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Date: 10th November 2023

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA

Sub.: Forwarding of Limited Review Certificate pursuant to Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Please find enclosed herewith certified copy of Limited Review Certificate with Unaudited Financial Results, both standalone and consolidated, of the company for the quarter and half year ended on 30th September 2023.

Kindly take the above on record.

NITIN SHARMA
Digitally signed by NITIN SHARMA
Date: 2023.11.10 15:38:04 +05'30'

Thanking you,
For Ashiana Housing Ltd.

For ASHIANA HOUSING LTD.

NITIN SHARMA
Company Secretary

Nitin Sharma
(Company Secretary & Compliance Officer)
Mem No: ACS 21191

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: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

B.Chhawchharia & Co.
Chartered Accountants

DTJ 524 - 525, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
TELEFAX (91-11) 4037 8600 • Web : www.bcco.co.in

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To the Board of Directors of M/s ASHIANA HOUSING LIMITED

We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting", specified under Section 133 of the Companies Act, 2013 as amended read with relevant rules issues thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors of the entity* issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **B. Chhawchharia & Co.**
Chartered Accountants
Firm Registration No: 305123E

Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 10th November, 2023
UDIN: 23529082BAVOWQ4146

B. Chhawchharia & Co. New Delhi Chartered Accountants

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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 AND HALF-YEAR ENDED ON 30TH SEPTEMBER 2023

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
1	Income from Operations						
	(a) Net sales/Income from operations	32,658	10,179	6,985	42,837	13,406	33,990
	(b) Income from Partnership Firm	148	333	269	481	403	1,062
	(c) Other income	357	723	393	1,080	513	1,448
	Total Income	33,163	11,236	7,647	44,399	14,322	36,500
2	Expenses:						
	(a) Project Expenses	10,682	9,446	9,060	20,128	17,205	38,415
	(b) Purchases of land/development rights	5,579	3,758	2,516	9,336	4,547	13,586
	(c) Change in inventories	10,075	(5,393)	(6,027)	4,683	(12,738)	(27,936)
	(d) Employee benefits expense	1,273	957	1,041	2,231	1,858	3,805
	(e) Depreciation and amortisation expenses	216	202	188	418	394	768
	(f) Finance Costs	61	72	72	133	154	296
	(g) Other Expenses	1,795	934	995	2,730	1,768	4,330
	Total Expenses	29,681	9,976	7,845	39,658	13,287	33,264
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	3,482	1,259	(198)	4,741	1,035	3,236
4	Exceptional Items	-	-	-	-	-	-
5	Profit/ (Loss) before Tax (3-4)	3,482	1,259	(198)	4,741	1,035	3,236
6	Tax expenses	839	187	(109)	1,027	96	530
7	Net profit/ (Loss) for the Period (5-6)	2,643	1,072	(89)	3,714	939	2,706
8	Other comprehensive income/(Expense) (Net of Tax)	10	23	39	33	41	76
9	Non controlling interest	-	-	-	-	-	-
10	Total Comprehensive Income (7+8-9)	2,652	1,096	(50)	3,747	980	2,782
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,010	2,047	2,047	2,010	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)						74,342
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	2.62	1.07	(0.05)	3.70	0.96	2.72
	(b) Diluted	2.62	1.07	(0.05)	3.70	0.96	2.72
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	2.62	1.07	(0.05)	3.70	0.96	2.72
	(b) Diluted	2.62	1.07	(0.05)	3.70	0.96	2.72

ASHIANA HOUSING LIMITED

Director

B. Chhawchharia & Co. ★ Chartered Accountants ★ New Delhi

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
14	Security Cover available	6.06	7.09	5.33	6.06	5.33	5.25
15	Debt-equity ratio	0.20	0.17	0.23	0.20	0.23	0.24
16	Debt service coverage ratio	1.38	1.87	0.46	1.70	2.16	1.35
17	Interest service coverage ratio	8.32	3.49	0.53	5.83	2.32	2.20
18	Current ratio	1.80	1.61	1.79	1.80	1.79	1.68
19	Long term debt to working capital ratio	0.17	0.16	0.22	0.17	0.22	0.21
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.90	0.91	0.85	0.90	0.85	0.87
22	Total debts to total assets ratio	0.07	0.06	0.09	0.07	0.09	0.09
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.22	0.05	0.07	0.22	0.07	0.17
25	Operating margin (%)	11.93%	15.71%	2.88%	12.89%	12.71%	16.28%
26	Net profit margin (%)	7.97%	9.54%	-1.17%	8.37%	6.56%	7.41%
27	Net Worth	73,265	77,484	74,587	73,265	74,587	76,389

B. Chhawchharia & Co. New Delhi Chartered Accountants

ASHIANA HOUSING LIMITED

Director

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ASHIANA HOUSING LIMITED
STANDALONE CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023

