

**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

**AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH 2025**

(INR in Lakhs except EPS)

Sl. No.	Particulars	Standalone				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2025	31.12.2024	31.03.2024	31.03.2025	31.03.2024
1	<b>Income from Operations</b>					
	(a) Net sales/Income from operations	20,149	11,503	27,574	45,910	87,130
	(b) Income from Partnership Firm	(138)	(107)	87	(243)	683
	(c) Other income	1,155	582	704	2,538	1,948
	<b>Total income</b>	<b>21,166</b>	<b>11,978</b>	<b>28,365</b>	<b>48,206</b>	<b>89,761</b>
2	<b>Expenses:</b>					
	(a) Project Expenses	19,303	13,654	16,707	58,120	46,970
	(b) Purchases of land/development rights	8,058	7,455	5,301	48,569	18,710
	(c) Change in inventories	(13,292)	(14,250)	207	(74,792)	1,651
	(d) Employee benefits expense	1,430	1,144	1,370	4,999	4,788
	(e) Depreciation and amortisation expenses	336	335	241	1,242	909
	(f) Finance Costs	(28)	53	34	241	201
	(g) Other Expenses	2,691	1,573	2,054	6,475	6,147
	<b>Total Expenses</b>	<b>18,499</b>	<b>9,983</b>	<b>25,913</b>	<b>44,854</b>	<b>79,356</b>
3	<b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>	<b>2,667</b>	<b>2,015</b>	<b>2,452</b>	<b>3,352</b>	<b>10,406</b>
4	<b>Exceptional Items</b>	(0.01)	500	-	500	-
5	<b>Profit/ (Loss) before Tax (3-4)</b>	<b>2,667</b>	<b>1,514</b>	<b>2,452</b>	<b>2,852</b>	<b>10,406</b>
6	<b>Tax expenses</b>	<b>693</b>	<b>410</b>	<b>717</b>	<b>1,009</b>	<b>2,386</b>
7	<b>Net profit/ (Loss) for the Period (5-6)</b>	<b>1,974</b>	<b>1,104</b>	<b>1,735</b>	<b>1,843</b>	<b>8,020</b>
8	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	<b>68</b>	<b>24</b>	<b>11</b>	<b>31</b>	<b>62</b>
9	<b>Non controlling interest</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
10	<b>Total Comprehensive Income (7+8-9)</b>	<b>2,043</b>	<b>1,128</b>	<b>1,746</b>	<b>1,875</b>	<b>8,082</b>
11	<b>Paid-up equity share capital (Face Value of Rs 2/- each)</b>	<b>2,010</b>	<b>2,010</b>	<b>2,010</b>	<b>2,010</b>	<b>2,010</b>
12	<b>Other Equity (excluding Revaluation Reserves)</b>				<b>74,447</b>	<b>75,086</b>
13.i	<b>Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	2.02	1.12	1.73	1.85	7.99
	(b) Diluted	2.02	1.12	1.73	1.85	7.99
13.ii	<b>Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	2.02	1.12	1.73	1.85	7.99
	(b) Diluted	2.02	1.12	1.73	1.85	7.99

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**Director**
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CIN: L70109WB1986PLC040864

Sl. No.	Particulars	Standalone				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2025	31.12.2024	31.03.2024	31.03.2025	31.03.2024
14	Security Cover available	4.01	4.04	6.29	4.01	6.29
15	Debt-equity ratio	0.34	0.34	0.19	0.34	0.19
16	Debt service coverage ratio	1.33	1.25	1.22	1.16	3.24
17	Interest service coverage ratio	2.83	2.04	6.79	1.48	6.66
18	Current ratio	1.37	1.41	1.56	1.37	1.56
19	Long term debt to working capital ratio	0.28	0.28	0.16	0.28	0.16
20	Bad debts to accounts receivable ratio	-	-	-	-	-
21	Current Liability ratio	0.90	0.89	0.91	0.90	0.91
22	Total debts to total assets ratio	0.08	0.08	0.06	0.08	0.06
23	Debtors turnover ratio	-	-	-	-	-
24	Inventory Turnover ratio	0.16	0.09	0.44	0.16	0.44
25	Operating margin (%)	19.47%	24.75%	10.14%	18.18%	13.64%
26	Net profit margin (%)	9.33%	9.22%	6.12%	3.82%	8.93%
27	Net Worth	76,458	75,446	77,096	76,458	77,096

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**AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH 2025**

(INR in Lakhs except EPS)

