

Dated: 10th November 2023

The Secretary

National Stock Exchange Ltd.

Exchange Plaza, Plot No. C/1, G Block

Bandra-Kurla Complex, Bandra (E)

Mumbai-400 051

NSE Symbol: ASHIANA

Sub: Intimation of Related Party Transactions under Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

In terms of Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith the disclosure of related party transactions for the half year ended 30th September 2023, in the format prescribed by the SEBI Circular No. SEBI/HO/CFD/CMD1/CIR/P/2021/662 dated November 22, 2021

You are requested to take this information on your record.

Thanking you,

For **Ashiana Housing Ltd.**

NITIN
SHARMA
Digitally signed
by NITIN
SHARMA
Date: 2023.11.10
16:37:31 +05'30'

Nitin Sharma

(Company Secretary & Compliance Officer)

Membership No. 21191

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

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	Relationship 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								

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								

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	Relationship 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	AADC85673N	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	Investment 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								

NITIN
SHARMA
A

Digitally signed
by NITIN
SHARMA
Date:
2023.11.10
16:39:30 +05'30'