Particulars	For half -year ended 30.09.2023 (Unaudited)	For half -year ended 30.09.2022 (Unaudited)
	Rs in Lakhs	Rs in Lakhs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	4,741	1,035
Adjusted for :		
Depreciation	418	394
Interest Income	(187)	(135)
Income from Investments	(212)	(106)
Interest Paid	989	813
Irrecoverable Balances Written Off	414	0
Provision Written Back	(408)	-
Liabilities Written Back	(6)	(2)
Provision for Employee Benefits	74	65
Profit on sale of Investment Property	(424)	-
Gain on modification/termination of Right of use Lease Liability	-	(59)
(Profit) / Loss on sale of Fixed Assets	27	-
Income from Partnership	(481)	(403)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	4,943	1,603
Adjusted for :		
Trade Receivables	(628)	(321)
Other Financial Assets	1,681	(140)
Loans	(400)	-
Non Financial Assets	(5,273)	(762)
Inventories	3,856	(12,850)
Trade Payables	(806)	(43)
Other Financial Liabilities	14	661
Customer Advances	7,285	12,934
Non Financial Liabilities	(2)	(85)
CASH GENERATED FROM OPERATIONS	10,672	996
Direct Taxes paid / adjusted	(974)	(533)
Cash flow before extra ordinary items	9,697	463
Exceptional Items	-	-
Net cash from Operating activities (A)	9,697	463
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(1,705)	(587)
Sale of Fixed Assets	2,219	705
Net Purchase/ sale of Investments	1,322	1,280
Interest Income	187	135
Other Income from Long Term Investments	212	106
Net Cash from investing activities (B)	2,235	1,639
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,526)	1,349
Payment of Lease Liabilities	(46)	(828)
Interest on Lease Liabilities	(7)	(46)
Interest Paid	(982)	(767)
Tax on Buyback	(1,273)	-
Buyback of Shares	(5,500)	-
Buyback expenses paid	(99)	-
Dividend paid	-	(512)
Net Cash used in Financing activities (C)	(11,433)	(804)
Net Increse in Cash and Cash Equivalent (A+ B+ C)	500	1,297
Cash and Cash Equivalents at the beginning of the year	11,271	9,495
Cash and Cash Equivalents at the end of the year	11,770	10,792

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Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071
CIN: L70109WB1986PLC040864

ASHIANA HOUSING LIMITED

Director

B. Chhawchharia & Co. ★ Chartered Accountants ★ New Delhi

B.Chhawchharia & Co.
Chartered Accountants

DTJ 524 - 525, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
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Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

Review Report to
The Board of Directors
M/s ASHIANA HOUSING LIMITED

1. We have reviewed the accompanying statement of unaudited consolidated financial results of M/s ASHIANA HOUSING LIMITED("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its share of the net profit/(Loss) after tax of its jointly controlled entities for the quarter ended September, 30, 2023 and year to date from April 01, 2023 to September 30, 2023 attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. This statement is the responsibility of the Holding Company's Management and has been approved by the holding company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (IND AS 34) "Interim Financial Reporting", specified under Section 133 of the Companies Act, 2013 as amended read with relevant rules issues thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors of the entity* issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

4. We also performed procedures in accordance with the SEBI Circular No. ClR/CFD/CMD/44/2019 dated 29th March, 2019 issued by the SEBI under regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.



5. The Statement includes the results of following entities:
   Subsidiaries:
   i. Topwell Projects Consultants Limited
   ii. Latest Developers Advisory Limited
   iii. Ashiana Maintenance Services LLP
   iv. Ashiana Amar Developers

   Jointly Controlled Entities:
   i. Kairav Developers Limited
   ii. Ashiana Greenwood Developers
   iii. Vista Housing
   iv. Megha Colonizers
   v. Ashiana Manglam Builders
   vi. Ashiana Manglam Builders Extension

6. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration No: 305123E

Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 10th November, 2023

UDIN: 23529082BgVOWP4178

B. Chhawchharia & Co. New Delhi Chartered Accountants

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ASHIANA HOUSING LIMITED

Regd. Off. : 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071
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Telephone number : 011-42654265
Official email : investorrelations@ashianahousing.com
Website : www.ashianahousing.com
CIN : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF-YEAR ENDED ON 30TH SEPTEMBER 2023

