

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 2022

-		1		Standalone	(Rs. in Lakhs excep	
S	l. No. Particulars	Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
1	Income from Operations					
	(a) Net sales/Income from operations	5,152	3,320	6,625	15,630	19,152
	(b) Income from Partnership Firm	845	726	82	1,570	1,001
	(c) Other income	282	235	265	993	1,558
	Total income	6,280	4,281	6,972	18,193	21,711
2	Expenses:					
	(a) Project Expenses	9,555	6,422	6,404	26,621	16,873
	(b) Purchases of land/development rights	3,049	4,140	2,995	33,594	6,801
	(c) Change in inventories	(9,711)	(7,680)	(4,302)	(49,107)	(9,798
	 (d) Employee benefits expense 	781	665	592	2,854	2,260
	(e) Depreciation and amortisation expenses	130	213	181	767	852
	(f) Finance Costs	86	106	189	467	890
	(g) Other Expenses	1,512	736	1,488	3,800	3,524
	Total Expenses	5,401	4,602	7,547	18,996	21,402
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	879	(321)	(575)	(803)	308
4	Exceptional Items	0	289		408	8
5	Profit/ (Loss) before Tax (3-4)	879	(610)	(575)	(1,211)	308
6	Tax expenses	(53)	(260)	5	(818)	(55
7	Net profit/ (Loss) for the Period (5-6)	932	(350)	(580)	(593)	363
8	Other comprehensive Income/(Expense) (Net of Tax)	(5)	23	21	(62)	112
9	Non controlling interest				245	÷
10	Total Comprehensive Income (7+8-9)	926	(327)	(559)	(655)	475
11	Paid-up equity share capital	2,047	2,047	2,047	2,047	2,047
	(Face Value of Rs 2/- each)		_,			
12	Other Equity (excluding Revaluation Reserves)				72,072	73,546
12:	Earnings per share (before extraordinary items)					
13.1						~3
	(of Rs 2/- each) (not annualised): (a) Basic	0,90	(0.04)	(0.55)	(0.24)	0.4
	(a) Basic (b) Diluted	0,90	(0.04)	(0.55)	(0.24)	
13 ji	Earnings per share (after extraordinary items)					
10.0	(of Rs 2/- each) (not annualised):					
	(a) Basic	0,91	(0.32)	(0.55)	(0,64)	0.4
	(b) Diluted	0.91	(0.32)	(0.55)	(0.64)	0.4

Ashiana Housing Limited

304, Southern Park, Saket District Centre, Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200 E: sales@ashianahousing.com, W: ashianahousing.com Regd. Office: 145, Everest, 46/C Chowringhee Road, Kolkata 700 071



Director

					Standalone		
S	I. No.	Particulars	Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
	,		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
14	Security	Cover available	5.71	5.62	15.96	5.71	15.96
15	Debt-eq	uity ratio	0.22	0.22	0.07	0.22	0.07
16	Debt set	rvice coverage ratio	0.4	(0.33)	0.9	0.40	0.90
17	Interest	service coverage ratio	0.52	(0.36)	1.23	0.52	1.23
18	Current	ratio	1.87	2.01	2.5	1.87	2.50
19	Long ter	rm debt to working capital ratio	0.2	0.21	0.07	0.20	0.07
20	Bad deb	ots to accounts receivable ratio	e.	(@):	0		-
21	Current	Liability ratio	0.84	0.81	0.88	0.84	0.88
22	Total de	bts to total assets ratio	0.10	0.10	0.04	0.10	0.04
23	Debtors	turnover ratio	*	~	о	•:	÷
24	Inventor	ry Turnover ratio	0.11	0.02	0.2	0.11	0.20
25	Operatir	ng margin (%)	4.82%	-3.75%	7.62%	4.82%	7.62%
26	Net prof	fit margin (%)	-3.26%	-8.17%	1.67%	-3.26%	1.67%
27	Net Wor	rth	74,119	73,603	75,593	74,119	75,593