Sl. No.	Particulars	Consolidated				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2025	31.12.2024	31.03.2024	31.03.2025	31.03.2024
<b>1</b>	<b>Income from Operations</b>					
	(a) Net sales/Income from operations	21,811	13,325	28,857	52,880	93,821
	(b) Income from Partnership Firm	(20)	(8)	110	(9)	559
	(c) Other income	1,156	676	729	2,873	2,272
	<b>Total income</b>	<b>22,948</b>	<b>13,993</b>	<b>29,696</b>	<b>55,745</b>	<b>96,652</b>
<b>2</b>	<b>Expenses:</b>					
	(a) Project Expenses	20,511	14,814	17,641	63,041	51,513
	(b) Purchases of land/development rights	8,058	7,455	5,301	48,569	18,710
	(c) Change in inventories	(13,292)	(14,250)	207	(74,792)	1,651
	(d) Employee benefits expense	2,013	1,747	1,810	7,305	6,370
	(e) Depreciation and amortisation expenses	342	340	245	1,263	948
	(f) Finance Costs	(28)	53	34	241	205
	(g) Other Expenses	2,715	1,839	1,979	6,998	6,478
	<b>Total Expenses</b>	<b>20,319</b>	<b>11,997</b>	<b>27,218</b>	<b>52,626</b>	<b>85,876</b>
<b>3</b>	<b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>	<b>2,629</b>	<b>1,996</b>	<b>2,478</b>	<b>3,119</b>	<b>10,777</b>
<b>4</b>	<b>Exceptional Items</b>	<b>(0.01)</b>	<b>500</b>	<b>-</b>	<b>500</b>	<b>-</b>
<b>5</b>	<b>Profit/ (Loss) before Tax (3-4)</b>	<b>2,629</b>	<b>1,496</b>	<b>2,478</b>	<b>2,619</b>	<b>10,777</b>
<b>6</b>	<b>Tax expenses</b>	<b>595</b>	<b>407</b>	<b>741</b>	<b>795</b>	<b>2,437</b>
<b>7</b>	<b>Net profit/ (Loss) for the Period (5-6)</b>	<b>2,034</b>	<b>1,089</b>	<b>1,738</b>	<b>1,824</b>	<b>8,340</b>
<b>8</b>	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	<b>51</b>	<b>35</b>	<b>7</b>	<b>62</b>	<b>85</b>
<b>9</b>	<b>Non controlling interest</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>10</b>	<b>Total Comprehensive Income (7+8-9)</b>	<b>2,085</b>	<b>1,124</b>	<b>1,745</b>	<b>1,886</b>	<b>8,425</b>
<b>11</b>	<b>Paid-up equity share capital (Face Value of Rs 2/- each)</b>	<b>2,010</b>	<b>2,010</b>	<b>2,010</b>	<b>2,010</b>	<b>2,010</b>
<b>12</b>	<b>Other Equity (excluding Revaluation Reserves)</b>				<b>74,382</b>	<b>75,009</b>
<b>13.i</b>	<b>Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	2.06	1.11	1.72	1.86	8.33
	(b) Diluted	2.06	1.11	1.72	1.86	8.33
<b>13.ii</b>	<b>Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):</b>					
	(a) Basic	2.06	1.11	1.72	1.86	8.33
	(b) Diluted	2.06	1.11	1.72	1.86	8.33

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Sl. No.	Particulars	Consolidated				
		Quarter ended (Audited)	Quarter ended (Un-Audited)	Quarter ended (Audited)	Year Ended (Audited)	Previous Year ended (Audited)
		31.03.2025	31.12.2024	31.03.2024	31.03.2025	31.03.2024
14	Security Cover available	4.21	4.24	6.63	4.21	6.63
15	Debt-equity ratio	0.34	0.34	0.19	0.34	0.19
16	Debt service coverage ratio	1.31	1.24	1.23	1.13	3.34
17	Interest service coverage ratio	2.81	2.03	6.85	1.44	6.85
18	Current ratio	1.37	1.42	1.57	1.37	1.57
19	Long term debt to working capital ratio	0.28	0.27	0.16	0.28	0.16
20	Bad debts to accounts receivable ratio	-	-	-	-	-
21	Current Liability ratio	0.88	0.87	0.88	0.88	0.88
22	Total debts to total assets ratio	0.07	0.08	0.06	0.07	0.06
23	Debtors turnover ratio	-	-	-	-	-
24	Inventory Turnover ratio	0.19	0.11	0.47	0.19	0.47
25	Operating margin (%)	17.79%	21.06%	9.77%	15.30%	13.06%
26	Net profit margin (%)	8.86%	7.78%	5.85%	3.27%	8.63%
27	Net Worth	76,392	75,314	77,020	76,392	77,020