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
1	Income from Operations						
	(a) Net sales/Income from operations	34,415	11,910	8,496	46,325	16,343	39,961
	(b) Income from Partnership Firm	194	220	186	414	340	776
	(c) Other income	493	799	490	1,292	610	1,782
	Total Income	35,102	12,929	9,172	48,031	17,293	42,519
2	Expenses:						
	(a) Project Expenses	11,921	10,614	10,117	22,535	19,260	42,384
	(b) Purchases of land/development rights	5,579	3,758	2,516	9,336	4,647	13,586
	(c) Change in inventories	10,075	(5,393)	(6,027)	4,683	(12,738)	(27,936)
	(d) Employee benefits expense	1,678	1,335	1,374	3,013	2,507	5,176
	(e) Depreciation and amortisation expenses	227	221	206	448	430	841
	(f) Finance Costs	61	75	74	136	159	304
	(g) Other Expenses	2,023	1,018	1,183	3,042	2,010	4,731
	Total Expenses	31,564	11,628	9,443	43,193	16,275	39,086
3	Profit/ (Loss) before Exceptional items and Tax (1-2)	3,538	1,301	(271)	4,839	1,018	3,432
4	Exceptional Items	-	-	-	-	-	-
5	Profit/ (Loss) before Tax (3-4)	3,538	1,301	(271)	4,839	1,018	3,432
6	Tax expenses	803	214	(90)	1,017	173	645
7	Net profit/ (Loss) for the Period (5-6)	2,735	1,087	(181)	3,822	845	2,788
8	Other comprehensive income/(Expense) (Net of Tax)	17	33	50	50	53	91
9	Non controlling interest	-	-	-	-	-	(1)
10	Total Comprehensive Income (7+8-9)	2,752	1,120	(131)	3,872	898	2,878
11	Paid-up equity share capital (Face Value of Rs 2/- each)	2,010	2,047	2,047	2,010	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)						73,923
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	2.72	1.09	(0.13)	3.83	0.88	2.81
	(b) Diluted	2.72	1.09	(0.13)	3.83	0.88	2.81
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	2.72	1.09	(0.13)	3.83	0.88	2.81
	(b) Diluted	2.72	1.09	(0.13)	3.83	0.88	2.81

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CIN: L70109WB1986PLC040864

Chhawchharia & Co. Chartered Accountants New Delhi

ASHIANA HOUSING LIMITED

Director

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
14	Security Cover available	6.39	7.45	5.52	6.39	5.52	5.47
15	Debt-equity ratio	0.20	0.17	0.24	0.20	0.24	0.24
16	Debt service coverage ratio	1.40	1.91	0.31	1.73	2.13	1.39
17	Interest service coverage ratio	8.44	3.56	0.36	5.91	2.29	2.26
18	Current ratio	1.61	1.62	1.77	1.61	1.77	1.69
19	Long term debt to working capital ratio	0.16	0.15	0.22	0.16	0.22	0.20
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.87	0.88	0.83	0.87	0.83	0.85
22	Total debts to total assets ratio	0.07	0.06	0.09	0.07	0.09	0.08
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.24	0.06	0.09	0.24	0.09	0.20
25	Operating margin (%)	11.43%	14.00%	1.64%	12.12%	10.48%	14.46%
26	Net profit margin (%)	7.79%	8.41%	-1.97%	7.96%	4.89%	6.56%
27	Net Worth	72,970	77,090	73,990	72,970	73,990	75,970

B. Chhawchharia & Co. New Delhi Chartered Accountants

ASHIANA HOUSING LIMITED

Director

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ASHIANA HOUSING LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2023

Particulars	For half -year ended 30.09.2023 (Unaudited)	For half -year ended 30.09.2022 (Unaudited)
	Rs in Lakhs	Rs in Lakhs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	4,839	1,018
Adjusted for :		
Depreciation	448	430
Interest Income	(277)	(232)
Income from Investments	(279)	(109)
Irrecoverable Balances Written Off	451	4
Provision Written Back	(426)	-
Provision for Doubtful Debts	105	131
Liabilities Written Back	(6)	(2)
Interest Paid	992	818
Investments Written Off	-	-
Gain on modification/termination of Right of use Lease Liability	(2)	(59)
Profit on Sale of Investment Property	(424)	-
(Profit) / Loss on sale of Property,plant & equipment	27	-
Provision for Employee Benefits	82	79
Profit/ (loss) from Joint Venture	-	(0)
Income from Partnership	(414)	(340)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	5,114	1,739
Adjusted for :		
Trade Receivables	(439)	(270)
Other Financial Assets	1,705	(138)
Loans	(400)	-
Non Financial Assets	(5,698)	(939)
EWS/LIG Units	191	32
Inventories	3,854	(12,848)
Other Financial Liabilities	726	765
Customer Advances	6,846	13,252
Non Financial Liabilities	228	122
Trade Payables	(756)	24
CASH GENERATED FROM OPERATIONS	11,373	1,738
Direct Taxes paid / adjusted	(1,013)	(543)
Cash flow before extra ordinary items	10,360	1,196
Exceptional Items	-	-
Net cash from Operating activities (A)	10,360	1,196
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Property,plant & equipment	(1,711)	(642)
Sale of Property, plant & equipment	2,219	738
Net Purchase/ sale of Investments	867	1,278
Interest Income	277	232
Other Income from Long Term Investments	279	109
Net Cash from investing activities (B)	1,931	1,715
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,526)	1,283
Payment/ Modification of Lease Liabilities	(69)	(859)
Interest on Lease Liabilities	(8)	(50)
Interest Paid	(984)	(767)
Tax on Buyback	(1,273)	-
Buyback of Shares	(5,500)	-
Buyback expenses paid	(99)	-
Dividend paid	-	(512)
Net Cash used in Financing activities (C)	(11,459)	(905)
Net Increse in Cash and Cash Equivalent (A+ B+ C)	832	2,006
Cash and Cash Equivalents at the beginning of the year	15,626	12,711
Cash and Cash Equivalents at the end of the year	16,458	14,717

