

## 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

### UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30TH JUNE 2024

(INR in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone			
		Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year Ended (Audited)
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
<b>1</b>	<b>Income from Operations</b>				
	(a) Net sales/Income from operations	10,473	27,574	10,179	87,130
	(b) Income from Partnership Firm	(41)	87	333	683
	(c) Other income	424	704	723	1,948
	<b>Total income</b>	<b>10,856</b>	<b>28,365</b>	<b>11,236</b>	<b>89,761</b>
<b>2</b>	<b>Expenses:</b>				
	(a) Project Expenses	12,417	16,707	9,446	46,970
	(b) Purchases of land/development rights	6,059	5,301	3,758	18,710
	(c) Change in inventories	(10,102)	207	(5,393)	1,651
	(d) Employee benefits expense	1,291	1,370	957	4,768
	(e) Depreciation and amortisation expenses	266	241	202	909
	(f) Finance Costs	151	34	72	201
	(g) Other Expenses	1,218	2,054	934	6,147
	<b>Total Expenses</b>	<b>11,299</b>	<b>25,913</b>	<b>9,976</b>	<b>79,356</b>
<b>3</b>	<b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>	(443)	2,452	1,259	10,406
<b>4</b>	<b>Exceptional Items</b>	-	-	-	-
<b>5</b>	<b>Profit/ (Loss) before Tax (3-4)</b>	(443)	2,452	1,259	10,406
<b>6</b>	<b>Tax expenses</b>	(91)	717	187	2,386
<b>7</b>	<b>Net profit/ (Loss) for the Period (5-6)</b>	(534)	1,735	1,072	8,020
<b>8</b>	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	23	11	23	62
<b>9</b>	<b>Non controlling interest</b>	-	-	-	-
<b>10</b>	<b>Total Comprehensive Income (7+8-9)</b>	(511)	1,746	1,095	8,081
<b>11</b>	<b>Paid-up equity share capital (Face Value of Rs 2/- each)</b>	2010	2010	2,047	2,010
<b>12</b>	<b>Other Equity (excluding Revaluation Reserves)</b>				75,086
<b>13.i</b>	<b>Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):</b>				
	(a) Basic	(0.51)	1.73	1.07	7.99
	(b) Diluted	(0.51)	1.73	1.07	7.99
<b>13.ii</b>	<b>Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):</b>				
	(a) Basic	(0.51)	1.73	1.07	7.99
	(b) Diluted	(0.51)	1.73	1.07	7.99

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**ASHIANA HOUSING LIMITED**



Director

Sl. No.	Particulars	Standalone			
		Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year Ended (Audited)
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
14	Security Cover available	4.15	6.29	7.09	6.29
15	Debt-equity ratio	0.32	0.19	0.17	0.19
16	Debt service coverage ratio	0.55	1.22	1.87	3.24
17	Interest service coverage ratio	0.60	6.79	3.49	6.66
18	Current ratio	1.57	1.56	1.61	1.56
19	Long term debt to working capital ratio	0.28	0.16	0.16	0.16
20	Bad debts to accounts receivable ratio	-	-	-	-
21	Current Liability ratio	0.86	0.91	0.91	0.91
22	Total debts to total assets ratio	0.10	0.06	0.06	0.06
23	Debtors turnover ratio	-	-	-	-
24	Inventory Turnover ratio	0.05	0.44	0.05	0.44
25	Operating margin (%)	6.08%	10.14%	15.71%	13.64%
26	Net profit margin (%)	-4.92%	6.12%	9.54%	8.93%
27	Net Worth	76,585	77,096	77,484	77,096

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### UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30TH JUNE 2024