Director



ASHIANA HOUSING LIMITED STANDALONE CASH FLOW STATEMENT FOR THE YEAR	ENDED 31st March 20	22
Particulars	2021-22	2020-21
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	(803)	30
Adjusted for :		
Depreciation	767	85
Interest Income	(360)	(25
Income from Investments	(248)	(19
Irrecoverable Balances Written Off	24	1
Liabilities Written Back	(88)	(!
Interest Paid	1,680	1,34
Investment Property written off	20	
Fixed Assets Written Off	51	4
Gain on modification/ termination of Right of use Lease Liability	(7)	(2
(Profit) / Loss on sale of Fixed Assets	8	(69
Provision for Employee Benefits	93	(
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	1,117	1,41
Adjusted for :		
Trade Receivables	145	4
Other Financial Assets	1,179	2
Non Financial Assets	(29)	(1,20
Inventories	(50,617)	(9,8
Other Financial Liabilities	97	(1,6
Customer Advances	42,222	22,1
Non Financial Liabilities	(49)	1
Trade Payables	208	3
CASH GENERATED FROM OPERATIONS	(5,729)	11,9
Direct Taxes paid / adjusted	(264)	(1-
Cash flow before extra ordinary items	(5,993)	11,7
Exceptional Items	(408)	
Net cash from Operating activities (A)	(6,401)	11,7
	(0,101)	
CASH FLOW FROM INVESTING ACTIVITIES :	(557)	(8
Purchase of Fixed Assets	(557) 146	
Sale of Fixed Assets		2,1
Net Purchase/ sale of Investments	(4,930)	(3
Interest Income	360	2
Other Income from Long Term Investments	248	1
Net Cash from investing activities (B)	(4,734)	1,3
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	10,944	(5,3
Payment of Lease Liabilities	(238)	(2
Interest on Lease Liabilities	(125)	(1
Interest and Financial Charges paid	(1,555)	(1,2
Dividend paid	(1,555)	(1,2
	8,208	(7,3
Net Cash used in Financing activities (C)		
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	(2,927)	5,8
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	12,422	6,6
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	9,495	12,4

Ashiana Housing Limited

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AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH 2022 (Pr. in Lakhs excent stated otherwice)

		1		Consolidated	(Rs. in Lakhs excep	stated otherwise)
S	I. No. Particulars	Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
1	Income from Operations					
·)	(a) Net sales/Income from operations	6,448	4,499	7,619	20,385	23,273
	(b) Income from Partnership Firm	1,019	641	207	1,789	925
	(c) Other income	361	279	310	1,185	1,733
	Total income	7,828	5,419	8,136	23,359	25,931
2	Expenses:					
	(a) Project Expenses	10,622	7,260	7,230	30,257	19,981
	(b) Purchases of land/development rights	3,049	4,140	2,995	33,594	6,801
	(c) Change in inventories	(9,782)	(7,680)	(4,271)	(49,177)	(9,798
	(d) Employee benefits expense	1,068	993	920	4,137	3,467
	(e) Depreciation and amortisation expenses	147	231	199	838	889
	(f) Finance Costs	94	111	196	488	901
	(g) Other Expenses	1,862	796	1,489	4,261	3,659
	Total Expenses	7,061	5,850	8,760	24,397	25,901
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	768	(432)	(625)	(1,037)	30
4	Exceptional Items	<u></u>	307	9 <u>2</u>	426	/ac
5	Profit/ (Loss) before Tax (3-4)	768	(739)	(625)	(1,463)	30
6	Tax expenses	(137)	(355)	(61)	(759)	(142
7	Net profit/ (Loss) for the Period (5-6)	631	(384)	(564)	(704)	172
8	Other comprehensive income/(Expense) (Net of Tax)	37	56	44	50	236
9a	Profit/ (Loss) from JV			5.V	(1)	725
9b	Non controlling interest	0	*	(0)	(0)	0
10	Total Comprehensive Income (7+8-9)	668	(328)	(520)	(656)	409
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,047	2,047	2,047	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)	71,559	71,044	73,032	71,559	73,032
13.1	Earnings per share (before extraordinary items)					
	(of Rs 2/- each) (not annualised):					
	(a) Basic	0.65	(0.02)	(0.51)	(0.23)	0.40
	(b) Diluted					
13,11	Earnings per share (after extraordinary items)					
	(of Rs 2/- each) (not annualised):					
	(a) Basic	0.65	(0.32)	(0_51)	(0.64)	0_40
	(b) Diluted				U	9