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CIN: L70109WB1986PLC040864

ASHIANA HOUSING LIMITED

Director

B. Chhajed & Co. ★ Chartered Accountants ★ New Delhi

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STATEMENT OF ASSETS & LIABILITIES

(Rs. In Lakhs)

PARTICULARS	Standalone		Consolidated	
	As on 30.09.2023 Unaudited	As on 31.03.2023 Audited	As on 30.09.2023 Unaudited	As on 31.03.2023 Audited
A ASSETS				
1 Non-current assets				
a Property, plant and equipment	5,886	4,532	5,951	4,600
b Capital work-in-progress	-	263	-	263
c Investment property	2,571	2,458	2,571	2,458
d Goodwill	-	-	0	0
e Other Intangible assets	41	56	50	65
f Leased Assets	324	234	324	270
g Financial assets				
(i) Investment in subsidiaries	14	46	-	-
(ii) Investments others	3	3	4	4
(iii) Trade Receivables	-	-	-	-
(iv) Other financial assets	2,926	2,178	3,036	2,300
h Deferred tax Assets (Net)	310	1,759	472	1,914
	12,075	11,528	12,406	11,873
2 Current assets				
a Inventories	1,49,010	1,52,866	1,49,038	1,52,893
b Financial assets				
(i) Investment in subsidiaries / joint ventures	2,482	3,406	6,524	3,400
(ii) Investments others	3,939	4,576	2,477	6,718
(iii) Trade receivables	2,755	2,133	3,612	3,309
(iv) Cash and cash equivalents	6,973	7,185	11,660	11,540
(v) Other Bank Balance	4,798	4,086	4,798	4,086
(vi) Loans	400	-	400	-
(vii) Other financial assets	3,235	4,413	3,360	4,549
c Current tax assets (Net)	2,196	809	2,220	795
d Other current assets				
(i) Trade advance and deposits	12,780	8,959	12,850	8,796
(ii) EWS/LIG units	1,595	1,786	1,595	1,786
(iii) Others	9,596	7,953	9,596	7,953
	1,99,819	1,96,170	2,08,131	2,05,819
3 Non Current Assets Held for sale	-	2,317	-	2,317
TOTAL - ASSETS	2,11,894	2,12,016	2,20,537	2,20,009
B EQUITY AND LIABILITIES				
1 Equity				
a Equity Share capital	2,010	2,047	2,010	2,047
b Other Equity	71,254	74,342	70,959	73,923
c Non Controlling Interest	-	-	-	-
	73,265	76,389	72,970	75,970
2 Liabilities				
A Non-current liabilities				
a Financial liabilities				
(i) Borrowings	12,297	16,513	12,297	16,513
(ii) Trade payables				
- Dues of micro enterprises and small enterprises	-	-	-	-
- Dues of creditors other than micro enterprises and small enterprises	-	-	-	-
(iii) Lease Liabilities	18	54	18	54
(iv) Other financial liabilities	197	198	4,014	3,358
b Provisions	843	766	970	882
c Deferred tax liabilities (Net)	-	-	1,198	-
d Other non-current liabilities	-	-	-	1,198
	13,355	17,531	18,496	22,004
B Current liabilities				
a Financial liabilities				
(i) Borrowings	2,382	1,692	2,382	1,092
(ii) Lease Liabilities	84	94	84	135
(iii) Trade Payable				
- Dues of micro enterprises and small enterprises	576	602	583	608
- Dues of creditors other than micro enterprises and small enterprises	2,200	2,986	2,386	3,123
(iv) Other financial liabilities	4,570	4,555	4,939	4,869
b Other Current liabilities				
(i) Advance From Customers	1,14,424	1,07,139	1,14,512	1,07,666
(ii) Other	887	889	4,024	3,796
c Provisions	150	139	161	146
d Current Tax Liabilities (Net)				
	1,25,274	1,18,095	1,29,071	1,22,035
TOTAL - EQUITY AND LIABILITIES	2,11,894	2,12,016	2,20,537	2,20,009

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: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071
CIN: L70109WB1986PLC040864

B. Chhawchharia & Co. New Delhi Chartered Accountants

ASHIANA HOUSING LIMITED

Director

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 10th November, 2023 and approved by the Board of Directors at their meeting held on 10th November, 2023. 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.

