

ASHIANA HOUSING LIMITED

Regd. Off. : 11G, Everest, 46/C, Chowringhee Road, Kolkata - 700071
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017
 Telephone number : 011-42654265, Fax : 011-42654200
 Official email : investorrelations@ashianahousing.com
 Website : www.ashianahousing.com
 CIN : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON 30th SEPTEMBER 2020

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Half year ended (Unaudited)	Half year ended (Unaudited)	Year ended (Audited)
		30.09.2020	30.06.2020	30.09.2019	30.09.2020	30.09.2019	31.03.2020
1	Income from Operations						
	(a) Net sales/Income from operations	3,657	2,523	6,046	6,180	11,319	25,808
	(b) Income from Partnership Firm	100	163	(0)	263	53	422
	(c) Other income	217	169	234	386	480	1,143
	Total Income	3,975	2,855	6,280	6,830	11,851	27,373
2	Expenses:						
	(a) Project Expenses	3,986	1,535	2,831	5,521	6,189	14,148
	(b) Purchases of land/development rights	1,761	423	664	2,184	1,510	4,085
	(c) Change in inventories	(3,252)	(307)	1,298	(3,560)	1,023	728
	(d) Employee benefits expense	583	536	602	1,120	1,249	2,478
	(e) Depreciation and amortisation expenses	220	221	278	440	459	905
	(f) Finance Costs	270	241	357	511	695	1,349
	(g) Other Expenses	676	504	1,339	1,180	2,569	5,586
	Total Expenses	4,244	3,152	7,369	7,396	13,693	29,279
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	(269)	(297)	(1,089)	(566)	(1,842)	(1,907)
4	Exceptional Items	-	-	-	-	-	1,739
5	Profit/ (Loss) before Tax (3-4)	(269)	(297)	(1,089)	(566)	(1,842)	(3,646)
6	Tax expenses	(121)	(57)	(216)	(178)	(495)	(827)
7	Net profit/ (Loss) for the Period (5-6)	(148)	(241)	(873)	(389)	(1,347)	(2,819)
8	Other comprehensive income/(Expense) (Net of Tax)	25	49	20	74	63	37
9	Non controlling interest	-	-	-	-	-	-
10	Total Other Comprehensive Income (7+8+9)	(123)	(191)	(853)	(314)	(1,284)	(2,782)
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
12	Other Equity	-	-	-	-	-	73,378
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)
	(b) Diluted	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)
	(b) Diluted	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)

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(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Half year ended (Unaudited)	Half year ended (Unaudited)	Year ended (Audited)
		30.09.2020	30.06.2020	30.09.2019	30.09.2020	30.09.2019	31.03.2020
1	Income from Operations						
	(a) Net sales/Income from operations	4,721	3,600	7,226	8,321	13,559	29,851
	(b) Income from Partnership Firm	25	18	43	43	117	532
	(c) Other income	259	201	269	460	538	1,373
	Total income	5,005	3,819	7,538	8,824	14,214	31,755
2	Expenses:						
	(a) Project Expenses	3,999	1,553	2,831	5,552	6,189	14,148
	(b) Purchases of land/development rights	1,761	423	664	2,184	1,510	4,085
	(c) Change in inventories	(3,265)	(325)	1,298	(3,590)	1,023	728
	(d) Employee benefits expense	879	828	880	1,707	1,810	3,633
	(e) Depreciation and amortisation expenses	222	223	279	446	462	915
	(f) Finance Costs	270	242	358	512	698	1,356
	(g) Other Expenses	1,550	1,220	2,401	2,770	4,524	9,089
	Total Expenses	5,416	4,164	8,711	9,580	16,216	33,955
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	(411)	(345)	(1,173)	(755)	(2,002)	(2,199)
4	Exceptional Items	-	-	-	-	-	1,739
5	Profit/ (Loss) before Tax (3-4)	(411)	(345)	(1,173)	(755)	(2,002)	(3,938)
6	Tax expenses	(182)	(18)	(221)	(200)	(500)	(915)
7	Net profit/ (Loss) for the Period (5-6)	(229)	(327)	(952)	(556)	(1,501)	(3,024)
8	Other comprehensive income/(Expense) (Net of Tax)	55	98	46	153	109	129
9	Non controlling interest	-	-	0	-	-	-
10	Total Other Comprehensive Income (7+8+9)	(174)	(229)	(906)	(403)	(1,393)	(2,895)
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
12	Other Equity	-	-	-	-	-	72,930
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)
	(b) Diluted	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)
	(b) Diluted	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)

