

Dated: 18<sup>th</sup> June 2024

**The Secretary**

BSE Ltd.  
 Phiroz Jeejeebhoy Towers  
 Dalal Street, Mumbai-400001

**Sub: Intimation of Payment of Interest and Redemption of Debentures**

Dear Sir,

Pursuant to Regulation 57(1) of SEBI (Listing Obligations and Disclosure Requirement Regulations), 2015, the Exchange is hereby informed that the company has **paid INR 19,96,32,000/- (Indian Rupees Nineteen Crores Ninety-Six Lakhs Thirty-Two Thousand)** to International Finance Corporation today i.e. on 18<sup>th</sup> June 2024 against partial redemption and interest payment of Non- Convertible Debentures (NCDs) listed on BSE Ltd., details of which are as follows:

A.) Whether Interest payment/redemption payment made: **Yes, for both Interest and Redemption payment along with Redemption premium.**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Issue Size	INR 97 Crores/- (Rs. 97 Crores divided into 970 NCDs of Rs. 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 8,90,96,000/- (Indian Rupees Eight Crores Ninety Lakhs Ninety-Six Thousand)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	30 <sup>th</sup> May 2024
9.	Due Date for interest payment	18 <sup>th</sup> June 2024
10.	Actual Date of Interest payment	18 <sup>th</sup> June 2024
11.	Amount of Interest paid	INR 8,90,96,000/- (Indian Rupees Eight Crores Ninety Lakhs Ninety-Six Thousand)
12.	Date of last interest payment	13 <sup>th</sup> May 2024
13.	Reason for non-payment/delay in payment	Not Applicable

**Ashiana Housing Ltd.**

304, Southern Park, Saket District Centre,  
 Saket, New Delhi – 110 017  
 CIN: L70109WB1986PLC040864  
 Regd. Office: 11G Everest, 46/C Chowringhee Road, Kolkata – 700 071  
 011-42654265, Email: investorrelations@ashianahousing.com  
 Website: www.ashianahousing.com

**NITIN SHARMA**  
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 by NITIN SHARMA  
 Date: 2024.06.18  
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C.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Type of redemption (full/partial)	Partial Redemption
4.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/ <del>maturity</del>	18 <sup>th</sup> June 2024
11.	Actual date of redemption	18 <sup>th</sup> June 2024
12.	Principal Amount redeemed	INR 5,52,68,000/- (Indian Rupees Five Crores Fifty-Two Lakhs Sixty-Eight Thousand) – INR 56,977.32/- per NCD
13.	Premium paid on Redemption (Rs.)	INR 5,52,68,000/- (Indian Rupees Five Crores Fifty-Two Lakhs Sixty-Eight Thousand)
13.	Outstanding Amount (Rs.)	INR 91,47,32,000/- (Rupees Ninety-One Crores Forty-Seven Lakhs Thirty Two Thousand) – INR 9,43,022.68/- per NCD
14.	Date of last interest payment	13 <sup>th</sup> May 2024

You are requested to take the said submission on your record.

Thanking you,

For **Ashiana Housing Ltd.**

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SHARMA

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by NITIN SHARMA  
Date: 2024.06.18  
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**Nitin Sharma**

**(Company Secretary & Compliance Officer)**

**Mem No: ACS 21191**

Dated: 18<sup>th</sup> May 2024

**The Secretary**

The National Stock Exchange of India Limited  
 Exchange Plaza, Bandra Kurla Complex  
 Bandra (E) Mumbai – 400 051

**Sub: Intimation of Payment of Interest and Redemption of Debentures**

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- B.) Details of interest payments:

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2.	Debenture Series	Series 8%AHL 2041
3.	Issue Size	INR 97 Crores/- (Rs. 97 Crores divided into 970 NCDs of Rs. 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 8,90,96,000/- (Indian Rupees Eight Crores Ninety Lakhs Ninety-Six Thousand)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	30 <sup>th</sup> May 2024
9.	Due Date for interest payment	18 <sup>th</sup> June 2024
10.	Actual Date of Interest payment	18 <sup>th</sup> June 2024
11.	Amount of Interest paid	INR 8,90,96,000/- (Indian Rupees Eight Crores Ninety Lakhs Ninety-Six Thousand)
12.	Date of last interest payment	13 <sup>th</sup> May 2024
13.	Reason for non-payment/delay in payment	Not Applicable

**Ashiana Housing Ltd.**

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 Website: www.ashianahousing.com