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

The secured NCDs issued in 2018 under under Series No. AHL10.15%2023 with ISIN: INE365D07077 have been fully redeemed on 26th April 2023. Accordingly, the provsions under Regulation 54 (2) i.r.o disclosure of nature and extent of security created is not applicable for the quarter ended 30th September 2023.

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, Capital Redemption Reserve is created due to Buyback in terms of the provisions of Companies Act, 2013.

9 *All the proceeds of Non-Convertible Debentures and Equity Shares have been fully utilised for the object 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.*

10 *The shareholders of the company had approved the dividend @25% on face value of Rs.2/- each i.e. 50 paisa per share aggregating to Rs. 502.62 Lakhs in the Annual General meeting held on 28th September 2023. This dividend was recommended by the Board of Directors in their meeting held on 30th May 2023 and it's payment was completed in the month of October 2023.*

11 *The company had bought back 18,27,242 equity shares with total consideration of Rs. 5,500 Lakhs which was paid to the eligible shareholders on 14th August 2023. Accordingly, EPS has been calculated proportionately.*

12 *The Statutory Auditors have limited reviewed these Financial Results and have expressed unmodified opinion.*

13 *Figures for the previous periods have been regrouped and rearranged wherever necessary.*

14 *The number of investors complaints received during the quarter were 64 (including ICPF Claims) out of which 61 compleints have been disposed off and 3 are pending to be resolved at the end of the quarter ending on 30th September, 2023.*

Place : Delhi
Date : 10th November 2023

For ASHIANA HOUSING LIMITED
ASHIANA HOUSING LIMITED

VARUN GUPTA
[WHOLE TIME DIRECTOR] Director

B. Chhawchharia & Co. ★ Chartered Accountants ★ New Delhi

B.Chhawchharia & Co.
Chartered Accountants

DTJ 524 - 525, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
TELEFAX (91-11) 4037 8600 • Web : www.bcco.co.in

Independent Auditor's Certificate on the Statement of maintenance of security cover in respect of other secured debt as at 30 September 2023.

1. This Certificate is issued in accordance with the terms of our engagement letter with Ashiana Housing Limited (the "company") and pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular: SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/2022/67 dated 19 May 2022 (Collectively referred to as " Regulations").

2. We, M/s. B. Chhawchharia & Co., Statutory Auditors of the company, have examined the details given in the attached statement (referred as the "Statement") prepared by the management, stamped by us for identification purpose, containing;

a. Computation of Security cover as on 30 September 2023; and

b. Details of book value of assets and liabilities and the market value of the charged assets of the Company, wherever applicable, as on 30 September 2023 as per the Regulations.

Management's Responsibility

3. The compliance with the Regulations & other applicable circular the terms & covenants of the other debt and calculation of security cover as given in the attached Statement is the responsibility of the company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the company complies with the requirements, including those given in the Regulations and provides all relevant information to SEBI.

Auditor's Responsibility

4. Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the book values as considered in the Statement, in relation to the computation of Security cover, have not been accurately extracted from the unaudited standalone financial information as at and for the period ended 30 September 2023 or that the computation thereof is arithmetically inaccurate.

5. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.



6. For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:

a) Obtained the unaudited standalone financial information of the company as at and for the period ended 30 September 2023.

b) Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited standalone financial information of the company as at and for the period ended 30 September 2023.

c) Ensured arithmetical accuracy of the computation of security cover in the Statement;

d) Obtained necessary representations from the management.

7. We have carried out our verification in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' issued by the Institute of Chartered Accountants of India (ICAI) in so far as applicable for the purpose of this Certificate. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8 We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by the ICAI.

Conclusion

9. Based on our examination and the procedures performed as per paragraph 6 above, evidences obtained, and the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that causes us to believe that the details included in the Statement with respect to compliance with the financial covenants and the amounts used in the computation of such financial covenants are not in agreement, in all material respects, with the standalone unaudited financial results of the Company, underlying books of account and other relevant records and documents maintained by the Company for the quarter ended 30 September 2023, or that the calculation thereof is arithmetically inaccurate.

Restriction on Use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the SEBI requirements. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care in connection with the statutory audit and other attest function carried out by us in our capacity as statutory auditors of the company.