ASHIANA HOUSING LIMITED



Director

ASHIANA HOUSING LIMITED		
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025		
Particulars	For FY ended 31.03.2025	For FY ended 31.03.2024
	INR in Lakhs	INR in Lakhs
<b>CASH FLOW FROM OPERATING ACTIVITIES :</b>		
Net Profit before tax and exceptional items	3,352	10,406
Adjusted for :		
Depreciation	1,348	909
Interest Income	(1,515)	(603)
Income from Investments	(689)	(443)
Irrecoverable Balances Written Off	56	617
Liabilities Written Back	(93)	(610)
Interest Paid	6,071	1,845
Intangible Assets Written Off	-	9
Fixed Assets Written Off	1	29
Leased Assets Written Off	-	2
(Profit) / Loss on sale of Fixed Assets	(1)	8
(Profit) / Loss on sale of Investment Property	-	(424)
Gain on modification/termination of Right of use Lease Liability	(6)	-
Provision for Employee Benefits	103	133
Provision for doubtful debts	35	-
Income from Partnership	243	(683)
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>	<b>8,906</b>	<b>11,195</b>
Adjusted for :		
Trade Receivables	182	(929)
Other Financial Assets	804	706
Non Financial Assets	(3,544)	(10,378)
Inventories	(75,821)	265
Other Financial Liabilities	(2,087)	2,011
Customer Advances	95,752	17,282
Non Financial Liabilities	(77)	588
Trade Payables	2,108	1,438
<b>CASH GENERATED FROM OPERATIONS</b>	<b>26,224</b>	<b>22,178</b>
Direct Taxes paid / adjusted	(1,029)	(2,100)
<b>Cash flow before extra ordinary items</b>	<b>25,196</b>	<b>20,077</b>
Exceptional Items	(500)	-
<b>Net cash from Operating activities (A)</b>	<b>24,696</b>	<b>20,077</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of Fixed Assets	(3,804)	(3,152)
Sale of Fixed Assets	(91)	155
Net Purchase/ sale of Investments	(9,393)	2,495
Interest Income	1,515	603
Other Income from Long Term Investments	688.64	443
Loans	(849)	(918)
<b>Net Cash from investing activities (B)</b>	<b>(11,933)</b>	<b>(374)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Proceeds from long term and other borrowings	11,396	(3,444)
Payment of Lease Liabilities	1,408	(94)
Interest on Lease Liabilities	(84)	(12)
Interest and Financial Charges paid	(5,987)	(1,834)
Dividend paid	(1,508)	(503)
Tax on Buyback	-	(1,273)
Buyback of Shares	-	(5,500)
Buyback expenses paid	-	(99)
<b>Net Cash used in Financing activities (C)</b>	<b>5,225</b>	<b>(12,758)</b>
<b>Net Increase in Cash and Cash Equivalent (A+ B+ C)</b>	<b>17,988</b>	<b>6,945</b>
<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>18,216</b>	<b>11,271</b>
<b>Cash and Cash Equivalents at the end of the year</b>	<b>36,203</b>	<b>18,216</b>

