1,768	2,712	3,199
(iv) Cash and cash equivalents	7,179	4,787	10,126	7,465
(v) Other Bank Balance	5,243	1,827	5,243	1,827
(vi) Other financial assets	5,144	5,480	5,202	5,531
c Current tax assets (Net)	473	329	557	380
d Other current assets				
(i) Trade advance and deposits	8,637	7,494	8,265	7,211
(ii) EVS/LIG units	2,022	1,959	2,022	1,959
(iii) Others	3,407	3,352	3,407	3,352
	113,723	93,799	120,217	99,494
TOTAL - ASSETS	127,286	111,511	133,919	117,249
B EQUITY AND LIABILITIES				
1 Equity				
a Equity Share capital	2,047	2,047	2,047	2,047
b Other Equity	73,546	73,378	73,032	72,930
c Non Controlling Interest	-	-	2	2
	75,593	75,425	75,080	74,979
2 Liabilities				
A Non-current liabilities				
a Financial liabilities				
(i) - Borrowings	4,659	10,377	4,659	10,377
(ii) - Other financial liabilities	1,249	1,188	4,064	3,674
b Provision	349	325	401	452
c Other non-current liabilities	-	-	748	583
	6,257	11,890	9,962	15,086
B Current liabilities				
a Financial liabilities				
(i) Borrowings	357	19	431	19
(ii) Trade Payable				
- Dues of micro enterprises and small enterprises	96	126	114	139
- Dues of creditors other than micro enterprises and small enterprises	2,176	1,880	2,471	2,186
(iii) - Other financial liabilities	2,810	4,393	3,094	4,594
b Other Current liabilities				
(i) - Advance From Customers	39,315	17,200	39,815	17,663
(ii) - Other	548	444	2,813	2,447
c Provisions	135	134	137	137
	45,435	24,196	48,876	27,185
TOTAL - EQUITY AND LIABILITIES	127,286	111,511	133,919	117,249

For Ashiana Housing Ltd.



Director

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ASHIANA HOUSING LIMITED
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31st March 2021

Particulars	2020-21	2019-20
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	308	(1,907)
Adjusted for :		
Depreciation	852	905
Interest Income	(250)	(301)
Income from Investments	(195)	(369)
Irrecoverable Balances Written Off	14	18
Liabilities Written Back	(58)	(102)
Interest Paid	1,347	1,696
Provision for Doubtful Debts	-	(5)
Investment Property written off	15	-
Fixed Assets Written Off	43	28
Gain on modification/ termination of Right of use Lease Liability	(26)	-
(Profit) / Loss on sale of Fixed Assets	(699)	3
Provision for Employee Benefits	67	17
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	1,419	(16)
Adjusted for :		
Trade Receivables	446	(708)
Other Financial Assets	212	(29)
Non Financial Assets	(1,261)	1,499
EWS/LIG Units		
Inventories	(9,809)	511
Other Financial Liabilities	(1,626)	759
Customer Advances	22,115	1,999
Non Financial Liabilities	103	255
Trade Payables	323	970
CASH GENERATED FROM OPERATIONS	11,922	5,242
Direct Taxes paid / adjusted	(143)	(109)
Cash flow before extra ordinary items	11,779	5,133
Exceptional Items	-	(1,739)
Net cash from Operating activities (A)	11,779	3,394
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(884)	(523)
Sale of Fixed Assets	2,153	143
Net Purchase/ sale of Investments	(383)	5,436
Interest Income	250	301
Other Income from Long Term Investments	195	369
Net Cash from investing activities (B)	1,331	5,726
CASH FLOW FROM FINANCING ACTIVITIES :		
Net Proceeds from borrowings	(5,379)	(3,902)
Payment of Lease Liabilities	(268)	(127)
Interest on Lease Liabilities	(138)	(154)
Interest and Financial Charges paid	(1,209)	(1,541)
Dividend paid	(307)	(308)
Net Cash used in Financing activities (C)	(7,302)	(6,033)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	5,808	3,087
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	6,614	3,527
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	12,422	6,614

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ASHIANA HOUSING LIMITED
CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31st March 2021