11. This certificate is addressed to the Board of Directors and provided to the Company solely for submission to the SEBI, pursuant to the requirements as mentioned in paragraph 2 above and should not be used, referred to or distributed for any other purpose or to any other person without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **B. CHHAWCHHARIA & CO.**
Chartered Accountant
Firm Registration No: 305123E

Abhishek Gupta
Partner
Membership No. 529082

Date: 10th November, 2023
Place: New Delhi
UDIN: 23529082BGVOWO8084



Column A	Column B	Column C[i]	Column D[ii]	Column E[iii]	Column F[iv]	Column G[v]	Column H[vi]	Column I[vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate is being issued	Other secured Debt	Debt for which this certificate is being issued	Asset shared by pari-passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Othe assets on which there is pari-passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)		Market value for assets charged on exclusive basis	Carrying/ book value for exclusive charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not	Market value for pari passu charge assets[viii]	Carrying/ book value for pari-passu charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not	Total value= (K+L+M+N)
		Book value	Book value	Yes/No	Book value	Book value					Relating to Column F			
ASSETS		-	-											
Property, Plant and Equipment	Vehicles for Vehicle Loan	-	98,60,339								-			-
	Investment Property i.e. Village Mall for OD	-	7,65,43,097				78,34,08,577	-	86,98,12,013					
Capital Workin Process		-	-				-	-	-		-			-
Right of Use Assets		-	-				82,57,998	-	82,57,998		-			-
Goodwill		-	-				-	-	-		-			-
Intangible Assets		-	-				41,23,316	-	41,23,316		-			-
Intangible Assets under Development		-	-				-	-	-		-			-
Investments	Mutual Funds given for OD	-	39,99,20,689				24,99,71,601	-	64,98,92,290		-			-
Loans		-	-				4,00,00,000	-	4,00,00,000		-			-
Inventories	Unsold units of Project Dwarka Phase 4 & 5 for OD	-	42,10,79,300				14,47,99,17,953	-	14,90,09,97,253		-			-
Trade Receivables	Receivable of Treehouse Hotel for OD	-	93,38,127				26,54,52,524	-	27,54,55,220		-			-
	Project Dwarka Phase 4 & 5 Receivables for OD		6,64,569											
Cash & Cash Equivalents		-	-				69,72,83,331	-	69,72,83,331	Market Value Is Not Ascertainable	-			-
Bank Balances other than Cash & Cash Equivalents		-	-	NO	Not Applicable	Not Applicable	47,97,65,363	-	47,97,65,363		-	Not Applicable	Not Applicable	-
Others	Fixed Deposit given for OD	-	8,21,28,194				3,18,16,97,795	-	3,26,38,25,989		-			-
Total		-	**99,95,34,315**				**20,18,98,78,458**	-	**21,18,94,12,773**		-			-
LIABILITIES														
Debt securities to this certificate pertains		-	-				-	-	-					
Other debt sharing pari-passu charge with above debts		-	-				-	-	-					
Other debts	OD & Vehicle Loans	-	24,38,74,545				-	-	24,38,74,545					
Subordinated debts		-	-				-	-	-					
Borrowings		-	-				1,22,40,23,468	-	1,22,40,23,468		Not Applicable			Not Applicable
Bank		-	-				-	-	-					
Debt securities		-	-				-	-	-					
Others		-	-					-	-					
Trade payables		-	-				27,76,46,544	-	27,76,46,544					
Lease Liabilities		-	-				1,01,70,484	-	1,01,70,484					
Provisions		-	-				9,93,52,589	-	9,93,52,589					
Others		-	-				12,00,78,93,616	-	12,00,78,93,616					
Total		-	**24,38,74,545**				**13,61,90,86,701**	-	**13,86,29,61,246**		-			-
Cover on Book Value														
Cover on Market Value[ix]														
	Exclusive security ratio	NA	4.10		Pari-passu security ratio	NA								

Notes:

i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.

iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). Other debt sharing pari- passu charge along with debt for which certificate is issued.

v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.

vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

vii In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.

viii Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.

ix The market value shall be calculated as per the total value of assets mentioned in Column O.

Chhawchharia & Co. Chartered Accountants New Delhi

Date: 10th November 2023

STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS – REGULATION 32(1) OF SEBI (LODR), 2015

To **The Secretary** **BSE Ltd.** Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 **Security Code No.: 523716**	**To** **The Secretary** **National Stock Exchange of India Ltd.** Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 **NSE Symbol: ASHIANA**

Submission of Statement of Deviation/Variation in utilisation of funds raised through Shares – Reg 32(1) of SEBI (LODR) Regulations, 2015

Statement of deviation/variation in use of Issue proceeds:

Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	Public Issue/ QIP/Bonus Issue/Others
Date(s) of Raising Funds	Not Applicable for Q2FY24
Amount Raised	Not Applicable for Q2FY24
Report filed for Quarter ended	30th September 2023
Monitoring Agency	Not Applicable for Q2FY24
Monitoring Agency Name. if applicable	Not Applicable for Q2FY24

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
Phone No: 011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

NITIN SHARMA

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Is there a Deviation/Variation in use of funds raised					Not Applicable for Q2FY24	
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders					-	
If yes, date of Shareholder Approval					-	
Explanation for the deviation/variation					-	
Comments of the Audit Committee, after review					-	
Comments of the auditors, if any					-	
Objects for which funds have been raised and where there has been a deviation, in the following table:						
Original Object	**Modified Object, if any**	**Original Allocation**	**Modified Allocation, if any**	**Funds Utilised**	**Amount of deviation/variation for the quarter according to applicable object**	**Remarks, if any**
-	-	-	-	-	-	-
Deviation or variation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised or						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed						
(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.						