ASHIANA HOUSING LIMITED



Director

ASHIANA HOUSING LIMITED		
CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025		
Particulars	For FY ended 31.03.2025	For FY ended 31.03.2024
	INR in Lakhs	INR in Lakhs
<b>CASH FLOW FROM OPERATING ACTIVITIES :</b>		
Net Profit before tax and exceptional items	3,119	10,777
Adjusted for :		
Depreciation	1,369	948
Interest Income	(1,555)	(711)
Income from Investments	(881)	(616)
Irrecoverable Balances Written Off	76	676
Provision for Doubtful Debts	288	(103)
Liabilities Written Back	(125)	(636)
Interest Paid	6,071	1,849
Intangible Assets Written Off	-	9
Fixed Assets Written Off	2	43
Leased Assets Written Off	-	2
(Profit) / Loss on sale of Fixed Assets	(1)	8
(Profit) / Loss on sale of Investment Property	-	(424)
Gain on modification/termination of Right of use Lease Liability	(6)	(2)
Provision for Employee Benefits	123	152
Income from Partnership	9	(559)
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>	<b>8,489</b>	<b>11,413</b>
Adjusted for :		
Trade Receivables	(326)	(1,067)
Other Financial Assets	802	656
Non Financial Assets	(1,961)	(10,152)
EWS/LIG Units	(1,524)	(672)
Inventories	(75,823)	263
Other Financial Liabilities	(1,221)	2,557
Customer Advances	95,427	17,769
Non Financial Liabilities	(1,115)	835
Trade Payables	2,163	1,787
<b>CASH GENERATED FROM OPERATIONS</b>	<b>24,911</b>	<b>23,389</b>
Direct Taxes paid / adjusted	(1,060)	(2,157)
<b>Cash flow before extra ordinary items</b>	<b>23,851</b>	<b>21,232</b>
Exceptional Items	(500)	-
<b>Net cash from Operating activities (A)</b>	<b>23,351</b>	<b>21,232</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of Fixed Assets	(3,965)	(3,167)
Sale of Fixed Assets	159	155
Net Purchase/ sale of Investments	(10,097)	1,602
Interest Income	1,555	711
Other Income from Long Term Investments	881	616
Loans	(849)	(908)
<b>Net Cash from investing activities (B)</b>	<b>(12,317)</b>	<b>(991)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Proceeds from long term and other borrowings	11,396	(3,444)
Payment of Lease Liabilities	1,408	(117)
Interest on Lease Liabilities	(84)	(13)
Interest and Financial Charges paid	(5,987)	(1,837)
Dividend paid	(1,508)	(503)
Tax on Buyback	-	(1,273)
Buyback of shares	-	(5,500)
Buyback of expenses	-	(99)
<b>Net Cash used in Financing activities (C)</b>	<b>5,225</b>	<b>(12,786)</b>
<b>Net Increase in Cash and Cash Equivalent (A+ B+ C)</b>	<b>16,259</b>	<b>7,455</b>
<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>23,081</b>	<b>15,626</b>
<b>Cash and Cash Equivalents at the end of the year</b>	<b>39,340</b>	<b>23,081</b>

ASHIANA HOUSING LIMITED



Director

**ASHIANA HOUSING LIMITED**  
**STATEMENT OF ASSETS & LIABILITIES**

		(INR In Lakhs)			
PARTICULARS	Standalone		Consolidated		
	As on	As on	As on	As on	
	31.03.2025	31.03.2024	31.03.2025	31.03.2024	
<b>A ASSETS</b>	<b>Audited</b>		<b>Audited</b>		
<b>1 Non-current assets</b>					
a Property, plant and equipment	7,821	6,949	8,015	7,001	
b Capital work-in-progress	-	13	-	13	
c Investment property	3,026	2,816	3,026	2,816	
d Goodwill	-	-	0	-	
e Other Intangible assets	9	18	14	26	
e Intangible Assets under Development	-	-	-	-	
f Leased Assets	1,780	294	1,780	294	
g Financial assets					
(i) Investment in subsidiaries	(65)	83	-	-	
(ii) Investments others	3	3	3,502	3	
(iii) Investment in Joint ventures	-	-	82	-	
(iv) Trade Receivables	-	-	-	-	
(v) Other financial assets	2,580	2,342	2,756	2,513	
h Deferred tax Assets (Net)	21	244	322	348	
	<b>15,175</b>	<b>12,760</b>	<b>19,498</b>	<b>13,014</b>	
<b>2 Current assets</b>					
a Inventories	2,28,421	1,52,601	2,28,452	1,52,629	
b Financial assets					
(i) Investment in subsidiaries / joint ventures	2,515	2,745	2,513	2,743	
(ii) Investments others	14,483	5,068	14,483	8,051	
(iii) Trade receivables	2,241	2,489	3,992	4,005	
(iv) Cash and cash equivalents	13,938	6,535	17,074	11,399	
(v) Other Bank Balance	22,266	11,681	22,266	11,681	
(vi) Loans	1,767	918	1,757	908	
(vii) Other financial assets	3,406	4,210	3,540	4,348	
c Current tax assets (Net)	2,271	2,021	2,343	2,058	
d Other current assets					
(i) Trade advance and deposits	9,843	15,026	10,067	15,309	
(ii) EWS/LIG units	3,983	2,459	3,983	2,458	
(iii) Others	18,795	11,592	18,795	11,592	
	<b>3,23,929</b>	<b>2,17,343</b>	<b>3,29,266</b>	<b>2,27,181</b>	
<b>TOTAL - ASSETS</b>	<b>3,39,104</b>	<b>2,30,104</b>	<b>3,48,764</b>	<b>2,40,195</b>	
<b>B EQUITY AND LIABILITIES</b>					
<b>1 Equity</b>					
a Equity Share capital	2,010	2,010	2,010	2,010	
b Other Equity	74,447	75,086	74,382	75,009	
c Non Controlling Interest	-	-	-	-	
	<b>76,458</b>	<b>77,096</b>	<b>76,392</b>	<b>77,020</b>	
<b>2 Liabilities</b>					
<b>A Non-current liabilities</b>					
a Financial liabilities					
(i) Borrowings	24,505	12,820	24,505	12,820	
(ii) Trade payables					
- Dues of micro enterprises and small enterprises	-	-	-	-	
- Dues of creditors other than micro enterprises and small enterprises	-	-	-	-	
(iii) Lease Liabilities	999	2	999	2	
(iv) Other financial liabilities	165	168	4,089	3,790	
b Provisions	1,128	881	1,300	1,023	
c Deferred tax liabilities (Net)	-	-	-	-	
d Other non-current liabilities	-	-	1,279	1,336	
	<b>26,797</b>	<b>13,870</b>	<b>32,173</b>	<b>18,971</b>	
<b>B Current liabilities</b>					
a Financial liabilities					
(i) Borrowings	1,651	1,941	1,651	1,941	
(ii) Lease Liabilities	457	52	457	52	
(iii) Trade Payable					
- Dues of micro enterprises and small enterprises	1,552	703	1,758	813	
- Dues of creditors other than micro enterprises and small enterprises	5,318	4,127	5,619	4,501	
(iv) Other financial liabilities	5,518	6,597	6,479	6,994	
b Other Current liabilities					
(i) Advance From Customers	2,19,805	1,24,053	2,20,558	1,25,074	
(ii) Other	1,399	1,476	3,516	4,631	
c Provisions	148	189	161	200	
d Current Tax Liabilities (Net)	2,35,849	1,39,138	2,40,199	1,44,205	
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>3,39,104</b>	<b>2,30,104</b>	<b>3,48,764</b>	<b>2,40,195</b>	