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ASHIANA HOUSING LIMITED Jan

Director

-			Consolidated							
SI	. No.	Particulars	Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)			
_			31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021			
14	Security	Cover available	5.88	5.8	16.35	5.88	16.35			
15	Debt-eq	ulty ratio	0.22	0.22	0.07	0.22	0.07			
16	Debt se	rvice coverage ratio	0.40	(0.47)	0.72	0.40	0.72			
17	Intorest	service coverage ratio	0.39	(0.63)	1.02	0.39	1.02			
18	Current	ratio	1.86	2.00	2.46	1.86	2.46			
19	Long te	rm debt to working capital ratio	0.20	0.20	0.07	0.20	0.07			
20	Bad del	ots to accounts receivable ratio		35		5				
21	Current	Liability ratio	0.80	0.79	0.83	0.80	0.83			
22	Total de	ebts to total assets ratio	0.09	0.09	0.04	0.09	0.04			
23	Debtors	s turnover ratio	E-		o	8				
24	Invento	ry Turnover ratio	0.11	0.05	0.2	0.11	0.20			
25	Operati	ng margin (%)	0.03	-5.25%	5.35%	2.84%	5.35			
26	Net pro	fit margin (%)	(0.03)	-7.09%	0.66%	-3.01%	0.66			
27	Net Wo	rth	73,606	73,091	75,080	73,606	75,08			

ASHIANA HOUSING LIMITED

Director

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ASHIANA HOUSING LIMITED CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR Particulars	2021-22	2020-21
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/(loss) before tax and exceptional items	(1,037)	30
Adjusted for :		
Depreciation	838	889
Interest Income (other than from customers)	(459)	(421)
Income from Investments	(335)	(244)
Irrecoverable Balances Written Off	53	40
Provision for Doubtful Debts	229	18
Liabilities Written Back	(89)	(59)
Interest Paid	1,701	1,358
Investment Property written off	24	15
Fixed Assets Written Off	51	43
Gain on modification/ termination of Right of use Lease Liability	(7)	(26)
Minority Interest	(0)	0
(Profit) / Loss on sale of Fixed Assets	8	(699)
Provision for Employee Benefits (incl. remeasurement through OCI)	110	110
Profit/ (loss) from Joint Venture	(1)	5 .
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	1,085	1,056
Adjusted for :		
Trade Receivables	(51)	428
Other Financial Assets	1,146	174
Non Financial Assets	311	(1,109)
EWS/LIG Units	(417)	(63)
Inventories	(50,620)	(9,808)
Other Financial Liabilities	342	(1,375)
Customer Advances	42,196 250	22,317 366
Non Financial Liabilities Trade Payables	230	319
CASH GENERATED FROM OPERATIONS	(5,520)	12,304
Direct Taxes paid / adjusted	(260)	(191)
Cash flow before exceptional items	(5,780)	12,113
Exceptional Items	(426)	
Net cash from Operating activities (A)	(6,206)	12,113
]
CASH FLOW FROM INVESTING ACTIVITIES :	(545)	(000)
Purchase of Fixed Assets Sale of Fixed Assets	(545) 121	(888) 2,193
Net Purchase/ sale of Investments	(5,083)	(745)
Interest Income	459	421
Other Income from Long Term Investments	335	244
Net Cash from investing activities (B)	(4,713)	1,224
		a collect
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	11,075	(5,305)
Payment of Lease Liabilities	(295)	(291)
Interest on Lease Liabilities	(140)	(144)
Interest Paid	(1,562)	(1,214) (307)
Dividend paid Change in Minority Interest	(819) 2	(307)
Net Cash used in Financing activities (C)	8,262	(7,261)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	(2,657)	6,076
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	(2,657) 15,368	9,292
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FEAR	12,711	15,368
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es@ashianahousing.com, W: ashianahousing.com	E 17	