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Mr. Nitin Sharma

Company Secretary & Compliance Officer

Date: 10h November 2023

STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS – REGULATION 52 (7) AND 52 (7A) OF SEBI (LODR), 2015

To **The Secretary** **BSE Ltd.** Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 **Security Code No.: 523716**	**To** **The Secretary** **National Stock Exchange of India Ltd.** Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 **NSE Symbol: ASHIANA**

Submission of Statement for utilization of issue proceeds of non-convertible securities and Statement indicating deviation/variation pursuant to Regulation 52 (7) and Regulation 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, respectively

A Statement of utilization of issue proceeds

Name of the Issuer (1)	ISIN (2)	Mode of Fund Raising (Public Issue/Private Placement) (3)	Type of Instrument (4)	Date of raising funds (5)	Amount Raised (6)	Funds Utilized (7)	Any Deviation (Yes/No) (8)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
Ashiana Housing Limited	INE365D08018	Private Placement	Unsecured, Non-Convertibl Debentures	28th September 2018	Rs. 18.74 Crores	Rs. 18.74 Crores	No	N.A.	N.A.

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
Phone No: 011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

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Ashiana Housing Limited	INE365D08026	Private Placement	Unsecured, Non-Convertible Debentures	31st May 2022	Rs. 97 Crores	Rs. 97 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D08034	Private Placement	Unsecured, Non-Convertible Debentures	20th July 2022	Rs. 26.40 Crores	Rs. 26.40 Crores	No	N.A.	N.A.

B. Statement of deviation/variation in use of Issue proceeds:

Statement of Deviation/Variation in utilization of funds raised		
Name of listed entity	Ashiana Housing Limited	
Mode of Fund Raising	~~Public Issue~~/ Private Placement	
Type of Instrument	Not Applicable for Q2FY24	
Date(s) of Raising Funds	Not Applicable for Q2FY24	
Amount Raised	Not Applicable for Q2FY24	
Report filed for Quarter ended	30th September 2023	
Is there a deviation/variation in use of funds raised?	Not Applicable for Q2FY24	
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document	Not Applicable for Q2FY24	
If yes, details of the approval so required	Not Applicable for Q2FY24	
Date of approval	Not Applicable for Q2FY24	
Explanation for the deviation/variation	Not Applicable for Q2FY24	

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Comments of the Audit Committee, after review					Not Applicable for Q2FY24	
Comments of the auditors, if any					Not Applicable for Q2FY24	
Objects for which funds have been raised and where there has been a deviation/variation, in the following table:						
Original Object	**Modified Object, if any**	**Original Allocation**	**Modified Allocation, if any**	**Funds Utilised**	**Amount of deviation/variation for the quarter according to applicable object (Rs. in Crores and in %)**	**Remarks, if any**
-	-	-	-	-	-	-
Deviation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed						

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Mr. Nitin Sharma

Company Secretary & Compliance Officer

In Rs. (Lakhs)

Disclosure of Related Party Transactions for the half-year ended 30th September 2023																				
											Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.									
S. No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by Audit Committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Realtionship of the counter party with the listed entity					Opening Balance (Receivable)/ Payable	Closing Balance (Receivable)/ Payable	Nature of indebtedness (loan/issuance of debt/any other etc.)	Cost	Tenure	Nature (loan/advance/inter-corporate deposit/investment)	Interest Rate (%)	Tenure	Secured/ Unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage)
1	Ashiana Housing Limited	AADCA9093P	Ashiana Maintenance Services LLP	ABHFA2914P	Listed entity is one of the partners of the LLP	Sale of goods or services	71.00	No remarks	72.90	-192.16	-242.12									
						Purchase of Goods and Services	200.00	No remarks	162.00	145.97	73.33									
2	Ashiana Housing Limited	AADCA9093P	Latest Developers Advisory Limited	AABCL8274F	Subsidiary Company	Sale of goods or services	0.20	No remarks	0.06	-0.04	-6.11									
3	Ashiana Housing Limited	AADCA9093P	Topwell Projects Consultants Limited	AADCT5282D	Subsidiary Company	Sale of goods or services	0.20	No remarks	0.06	-0.04	-0.11									
4	Ashiana Housing Limited	AADCA9093P	Vista Housing	AAKFV4355R	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	3.00	-14.91	-0.90									
5	Ashiana Housing Limited	AADCA9093P	Vishal Gupta	AHEPG5377M	Managing Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	133.00	10.00	41.50									
6	Ashiana Housing Limited	AADCA9093P	Ankur Gupta	AHEPG5378E	Jt. Managing Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	133.00	8.93	41.19									
7	Ashiana Housing Limited	AADCA9093P	Varun Gupta	AASPG6994P	Whole Time Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	133.00	8.87	34.91									