(INR in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated			
		Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year Ended (Audited)
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
<b>1</b>	<b>Income from Operations</b>				
	(a) Net sales/Income from operations	12,303	28,857	11,910	93,821
	(b) Income from Partnership Firm	6	110	220	559
	(c) Other income	542	729	799	2,272
	<b>Total income</b>	<b>12,851</b>	<b>29,696</b>	<b>12,929</b>	<b>96,652</b>
<b>2</b>	<b>Expenses:</b>				
	(a) Project Expenses	13,727	17,641	10,614	51,513
	(b) Purchases of land/development rights	6,059	5,301	3,758	18,710
	(c) Change in inventories	(10,102)	207	(5,393)	1,651
	(d) Employee benefits expense	1,834	1,810	1,335	6,370
	(e) Depreciation and amortisation expenses	271	245	221	948
	(f) Finance Costs	151	34	75	205
	(g) Other Expenses	1,368	1,979	1,018	6,478
	<b>Total Expenses</b>	<b>13,308</b>	<b>27,218</b>	<b>11,628</b>	<b>85,876</b>
<b>3</b>	<b>Profit/ (Loss) before Exceptional items and Tax (1-2)</b>	(457)	2,478	1,301	10,777
<b>4</b>	<b>Exceptional Items</b>	-	-	-	-
<b>5</b>	<b>Profit/ (Loss) before Tax (3-4)</b>	(457)	2,478	1,301	10,777
<b>6</b>	<b>Tax expenses</b>	(88)	741	214	2,437
<b>7</b>	<b>Net profit/ (Loss) for the Period (5-6)</b>	(545)	1,738	1,087	8,340
<b>8</b>	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	33	7	33	85
<b>9</b>	<b>Non controlling interest</b>	-	-	-	-
<b>10</b>	<b>Total Comprehensive Income (7+8-9)</b>	(511)	1,745	1,120	8,424
<b>11</b>	<b>Paid-up equity share capital (Face Value of Rs 2/- each)</b>	2010	2010	2,047	2,010
<b>12</b>	<b>Other Equity (excluding Revaluation Reserves)</b>				75,009
<b>13.i</b>	<b>Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):</b>				
	(a) Basic	(0.51)	1.72	1.09	8.33
	(b) Diluted	(0.51)	1.72	1.09	8.33
<b>13.ii</b>	<b>Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):</b>				
	(a) Basic	(0.51)	1.72	1.09	8.33
	(b) Diluted	(0.51)	1.72	1.09	8.33

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**ASHIANA HOUSING LIMITED**

*(Signature)*

Director

Sl. No.	Particulars	Consolidated			
		Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year Ended (Audited)
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
14	Security Cover available	4.36	6.63	7.45	6.63
15	Debt-equity ratio	0.32	0.19	0.17	0.19
16	Debt service coverage ratio	0.54	1.23	1.91	3.34
17	Interest service coverage ratio	0.59	6.85	3.56	6.85
18	Current ratio	1.59	1.57	1.62	1.57
19	Long term debt to working capital ratio	0.26	0.16	0.15	0.16
20	Bad debts to accounts receivable ratio	-	-	-	-
21	Current Liability ratio	0.84	0.88	0.88	0.88
22	Total debts to total assets ratio	0.09	0.06	0.06	0.06
23	Debtors turnover ratio	-	-	-	-
24	Inventory Turnover ratio	0.06	0.47	0.06	0.47
25	Operating margin (%)	5.04%	9.77%	14.00%	13.06%
26	Net profit margin (%)	-4.24%	5.85%	8.41%	8.63%
27	Net Worth	76,508	77,020	77,090	77,020