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Director

ASHIANA HOUSING LIMITED		
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 30th September, 2020		
Particulars	HY 1 2020-21	2019-20
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	(566)	(1,907)
Adjusted for :		
Depreciation	440	905
Interest Income	(146)	(301)
Income from Investments	(55)	(369)
Irrecoverable Balances Written Off	1	18
Liabilities Written Back	(13)	(102)
Interest Paid	720	1,696
Provision for Doubtful Debts	-	(5)
Fixed Assets Written Off	-	28
(Profit) / Loss on sale of Fixed Assets	(2)	3
Provision for Employee Benefits	57	17
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	435	(16)
Adjusted for :		
Trade Receivables	513	(708)
Other Financial Assets	(131)	(29)
Non Financial Assets	(1,404)	1,254
EWS/LIG Units	9	245
Inventories	(3,555)	511
Other Financial Liabilities	(979)	759
Customer Advances	5,584	1,999
Non Financial Liabilities	(200)	255
Trade Payables	(225)	970
CASH GENERATED FROM OPERATIONS	47	5,242
Direct Taxes paid / adjusted	(37)	(109)
Cash flow before extra ordinary items	11	5,133
Exceptional Items	-	(1,739)
Net cash from Operating activities (A)	11	3,394
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(87)	(523)
Sale of Fixed Assets	19	143
Net Purchase/ sale of Investments	1,433	5,436
Interest Income	146	301
Other Income from Long Term Investments	55	369
Net Cash from investing activities (B)	1,565	5,726
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,842)	(3,902)
Payment of Lease Liabilities	(77)	(127)
Interest on Lease Liabilities	(68)	(154)
Interest and Financial Charges paid	(652)	(1,541)
Dividend paid	(307)	(308)
Net Cash used in Financing activities (C)	(4,945)	(6,033)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	(3,370)	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	3,244	6,614

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Director

ASHIANA HOUSING LIMITED
CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30th September, 2020

Particulars	HY 1 2020-21	2019-20
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/(loss) before tax and exceptional items	(755)	(2,199)
Adjusted for :		
Depreciation	446	915
Interest Income (other than from customers)	(210)	(473)
Income from Investments	(69)	(417)
Irrecoverable Balances Written Off	4	53
Provision for Doubtful Debts	-	29
Liabilities Written Back	(14)	(102)
Interest Paid	721	1,703
Fixed Assets Written Off	-	28
Minority Interest	(1)	(0)
(Profit) / Loss on sale of Fixed Assets	(2)	3
Provision for Employee Benefits (incl. remeasurement through OCI)	78	51
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	198	(410)
Adjusted for :		
Trade Receivables	410	(1,003)
Other Financial Assets	(121)	(42)
Non Financial Assets	(1,290)	1,330
EWS/LIG Units	9	245
Inventories	(3,585)	506
Other Financial Liabilities	(746)	968
Customer Advances	5,667	1,890
Non Financial Liabilities	(131)	285
Trade Payables	(71)	1,033
CASH GENERATED FROM OPERATIONS	341	4,803
Direct Taxes paid / adjusted	(45)	(224)
Cash flow before exceptional items	296	4,579
Exceptional Items	-	(1,739)
Net cash from Operating activities (A)	296	2,840
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(91)	(602)
Sale of Fixed Assets	40	143
Net Purchase/ sale of Investments	1,303	5,955
Interest Income	210	473
Other Income from Long Term Investments	69	417
Net Cash from investing activities (B)	1,530	6,386
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,842)	(4,177)
Payment of Lease Liabilities	(77)	(127)
Interest on Lease Liabilities	(68)	(154)
Interest Paid	(653)	(1,549)
Dividend paid	(307)	(308)
Change in Minority Interest	1	(0)
Net Cash used in Financing activities (C)	(4,946)	(6,316)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	(3,120)	2,910
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	9,292	6,382
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	6,172	9,292

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STATEMENT OF ASSETS & LIABILITIES

PARTICULARS	(Rs. In Lakhs)	
	Standalone	Consolidated
	As on	As on
	30.09.2020	30.09.2020
	Unaudited	Unaudited
A ASSETS		
1 Non-current assets		
a Property, plant and equipment	5,117	5,176
b Investment property	6,113	6,152
c Goodwill	-	0
d Other Intangible assets	46	47
e Intangible Assets under Development	36	36
f Leased Assets	1,236	1,236
g Financial assets		
(i) Investment in subsidiaries	407	-
(ii) Investments others	3	4
(iii) Deposits with Banks	2,411	2,411
(iv) Other financial assets	432	432
h Deferred tax Assets (Net)	1,118	1,165
	16,920	16,660
2 Current assets		
a Inventories	65,516	65,569
b Financial assets		
(i) Investment in subsidiaries / joint ventures	2,643	2,642
(ii) Investments others	1,416	3,613
(iii) Trade receivables	1,254	2,785
(iv) Cash and cash equivalents	2,265	5,193
(v) Other Bank Balance	979	979
(vi) Other financial assets	5,605	5,690
c Current tax assets (Net)	366	425
d Other current assets		
(i) Trade advance and deposits	8,825	8,428
(ii) EWS/LIG units	1,950	1,950
(iii) Others	3,425	3,425
	94,243	1,00,699
TOTAL - ASSETS	1,11,163	1,17,358
B EQUITY AND LIABILITIES		
1 Equity		
a Equity Share capital	2,047	2,047
b Other Equity	72,757	72,219
c Non Controlling Interest	-	2
	74,804	74,269
2 Liabilities		
A Non-current liabilities		
a Financial liabilities		
(i) - Borrowings	5,890	5,890
(ii) - Other financial liabilities	1,217	3,784
b Provision	353	487
	7,460	10,161
B Current liabilities		
a Financial liabilities		
(i) Borrowings	664	664
(ii) Trade Payable		
- Dues of micro enterprises and small enterprises	94	121
- Dues of creditors other than micro enterprises and small enterprises	1,673	2,120
(iii) - Other financial liabilities	3,308	3,860
b Other Current liabilities		
(i) - Advance From Customers	22,784	23,913
(ii) - Other	244	2,117
c Provisions	132	134
	28,899	32,929
TOTAL - EQUITY AND LIABILITIES	1,11,163	1,17,358