**NITIN SHARMA**  
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 Date: 2024.06.18  
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A.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Type of redemption (full/partial)	Partial Redemption
4.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/maturity	18 <sup>th</sup> June 2024
11.	Actual date of redemption	18 <sup>th</sup> June 2024
12.	Principal Amount redeemed	INR 5,52,68,000/- (Indian Rupees Five Crores Fifty-Two Lakhs Sixty-Eight Thousand) – INR 56,977.32/- per NCD
13.	Premium paid on Redemption (Rs.)	INR 5,52,68,000/- (Indian Rupees Five Crores Fifty-Two Lakhs Sixty-Eight Thousand)
13.	Outstanding Amount (Rs.)	INR 91,47,32,000/- (Rupees Ninety-One Crores Forty-Seven Lakhs Thirty Two Thousand) – INR 9,43,022.68/- per NCD
14.	Date of last interest payment	13 <sup>th</sup> May 2024

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**Nitin Sharma**

**(Company Secretary & Compliance Officer)**

**Mem No: ACS 21191**

Dated: 15<sup>th</sup> July 2024

**The Secretary**

BSE Ltd.  
 Phiroz Jeejeebhoy Towers  
 Dalal Street, Mumbai-400001

**Sub: Intimation of Payment of Interest and Redemption of Debentures for NCDs bearing ISIN: INE365D08026**

Dear Sir,

Pursuant to Regulation 57(1) of SEBI (Listing Obligations and Disclosure Requirement Regulations), 2015, the Exchange is hereby informed that the company has **paid INR 3,00,00,000/- (Indian Rupees Three Crores)** to International Finance Corporation today i.e. on 15<sup>th</sup> July 2024 against partial redemption and interest payment of Non- Convertible Debentures (NCDs) listed on BSE Ltd., details of which are as follows:

A.) Whether Interest payment/redemption payment made: **Yes, for both Interest and Partial Redemption payment along with Redemption premium.**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Issue Size	INR 97 Crores/- (Rs. 97 Crores divided into 970 NCDs of Rs. 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 94,73,120/- (Indian Rupees Ninety-Four Lakhs Seventy-Three Thousand One Hundred Twenty)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	27 <sup>th</sup> June 2024
9.	Due Date for interest payment	15 <sup>th</sup> July 2024
10.	Actual Date of Interest payment	15 <sup>th</sup> July 2024
11.	Amount of Interest paid	INR 94,73,120/- (Indian Rupees Ninety-Four Lakhs Seventy-Three Thousand One Hundred Twenty)
12.	Date of last interest payment	18 <sup>th</sup> June 2024
13.	Reason for non-payment/delay in payment	Not Applicable

**Ashiana Housing Ltd.**

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**NITIN SHARMA**  
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 Date: 2024.07.15  
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C.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL2041
3.	Type of redemption (full/partial)	Partial Redemption
4.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/ <del>maturity</del>	15 <sup>th</sup> July 2024
11.	Actual date of redemption	15 <sup>th</sup> July 2024
12.	Principal Amount redeemed	INR 1,02,63,440/- (Indian One Crores Two Lakhs Sixty-Three Thousand Four Hundred Forty) – INR 10,580.87/- per NCD
13.	Premium paid on Redemption (Rs.)	INR 1,02,63,440/- (Indian One Crores Two Lakhs Sixty-Three Thousand Four Hundred Forty)
13.	Outstanding Amount (Rs.)	INR 90,44,68,560/- (Rupees Ninety Crores Forty- Four Lakhs Sixty-Eight Thousand Five Hundred Sixty) – INR 9,32,441.81/- per NCD
14.	Date of last interest payment	18 <sup>th</sup> June 2024

You are requested to take the said submission on your record.

Thanking you,

For **Ashiana Housing Ltd.**

**NITIN SHARMA**  
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Date: 2024.07.15  
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**Nitin Sharma**

**(Company Secretary & Compliance Officer)**

**Mem No: ACS 21191**

Dated: 15<sup>th</sup> July 2024

**The Secretary**

The National Stock Exchange of India Limited  
 Exchange Plaza, Bandra Kurla Complex  
 Bandra (E) Mumbai – 400 051

**Sub: Intimation of Payment of Interest and Redemption of Debentures for NCDs bearing ISIN: INE365D08026**

Dear Sir,

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- B.) Details of interest payments:

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4.	Interest Amount to be paid on due date	INR 94,73,120/- (Indian Rupees Ninety-Four Lakhs Seventy-Three Thousand One Hundred Twenty)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	27 <sup>th</sup> June 2024
9.	Due Date for interest payment	15 <sup>th</sup> July 2024
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13.	Reason for non-payment/delay in payment	Not Applicable

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C.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL2041
3.	Type of redemption (full/partial)	Partial Redemption
4.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/ <del>maturity</del>	15 <sup>th</sup> July 2024
11.	Actual date of redemption	15 <sup>th</sup> July 2024
12.	Principal Amount redeemed	INR 1,02,63,440/- (Indian One Crores Two Lakhs Sixty-Three Thousand Four Hundred Forty) – INR 10,580.87/- per NCD
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14.	Date of last interest payment	18 <sup>th</sup> June 2024

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For **Ashiana Housing Ltd.**