**ASHIANA HOUSING LIMITED**
**Ashiana Housing Limited**

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 Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200  
 E: sales@ashianahousing.com, W: ashianahousing.com  
 Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

Director

CIN: L70109WB1986PLC040864



#### Notes on Accounts:

- 1 The above audited 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 29th May, 2025 and approved by the Board of Directors at their meeting held on 30th May, 2025. 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. The Cash Flow Statements are prepared as per Indirect Method in accordance with Indian Accounting Standards (IND AS)
- 2 Method of accounting for recognition of revenue in respect of Real Estate Projects is:  
These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 3 The Board of Directors of the company in their meeting held on 30th May 2025 have recommended a final dividend of Rs. 1.5/- per equity share i.e. 75% on face value of Rs. 2/- per share for the financial year ended 31st March 2025.
- 4 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 Nitya Care Homes Pvt Ltd**Associates and Joint Ventures:**
  - 1 Ashiana Greenwood Developers
  - 2 Megha Colonizers
  - 3 Ashiana Manglam Builders
  - 4 Vista Housing
  - 5 Kairav Developers Limited
- 5 **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 9.95%- 11-05-29 PVT)**  
The NCDs issued under series no. AHL 9.95%-11-5-29-PVT are secured as under:
  - i) by way of mortgage on unsold units of project 'Ashiana Town' and 'Ashiana Advik Phase 1 & 2' both projects located at Bhiwadi (Rajasthan), and;
  - ii) by way of hypothecation of cash flows/receivables from projects namely 'Ashiana Town', 'Ashiana Advik- Phase 1 and 2' both located at Bhiwadi (Rajasthan), project 'Ashiana Anmol Phase 2 and 3' located at Sohna Road, Gurugram, (Haryana), and project ONE44 Phase 1 and 2 located at Jaipur (Rajasthan).
- 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, maintenance of Capital Redemption Reserve is not applicable on the company.
- 9 All the proceeds of Non-Convertible Debentures and Equity Shares have been fully utilised for the object stated in the offer documents in terms of Regulation 52 (7). There is no Deviation in use of issue proceeds thereof as per Regulation 32(1) and Regulation 52(7A) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 respectively. A '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 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.
- 11 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 12 The number of investors complaints received during the quarter ended 31st March 2025 were 66 (including 5 complaints pending for resolution at the beginning of the quarter) out of which 60 complaints have been disposed off and 6 complaints were for resolution at the end of the quarter all of which have been resolved as on date.

Place : Delhi  
Date : 30th May 2025

For ASHIANA HOUSING LIMITED  
**ASHIANA HOUSING LIMITED**  
  
VARUN GUPTA  
(WHOLE TIME DIRECTOR) Directo