

Dated: 06<sup>th</sup> March 2026

**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: INE365D08075**

Dear Sir,

Pursuant to Regulation 57(1) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, the Exchange is hereby informed that the company has paid **INR 35,00,00,000/- (Indian Rupees Thirty-Five Crores Only)** to International Finance Corporation today on 06<sup>th</sup> March 2026 towards partial redemption and interest payment on 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.**

B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08075
2.	Debenture Series	AHL-7%-11-7-45-PVT
3.	Issue Size	INR 100 Crores/- (INR One Hundred Crores divided into 10,000 NCDs of INR 1,00,000/- each)
4.	Interest Amount to be paid on due date	INR 9,78,08,219/- (Indian Rupees Nine Crores Seventy-Eight Lakhs Eight Thousand Two Hundred Nineteen)
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	18 <sup>th</sup> February 2026
9.	Due Date for interest payment	06 <sup>th</sup> March 2026
10.	Actual Date of Interest payment	06 <sup>th</sup> March 2026
11.	Amount of Interest paid	INR 9,78,08,219/- (Indian Rupees Nine Crores Seventy-Eight Lakhs Eight Thousand Two Hundred Nineteen)
12.	Date of last interest payment	Not Applicable as payment is made for first time for this ISIN
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: 5F Everest, 46/C Chowringhee Road, Kolkata – 700 071

011-42654265, Email: investorrelations@ashianahousing.com

Website: www.ashianahousing.com

## C.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08075
2.	Debenture Series	AHL-7%-11-7-45-PVT
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	06 <sup>th</sup> March 2026
11.	Actual date of redemption	06 <sup>th</sup> March 2026
12.	Principal Amount redeemed	INR 25,21,91,781/- (Indian Rupees Twenty-Five Crores Twenty-One Lakhs Ninety-One Thousand Seven Hundred Eighty-One)
13.	Premium paid on Redemption (INR)	NIL
14.	Outstanding Amount (INR)	INR 74,78,08,219/- (INR Seventy-Four Crores Seventy-Eight Lakhs Eight Thousand Two Hundred Nineteen only) – INR 74,780.8219/- per NCD
15.	Date of last interest payment	Not Applicable as payment is made for first time for this ISIN

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

Thanking you,  
 For **Ashiana Housing Ltd.**

**Nitin Sharma**  
 (Company Secretary & Compliance Officer)  
 Mem No: ACS 21191  
 Address: Saket, New Delhi

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