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Disclosure of Related Party Transactions for the half-year ended 30th September 2023																				
											Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.									
S. No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by Audit Committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Realtionship of the counter party with the listed entity					Opening Balance (Receivable)/ Payable	Closing Balance (Receivable)/ Payable	Nature of indebtedness (loan/issuance of debt/any other etc.)	Cost	Tenure	Nature (loan/advance/inter-corporate deposit/investment)	Interest Rate (%)	Tenure	Secured/ Unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage)
8	Ashiana Housing Limited	AADCA9093P	Sonal Mattoo	ABIPM6504C	Independent Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	9.00	16.20	9.00								
9	Ashiana Housing Limited	AADCA9093P	Narayan Anand	AADPA9195M	Independent Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	4.00	7.20	4.00								
10	Ashiana Housing Limited	AADCA9093P	Abhishek Dalmia	AADPD6742K	Independent Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	4.00	7.20	4.00								
11	Ashiana Housing Limited	AADCA9093P	Piyul Mukherjee	AACPM8950H	Independent Director	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	4.00	7.20	4.00								
12	Ashiana Housing Limited	AADCA9093P	OPG Realtors Limited	AAACO9419Q	Common Directorship	Property taken on lease	11.60	No remarks	6.84	-23.04	-25.71								
13	Ashiana Housing Limited	AADCA9093P	Nitin Sharma	AOAPS5575G	Key Managerial Personnel (Company Secretary)	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	7.20	0.00	0.00								
14	Ashiana Housing Limited	AADCA9093P	Vikash Dugar	ADIPD4130B	Key Managerial Personnel (Chief Financial Officer)	Remuneration	0.00	No audit committee approval required as it is not a transaction under Section 188 of the Companies Act, 2013	44.17	-0.01	-0.01								
15	Ashiana Housing Limited	AADCA9093P	Karma Hospitality LLP	AADCK3027B	Director of listed entity is a Designated Partner in the LLP	Purchase of Goods and Services	18.00	No remarks	19.70	9.19	-1.30								
16	Ashiana Housing Limited	AADCA9093P	Woodstory LLP	AADFW0030H	Director of listed entity is a Designated Partner in the LLP	Purchase of Goods and Services	57.00	No remarks	61.78	30.65	-48.67								

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Disclosure of Related Party Transactions for the half-year ended 30th September 2023

S. No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by Audit Committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.							
												In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Realtionship of the counter party with the listed entity					Opening Balance (Receivable)/ Payable	Closing Balance (Receivable)/ Payable	Nature of indebtedness (loan/issuance of debt/any other etc.)	Cost	Tenure	Nature (loan/advance/inter-corporate deposit/investment)	Interest Rate (%)	Tenure	Secured/ Unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage)
17	Ashiana Housing Limited	AADCA9093P	Megha Colonizers	AARFM2255M	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	0.60	-5.46	-15.64								
18	Ashiana Housing Limited	AADCA9093P	BG Estates Private Limited	AADCB5673N	Common Directorship	Property taken on lease	5.00	No remarks	1.08	0.00	0.00								
19	Ashiana Housing Limited	AADCA9093P	Ashiana Manglam Builders (including Extention)	AAVFA7240H	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	1.46	-7.75	-15.57								
						Purchase of fixed assets, goods and services		No audit committee approval required under the Companies Act, 2013 for this related party	0.00	16.98	27.68								
20	Ashiana Housing Limited	AADCA9093P	Kairav Developers Limited	AAHCK9533A	Joint Venture	Invesment made by listed company in the Debentures of related party	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	0.00	-1170.00	-1170.00				Investment (in redeemable Optionally Convertible Debentures of Kairav Developers Limited)	Zero Interest Rate	Convertible into equity shares at the option of the Debentureholder at any time after 31st March 2025	Unsecured	Project Funding
						Loan given by the listed company to the related party	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	400.00	0.00	-400.00				Loan	12% p.a.	180 days from the date of disbursement	Unsecured	Funds for Business Purpose
						Sale of goods or services	1.63	No audit committee approval required under the Companies Act, 2013 for this related party	9.01	-3.57	-17.78								
21	Ashiana Housing Limited	AADCA9093P	Ashiana Greenwood Developers Limited	AAMFA8069K	Joint Venture	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	15.83	-38.88	-15.83								
22	Ashiana Housing Limited	AADCA9093P	Ashiana Amar Developers	AANFA5587H	Listed entity is one of the partners of the Partnership firm	Sale of goods or services	0.00	No audit committee approval required under the Companies Act, 2013 for this related party	0.00	-0.75	-1.45								

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