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SHARMA

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**Nitin Sharma**

**(Company Secretary & Compliance Officer)**

**Mem No: ACS 21191**



Dated: 13<sup>th</sup> May 2024

**The Secretary**

BSE Ltd.  
 Phiroz Jeejeebhoy Towers  
 Dalal Street, Mumbai-400001

**Sub: Intimation of Payment of Interest of Debentures**

Dear Sir,

Pursuant to Regulation 57(1) of SEBI (Listing Obligations and Disclosure Requirement Regulations), 2015, the Exchange is hereby informed that the company has paid INR 18,00,00,000/- (Rupees Eighteen Crores) to International Finance Corporation today i.e. on 13<sup>th</sup> May, 2024 **against interest payment** of Non- Convertible Debentures (NCDs) listed on your Exchange, details of which are as follows:

- A.) Whether Interest payment/redemption payment made: **Interest Payment**  
 B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
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4.	Interest Amount to be paid on due date	INR 18,00,00,000/- (Rupees Eighteen Crores)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	25 <sup>th</sup> April 2024
9.	Due Date for interest payment	13 <sup>th</sup> May 2024
10.	Actual Date of Interest payment	13 <sup>th</sup> May 2024
11.	Amount of Interest paid	INR 18,00,00,000/- (Rupees Eighteen Crores)
12.	Date of last interest payment	18 <sup>th</sup> September 2023
13.	Reason for non-payment/delay in payment	Not Applicable

**Ashiana Housing Ltd.**

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**SHARMA**  
 Digitally signed  
 by NITIN  
 SHARMA  
 Date: 2024.05.13  
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C.) Details of redemption payments: **Not Applicable as only interest payment is made.**

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Type of redemption (full/partial)	N.A.
4.	If partial redemption, then	
	a. By face value redemption	N.A.
	b. By quantity redemption	N.A.
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Please note that since the amount of principal and interest to be paid is contingent upon the “distributable surplus” which is decided by the Distribution Committee, as per the terms of the Debenture Trust Deed dated 04th May 2021. Accordingly, the Distribution Committee in its meeting held on 09th May 2024 decided that the payment will be made only towards interest. No amount will be paid towards principal due to non-availability of sufficient Distributable Surplus. Therefore, only interest amount is paid.
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/maturity	<b>N.A.</b>
11.	Actual date of redemption	<b>N.A.</b>
12.	Principal Amount redeemed	<b>N.A.</b>
13.	Premium paid on Redemption (Rs.)	Nil
13.	Outstanding Amount (Rs.)	INR 97,00,00,000/- (Rupees 97 Crores) – INR 10,00,000/- per NCD
14.	Date of last interest payment	<b>18<sup>th</sup> September 2023</b>

You are requested to take the said submission on your record.

Thanking you,

For **Ashiana Housing Ltd.**

**NITIN SHARMA**  
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Date: 2024.05.13  
15:37:48 +05'30'

**Nitin Sharma**

**(Company Secretary & Compliance Officer)**

**Mem No: ACS 21191**

Dated: 13<sup>th</sup> May 2024

**The Secretary**

The National Stock Exchange of India Limited  
 Exchange Plaza, Bandra Kurla Complex  
 Bandra (E) Mumbai – 400 051

**Sub: Intimation of Payment of Interest and Redemption of Debentures**

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 B.) Details of interest payments:

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7.	Details of such change	Not applicable
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11.	Amount of Interest paid	INR 18,00,00,000/- (Rupees Eighteen Crores)
12.	Date of last interest payment	18 <sup>th</sup> September 2023
13.	Reason for non-payment/delay in payment	Not Applicable

**Ashiana Housing Ltd.**

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A.) Details of redemption payment: **Not Applicable as only interest payment is made.**

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Type of redemption (full/partial)	N.A.
4.	If partial redemption, then	
	a. By face value redemption	N.A.
	b. By quantity redemption	N.A.
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Please note that since the amount of principal and interest to be paid is contingent upon the “distributable surplus” which is decided by the Distribution Committee, as per the terms of the Debenture Trust Deed dated 04th May 2021. Accordingly, the Distribution Committee in its meeting held on 09th May 2024 decided that the payment will be made only towards interest. No amount will be paid towards principal due to non-availability of sufficient Distributable Surplus. Therefore, only interest amount is paid.
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/maturity	<b>N.A.</b>
11.	Actual date of redemption	<b>N.A.</b>
12.	Principal Amount redeemed	<b>N.A.</b>
13.	Premium paid on Redemption (Rs.)	Nil
13.	Outstanding Amount (Rs.)	INR 97,00,00,000/- (INR 97 Crores) – INR 10,00,000/- per NCD
14.	Date of last interest payment	<b>18th September 2023</b>

You are requested to take the said submission on your record.

Thanking you,

For **Ashiana Housing Ltd.**

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**Nitin Sharma**

**(Company Secretary & Compliance Officer)**

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