STATEMENT OF ASSETS & LIABILITIES

		Standal	one	Consoli	(Rs. In Lakhs) dated
	PARTICULARS	As on	As on	As on	As on
	TAKHOOLANO	31.03.2022	31.03.2021	31.03.2022	31.03.2021
_		Audite	ed	Audi	ted
4	ASSETS				
1	Non-current assets				
а	Property, plant and equipment	3,970	4,146	4,021.38	4,200.57
b	Investment property	3,942	3,953	3,941.77	3,971,39
d	Goodwill		×	0.01	0.01
e	Other Intangible assets	86	79	86.27	79.38
f	Leased Assets	1,137	1,372	1,233.89	1,529.87
g	Financial assets	2.050	273	~	
(i)	Investment in subsidiaries	2,050 3	3	2,327.59	3.80
(ii)	Investments others	3		2,021300	
(iv)		2,055	2,754	2,176.71	2,829.44
(v) h	Deferred tax Assets (Net)	1,682	983	1,889.42	1,087.37
	Deletted tax Associa (Net)	14,925	13,562	15,677	13,702
2	Current assets				
- a	Inventories	1,24,675	74,058	1,24,700	74,081
b					
(i)	Investment in subsidiaries / joint ventures	4,345	3,133	4,339	3,127
(ii)	Investments others	5,118	3,120	7,162	5,475
(iii)		1,139	1,308	2,482	2,712
(iv)		4,581	7,179	7,798	10,126
(v)		4,914	5,243	4,914	5,243 5,202
(vi)		4,664	5,144 473	4,709 817	5,202
с		736	4/3	017	557
d		7,332	8,637	7,037	8,265
(i)		2,439	2,022	2,439	2,022
(ii) (iii)		4,324	3,407	4,324	3,407
(11)	Otters	1,64,267	1,13,723	1,70,719	1,20,217
	TOTAL - ASSETS	1,79,193	1,27,286	1,86,396	1,33,919
	TOTAL ROOLIG			*******	
в	EQUITY AND LIABILITIES				
1	Equity				
а	Equity Share capital	2,047	2,047	2,047.04	2,047.04
b		72,072	73,546	71,558,51	73,031,53
С	Non Controlling Interest	74,119	75,593	73,606	1.81 75,080
		74,115	10,090	15,000	10,000
2	Liabilities				
- A					
a					
(i)	Borrowings	15,588	4,659	15,588	4,659
(ii)		911	1,047	951	1,152
(iii)		200	202	3,142	2,913
b		608	349	694	491
d				729	748
u	Other Hori-current liabilities	17,307	6,257	21,105	9,962
E	Current liabilities				
a					
(i)		512	496	577	431
(ii)		225	334	289	391
(iii)			00	464	114
	 Dues of micro enterprises and small enterprises Dues of creditors other than micro enterprises and small enterprises 	141 2,250	96 2,176	151 2,585	2,471
1		2,250	2,170	2,815	2,703
(iv)		2,430	2,007	2,010	2,,,00
(i)		81,537	39,315	82,030	39,815
(ii)		499	548	3,063	2,813
(III.		168	135	176	137
	Current Tax Liabilities (Net)				
a		87,766	45,435	91,686	48,876
a					

Director

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Notes on Accounts:



The above audited financial results are prepared in accordance with Regulations 33 & 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee in its meeting held on 26th May, 2022 and approved by the Board of Directors at their meeting held on 27th May, 2022. 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, as amended from time to time

- Method of accounting for recognition of revenue in respect of Real Estate Projects is: 2 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 certainly of realisation.
- The Board of Directors of the company in their meeting held on 27th May 2022 recommended a final dividend of Rs. 0.50/- per equity share i.e. 25% on face value of Rs. 2/- per share, for the financial year ended 31st March 2022. The Board of Directors had also declared and distributed interim dividend of Rs. 3 0.40/- per equity share i.e. 20% on face value of Rs. 2/-, in their meeting held on 14th February, 2022.
- During the year, the company has transferred 50 % shares of its one of the wholly owned subsidiary company Kairav Developers Limited. That wholly owned Δ subsidiary company will now be a joint venture.
- 3 The consolidated tinancial results includes tinancial results of tollowing 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

SEGMENT INFORMATION 4

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.

Extent and nature of security created (For Non-Convertible Debentures - NCD under Series No. AHL 10.15% 2023) 5

NCD issued under series No. AHL10.15% 2023 is secured:

i) by way of mortgage on completed unsold units of project 'Ashiana Town' located at Bhiwadi (Rajasthan), and

ii) by way of hypothecation of receivables from sold units and unsold units of Ashiana Town project at Bhiwadi (Rajasthan), and 'Ashiana Anmol' located at Sohna Road, Gurugram, (Harvana)

Outstanding redeemable preference shares (quantity and value) ; 6 The Company has not issued any preference shares

7 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

- There is no Deviation in use of proceed of issue of Non Convertible Debenture from the object stated in the offer documents. 8
- 9 There are no unclaimed interest, which is required to be transeferred, to the 'Investor Education and Protection Fund' set up as per Section 125 of the Companies Act, 2013.
- The Company has discovered a fraud of Rs 4.26 Cr. (on consolidated basis) at one of its locations (as disclosed earlier). The Company has initiated 10 recovery proceedings as well as has undertaken legal remedies in the case. However, as a matter of prudence a provision to the extent of 100% of the said amount has been created which has been shown as Exceptional items in the Statement of Profit and Loss.
- 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.
- 12 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 13 The number of investors complaints received during the year were 13 out of which 11 complaints have been disposed off and 2 are pending at the end of the year ending on 31st March, 2022 on account of action to be taken by the Registrar and Transfer Agent.

Place : Delhi Date : 27th May 2022 For ASHIANA HOUSING LIMITED

VARUN GUPTA (WHOLE TIME DIRECTOR)

Ashiana Housing Limited

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