ASHIANA HOUSING LIMITED



Director

**STATEMENT OF ASSETS & LIABILITIES**

PARTICULARS		(INR In Lakhs)			
		Standalone		Consolidated	
		As on	As on	As on	As on
		30.06.2024	31.03.2024	30.06.2024	31.03.2024
		Unaudited	Audited	Unaudited	Audited
<b>A</b>	<b>ASSETS</b>				
1	<b>Non-current assets</b>				
a	Property, plant and equipment	7,178	6,949	7,228	7,001
b	Capital work-in-progress	-	13	-	13
c	Investment property	2,995	2,816	2,995	2,816
d	Goodwill	-	-	-	-
e	Other Intangible assets	16	18	23	26
f	Leased Assets	582	294	582	294
g	Financial assets	35	83	-	-
(i)	Investment in subsidiaries	3	3	3	3
(ii)	Investments others	-	-	-	-
(iii)	Trade Receivables	2,288	2,342	2,463	2,513
(iv)	Other financial assets	149	244	253	348
h	Deferred tax Assets (Net)	-	-	-	-
		<b>13,246</b>	<b>12,760</b>	<b>13,547</b>	<b>13,013</b>
2	<b>Current assets</b>				
a	Inventories	1,62,675	1,52,601	1,62,704	1,52,629
b	Financial assets				
(i)	Investment in subsidiaries / joint ventures	2,630	2,745	2,630	2,743
(ii)	Investments others	4,228	5,068	7,766	8,051
(iii)	Trade receivables	1,844	2,858	3,095	4,375
(iv)	Cash and cash equivalents	8,029	6,535	12,016	11,399
(v)	Cash and cash equivalents	12,752	11,681	12,752	11,681
(vi)	Other Bank Balance	1,205	918	1,195	908
(vii)	Loans	4,102	4,210	4,189	4,348
(viii)	Other financial assets	1,851	2,021	1,850	2,058
c	Current tax assets (Net)	-	-	-	-
d	Other current assets				
(i)	Trade advance and deposits	30,113	15,026	30,509	15,309
(ii)	EWS/LIG units	3,176	2,458	3,176	2,458
(iii)	Others	12,975	11,592	12,975	11,592
		<b>2,45,580</b>	<b>2,17,712</b>	<b>2,54,856</b>	<b>2,27,552</b>
	<b>TOTAL - ASSETS</b>	<b>2,58,825</b>	<b>2,30,473</b>	<b>2,68,403</b>	<b>2,40,564</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>				
1	<b>Equity</b>				
a	Equity Share capital	2,010	2,010	2,010	2,010
b	Other Equity	74,575	75,086	74,498	75,009
c	Non Controlling Interest	-	-	-	-
		<b>76,585</b>	<b>77,096</b>	<b>76,508</b>	<b>77,020</b>
2	<b>Liabilities</b>				
A	<b>Non-current liabilities</b>				
a	Financial liabilities				
(i)	Borrowings	24,646	12,820	24,646	12,820
(ii)	Lease Liabilities	299	2	299	2
(iii)	Trade payables				
	- Dues of micro enterprises and small enterprises	-	-	-	-
	- Dues of creditors other than micro enterprises and small enterprises	168	168	4,012	3,790
(iv)	Other financial liabilities	880	881	1,022	1,023
b	Provisions	-	-	1,336	1,336
c	Other non-current liabilities	-	-	-	-
		<b>25,993</b>	<b>13,870</b>	<b>31,317</b>	<b>18,971</b>
B	<b>Current liabilities</b>				
a	Financial liabilities				
(i)	Borrowings	91	1,941	91	1,941
(ii)	Lease Liabilities	34	52	34	52
(iii)	Trade Payable				
	- Dues of micro enterprises and small enterprises	817	703	944	813
	- Dues of creditors other than micro enterprises and small enterprises	2,570	4,127	2,950	4,501
(iv)	Other financial liabilities	3,511	6,597	4,102	6,994
b	Other Current liabilities				
(i)	Advance From Customers	1,48,070	1,24,422	1,48,992	1,25,443
(ii)	Other	965	1,476	3,264	4,631
(iii)	Provisions	189	189	200	200
		<b>1,56,247</b>	<b>1,39,507</b>	<b>1,60,578</b>	<b>1,44,574</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>2,58,825</b>	<b>2,30,473</b>	<b>2,68,403</b>	<b>2,40,564</b>

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#### Notes on Accounts:

- 1 The above unaudited 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 12th August, 2024 and approved by the Board of Directors at their meeting held on 12th August, 2024. 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**Associates and Joint Ventures:**
  - 1 Ashiana Greenwood Developers
  - 2 Megha Colonizers
  - 3 Ashiana Manglam Builders
  - 4 Vista Housing
  - 5 Kairav Developers Limited
- 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 **Extent and nature of security created (For Non-Convertible Debentures - NCD under Series No. AHL-9.95%-11-5-29-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 located at Bhiwadi (Rajasthan), and;
  - ii) by way of hypothecation of cash flows/receivables from projects namely "Ashiana Town", Phase 1 and 2 of "Ashiana Advik" project both at Bhiwadi (Rajasthan), and Phase 2 and 3 of "Ashiana Anmol" located at Sohna Road, Gurugram, (Haryana).
- 6 **Outstanding redeemable preference shares (quantity and value) :**  
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. Further, the creation of Capital Redemption Reserve is not applicable on the company for the period under review. However, the Capital Redemption Reserve as appearing in the books of accounts was created due to Buyback of equity shares which was completed in August 2023.
- 8 All the proceeds of Non-Convertible Debentures and Equity Shares have been fully utilised for the objects stated in the offer documents and there is no deviation in use of issue proceeds thereof as per Regulation 32(1), Regulation 52(7) and Regulation 52(7A) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 respectively. Further, '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.
- 9 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 10 The Board of Directors had recommended a dividend of INR 1.5/- (i.e. @75%) per equity share of INR 2/- in their meeting held on 28th May 2024, which will be distributed subject to approval of the shareholders of the company in their upcoming annual general meeting.
- 11 Increase in non-current Borrowings is due to the issue of Non-Convertible Debentures (NCDs) (Secured, Rated, Listed, Redeemable) of INR 125 Crores bearing ISIN: INE365D07085 during the quarter being reported. Further, the company also redeemed INR 5.53 Crores of NCDs issued to International Finance Corporation (IFC) in May 2021 bearing ISIN: INE365D08026 during the said quarter.
- 12 The number of investors complaints received during the quarter ended 30th June 2024 were 51 (including 4 complaints pending for resolution at the beginning of the quarter) out of which 44 complaints have been disposed off and 7 complaints were pending for resolution at the end of the quarter. Out of the 7 pending complaints, 3 complaints have been resolved and 4 are pending for resolution as on date.

Place : Delhi  
Date : 12th August 2024

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