Particulars	2020-21	2019-20
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/(loss) before tax and exceptional items	30	(2,199)
Adjusted for :		
Depreciation	889	915
Interest Income (other than from customers)	(421)	(473)
Income from Investments	(244)	(417)
Irrecoverable Balances Written Off	40	53
Provision for Doubtful Debts	18	29
Liabilities Written Back	(59)	(102)
Interest Paid	1,358	1,703
Investment Property written off	15	-
Fixed Assets Written Off	43	28
Gain on modification/ termination of Right of use Lease Liability	(26)	-
Minority Interest	0	(0)
(Profit) / Loss on sale of Fixed Assets	(699)	3
Provision for Employee Benefits (incl. remeasurement through OCI)	110	51
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	1,056	(410)
Adjusted for :		
Trade Receivables	428	(1,003)
Other Financial Assets	174	(42)
Non Financial Assets	(1,109)	1,330
EWS/LIG Units	(63)	245
Inventories	(9,808)	506
Other Financial Liabilities	(1,375)	968
Customer Advances	22,317	1,890
Non Financial Liabilities	366	285
Trade Payables	319	1,033
CASH GENERATED FROM OPERATIONS	12,304	4,803
Direct Taxes paid / adjusted	(191)	(224)
Cash flow before exceptional items	12,113	4,579
Exceptional Items	-	(1,739)
Net cash from Operating activities (A)	12,113	2,840
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(888)	(602)
Sale of Fixed Assets	2,193	143
Net Purchase/ sale of Investments	(745)	5,955
Interest Income	421	473
Other Income from Long Term Investments	244	417
Net Cash from investing activities (B)	1,224	6,386
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(5,305)	(4,177)
Payment of Lease Liabilities	(291)	(127)
Interest on Lease Liabilities	(144)	(154)
Interest Paid	(1,214)	(1,549)
Dividend paid	(307)	(308)
Change in Minority Interest	(0)	(0)
Net Cash used in Financing activities (C)	(7,261)	(6,315)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	6,076	2,911
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	9,292	6,382
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	15,368	9,292

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For Ashiana Housing Ltd.



Director

Notes on Accounts:

- 1 The above audited 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 their meeting held on 25th June, 2021 and approved by the Board of Directors at their meeting held on 26th June, 2021. These financial results are in accordance with the Indian Accounting Standards (IND AS) as prescribed under Section 133 of the Companies Act 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016.
- 2 Method of accounting for recognition of revenue in respect of Real Estate Projects is:
 In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance obligation at a point in time by transferring a promised good or services (i.e. an asset) to a customer and the customer obtains control of that asset.
 The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon possession or upon issuance of letter for offer of possession ("deemed date of possession"), whichever is earlier, subject to certainty of realisation.
- 3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:
Subsidiaries:
 - 1 Ashiana Maintenance Services LLP
 - 2 Latest Developers Advisory Ltd
 - 3 Topwell Projects Consultants Ltd.
 - 4 Ashiana Amar Developers
 - 5 Kairav Developers Ltd.**Associates and Joint Ventures:**
 - 1 Ashiana Greenwood Developers
 - 2 Megha Colonizers
 - 3 Ashiana Manglam Builders
 - 4 Vista Housing
- 4 **SEGMENT INFORMATION**
A. Basis of Segmentation
 Factors used to identify the entity's reportable segments, including the basis of organisation for management purposes the Company has only one reportable segments namely "development of real estate property". The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.
B. Geographical Information
 The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in development of real estate property in India, it has only one reportable geographical segment.
 Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.
- 5 **Impact of COVID-19**
 The outbreak of COVID-19 pandemic has impacted our company in a limited way. The Company is actively monitoring the impact of the global health pandemic on its financial position, liquidity, operations, industry and workforce. The operations of the Company were impacted in a limited way due to the stoppage of work at its project sites and office following the nationwide lockdown by the Government of India on March 23, 2020. The Company has resumed its operations in a phased manner in line with the directives issued by the Government of India and local authorities from 3rd May, 2020. However, since early March 2021, India has witnessed a second wave of COVID-19 with sudden rise in COVID-19 cases across the country. This has again led to imposing lockdown like restrictions across the country, which is likely to impact the economic activity of the country as a whole and Company's operations in particular, the quantification of which cannot be estimated with certainty at this point of time.
 In assessing the recoverability of assets such as inventories, financial assets and other assets, based on current indicators of future economic conditions, the Company expects to recover the carrying amounts of its assets. The Company has used the principles of prudence in applying judgments, estimates and assumptions based on current assessments.
 The extent to which COVID -19 impacts the operations in the current FY will depend on future developments in the country and our areas of operations.
- 6 Figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published figures upto the third quarter of the current financial year.
- 7 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 8 The number of investors complaints received during the year were 1 and have been disposed off and there is no investor complaint pending at the end of the year ending on 31st March, 2021.

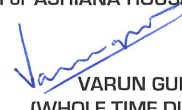
Place : New Delhi
 Date : 26th June, 2021

For Ashiana Housing Ltd.