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Notes on Accounts:

- 1 The above unaudited financial results are published in accordance with Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 12th November, 2020. 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
- 5 Ashiana Manglam Developers Retired (w.e.f 31.03.2020)

4 SEGMENT INFORMATION

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation for management purposes the Company has only one reportable segments namely "development of real estate property". The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in development of real estate property in India, it has only one reportable geographical segment.

Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.

- 5 The company has considered the probable effects of COVID-19 in preparation of the interim financials results on matter like assessment of liquidity, going concern assumptions, recoverable values of its financials and non-financials assets, impact on revenues etc. The company has relied on internal and certain external sources of information while finalizing various estimates in relation to its financial results. The company is closely monitoring any material changes in future economic conditions.
However, certain expenses are lower in the current quarter as compared to corresponding quarter of previous year due to COVID related situation.
- 6 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 7 The number of investor's complaint received during the quarter ending on 30th September, 2020 was Nil.

Place : New Delhi

Date : 12th November, 2020

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 :

Disclosure has been given on Standalone basis

a. Credit rating

- i) 'Brickwork Rating has reaffirmed credit rating of BWR A+ (SO) (Outlook Stable) for NCD issued by the Company during FY 2015-16 and 2016-17. All the NCDs against this credit rating have been redeemed.
- ii) 'CARE has reaffirmed credit rating of the Company of CARE A+ (IS) (Stable).
- iii) 'ICRA Ltd. has reaffirmed credit rating of ICRA (A) (SO) (Outlook Stable) for NCD issued by the Company of Rs. 100 Cr NCD issued during FY 2018-19.
- iv) 'ICRA Ltd. has reaffirmed credit rating of ICRA (A) for NCD of Rs 18.74 Cr NCD issued to IFC (International Finance Corporation) during FY 2018-19.

b. Asset cover available

Particulars	As at 30th September, 2020	As at 30th September, 2019
Asset cover available	10.52	6.26

c. Debt Equity Ratio

Particulars	As at 30th September, 2020	As at 30th September, 2019
Debt Equity ratio	0.11	0.19

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	07.07.2020	45.42	N.A.	0.00
		07.08.2020	46.93	N.A.	0.00
		07.09.2020	46.93	N.A.	0.00
		07.10.2020	45.42	N.A.	0.00
		06.11.2020	46.87	06.11.2020	230.00
AHL11.45% 2020	Annual	24.06.2020	73.17	24.06.2020	700.00
AHL11.45% 2020	Annual	13.07.2020	113.87	13.07.2020	1000.00
AHL8%2038	N.A.*	27.07.2020	228.28	27.07.2020	215.03
		16.09.2020	39.53	16.09.2020	226.78
		09.10.2020	12.63	09.10.2020	126.86
		10.11.2020	16.02	10.11.2020	284.24

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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	Monthly	07.12.2020	43.51	26-04-2021**	0.00
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. 25 crores on agreed date less Rs. 12.70 crores which has already been paid till 06-11-2020.

f. Debt Service coverage ratio :

Particulars	As at 30th September, 2020	As at 30th September, 2019
Debt Service coverage ratio;	0.05	-0.20

g) Interest Service coverage ratio:

Particulars	As at 30th September, 2020	As at 30th September, 2019
Interest Service coverage	0.21	-1.30

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

The Company has not issued any preference shares.

i. Capital Redemption Reserve/Debenture Redemption Reserve :

At the end of H Y 1 2020-21 the company has NIL balance with Debenture Redemption Reserve.

j. Net Worth

(Rs. In Lakhs)

Particulars	As at 30th September, 2020	As at 30th September, 2019
Net Worth	74,804.08	76,922.96

k. Net Profit after Tax & OCI

(Rs. In Lakhs)

Particulars	As at 30th September, 2020	As at 30th September, 2019
Net Profit after tax	(388.61)	(1,346.91)
Other comprehensive income	74.40	62.71
Total comprehensive income	(314.21)	(1,284.20)

l. Earning Per Share

Particulars	As at 30th September, 2020	As at 30th September, 2019
Earning Per Share (Rs.)	(0.31)	(1.25)

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:

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