Director

For ASHIANA HOUSING LIMITED



VARUN GUPTA
 (WHOLE TIME DIRECTOR)

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Additional disclosures as per Clause 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 :

Disclosures have been given on Standalone and Consolidated basis

a. Credit rating

i) CARE has reaffirmed credit rating of the Company of CARE A (IS) (Stable).

ii) ICRA Ltd. has reaffirmed credit rating of ICRA (A) (Stable) for NCD issued by the Company of Rs. 100 Cr NCD issued during FY 2018-19.

iii) ICRA Ltd. has reaffirmed credit rating of ICRA (A) (Stable) for NCD issued by the Company of Rs.18.74 Cr NCD issued to IFC (International Finance Corporation) during FY 2018-19.

b. Asset cover available

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Asset cover available	15.96	7.21	16.35	7.43

c. Debt Equity Ratio

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Debt Equity ratio	0.07	0.16	0.07	0.17

d. Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-

convertible preference shares / non convertible debt securities and whether the same has been paid or not;


The Company has not issued any preference Shares.

The Company doesn't have outstanding principal payable on Non Convertible Debentures.

Previous due dates for payment of interest and principal are given below for outstanding Non Convertible Debentures.

Series No.	Frequency for interest payment	Previous date of payment of interest	Interest (Rs. In Lakhs)	Date of Repayment of Principal	Redemption (Rs. In Lakhs)
AHL10.15% 2023	Monthly	07.12.2020	43.51	07.12.2020	210.00
		07.01.2021	43.28	07.01.2021	390.00
		05.02.2021	39.77	05.02.2021	250.00
		05.03.2021	33.93	05.03.2021	310.00
		07.04.2021	35.09	07.04.2021	570.00
		07.05.2021	29.20	07.05.2021	150.00
		07.06.2021	28.88	07.06.2021	260.00
AHL8%2038	N.A.*	25.11.2020	6.27	25.11.2020	114.21
		08.01.2021	14.96	08.01.2021	125.24
		05.02.2021	9.59	05.02.2021	174.36
		12.04.2021	14.44	12.04.2021	46.13
		28.05.2021	9.90	28.05.2021	176.69

For Ashiana Housing Ltd.



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e. Next due date for the payment of interest non convertible debt securities;

The Company has not issued any preference Shares.

Next due dates for payment of interest and principal are given below for outstanding Non-Convertible Debentures

Series No.	Frequency for interest payment	Next due date for payment of interest	Interest (Rs. In Lakhs)	Next due date for Redemption	Redemption (Rs. In Lakhs)
AHL10.15% 2023		07.07.2021	25.78	07.07.2021 **	
AHL8%2038	N.A *				

* There are no committed dates for payment of interest and redemption of debentures as both are contingent upon Distributable Surplus generated from the project financed through the issue of these NCDs and as approved by the Distribution Committee. We are presently doing distribution on monthly basis, however, it may change in future.

** Arrangement was changed in March 2019, for monthly payment of interest and principal repayment contingent upon the receipts from the mortgaged projects.

Accordingly, the principal and interest amount shown here is on the basis of committed payment of Rs. 20 crores to be paid on 26-04-2022 less Rs. 9.80 Crores which has already been paid till 07-06-2021.

f. Debt Service coverage ratio :

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Debt Service coverage ratio	0.90	(0.06)	0.72	(0.13)

g) Interest Service coverage ratio:

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Interest Service coverage	1.23	(0.12)	1.02	(0.29)

h. Outstanding redeemable preference shares (quantity and value) :

The Company has not issued any preference shares.

i. Capital Redemption Reserve/Debt Redemption Reserve :

At the end of Year 2020-21 the company has NIL balance with Debt Redemption Reserve.

j. Net Worth

(Rs. In Lakhs)

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Net Worth	75,593.08	75,425.34	75,078.57	74,977.34

k. Net Profit after Tax & OCI

(Rs. In Lakhs)

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Net Profit after tax	363.28	(2,818.79)	172.40	(3,023.77)
Other comprehensive income	111.52	36.96	236.16	128.55
Non-Controlling Interest	-	-	(0.27)	0.33
Total comprehensive income	474.80	(2,781.83)	408.29	(2,894.89)

l. Earning Per Share

Particulars	Standalone		Consolidated	
	As at 31st March 2021	As at 31st March 2020	As at 31st March 2021	As at 31st March 2020
Earning Per Share (Rs.)	0.46	(2.72)	0.40	(2.83)

There is no Deviation in use of proceed of issue of Non Convertible Debenture from the object stated in the offer documents

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.

Ashiana Housing Limited

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For Ashiana Housing Ltd.



Director