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Date: 12th November 2020

The Secretary
National Stock Exchange of India Ltd.
Exchange Plaza, Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 051

Symbol: ASHIANA

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

Dear Sir,

Please find enclosed herewith a certified true copy of Limited Review Certificate with results duly signed by the Auditors of the Company in respect of the Unaudited Financial Results, both standalone and consolidated, of the company for the quarter and half-year ended on 30th September 2020.

Kindly take the above on record.

Thanking you
For **Ashiana Housing Ltd.**

ASHIANA HOUSING LTD.
Nitin Sharma
Company Secretary

Nitin Sharma
(Company Secretary)

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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864

VMSS & ASSOCIATES
Chartered Accountants

DTJ 422, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
TELEFAX (91-11) 4108 1003 • E-MAIL : vmss.delhi@gmail.com

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company pursuant to the requirement of Regulation 33 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, 2020, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, read with SEBI Circular No.ClR/CFD/FAC/62/2016 dated 5th July, 2016.

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 lndia. 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 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 VMSS & Associates
Chartered Accountants
Firm Registration No: 328952E

Nischal Mittal
Partner
Membership No.: 556911

Place: New Delhi
Date: 12th November, 2020
UDIN: 20556911AAAABX9352

VMSS & Associates * New Delhi * Chartered Accountants

ASHIANA HOUSING LIMITED

Regd. Off. : 11G, Everest, 46/C, Chowringhee Road, Kolkata - 700071
Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017
Telephone number : 011-42654265, Fax : 011-42654200
Official email : investorrelations@ashianahousing.com
Website : www.ashianahousing.com
CIN : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON 30th SEPTEMBER 2020

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Half year ended (Unaudited)	Half year ended (Unaudited)	Year ended (Audited)
		30.09.2020	30.06.2020	30.09.2019	30.09.2020	30.09.2019	31.03.2020
1	Income from Operations						
	(a) Net sales/Income from operations	3,657	2,523	6,046	6,180	11,319	25,808
	(b) Income from Partnership Firm	100	163	(0)	263	53	422
	(c) Other income	217	169	234	386	480	1,143
	Total income	**3,975**	**2,855**	**6,280**	**6,830**	**11,851**	**27,373**
2	Expenses:						
	(a) Project Expenses	3,986	1,535	2,831	5,521	6,189	14,148
	(b) Purchases of land/development rights	1,761	423	664	2,184	1,510	4,085
	(c) Change in inventories	(3,252)	(307)	1,298	(3,560)	1,023	728
	(d) Employee benefits expense	583	536	602	1,120	1,249	2,478
	(e) Depreciation and amortisation expenses	220	221	278	440	459	905
	(f) Finance Costs	270	241	357	511	695	1,349
	(g) Other Expenses	676	504	1,339	1,180	2,569	5,586
	Total Expenses	**4,244**	**3,152**	**7,369**	**7,396**	**13,693**	**29,279**
3	**Profit/ (Loss) before Exceptional items and Tax (1-2)**	(269)	(297)	(1,089)	(566)	(1,842)	(1,907)
4	**Exceptional Items**	-	-	-	-	-	1,739
5	**Profit/ (Loss) before Tax (3-4)**	(269)	(297)	(1,089)	(566)	(1,842)	(3,646)
6	**Tax expenses**	(121)	(57)	(216)	(178)	(495)	(827)
7	**Net profit/ (Loss) for the Period (5-6)**	(148)	(241)	(873)	(389)	(1,347)	(2,819)
8	**Other comprehensive income/(Expense) (Net of Tax)**	25	49	20	74	63	37
9	**Non controlling interest**	-	-	-	-	-	-
10	**Total Other Comprehensive Income (7+8+9)**	(123)	(191)	(853)	(314)	(1,284)	(2,782)
11	**Paid-up equity share capital (Face Value of Rs 2/- each)**	2,047	2,047	2,047	2,047	2,047	2,047
12	**Other Equity**	-	-	-	-	-	73,378
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)
	(b) Diluted	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)
13.ii	Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)
	(b) Diluted	(0.12)	(0.19)	(0.83)	(0.31)	(1.25)	(2.72)

MSS & Associates * New Delhi * Chartered Accountants *

For Ashiana Housing Ltd.

Director

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ASHIANA HOUSING LIMITED
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 30th September, 2020

Particulars	HY 1 2020-21	2019-20
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	**(566)**	**(1,907)**
Adjusted for :		
Depreciation	440	905
Interest Income	(146)	(301)
Income from Investments	(55)	(369)
Irrecoverable Balances Written Off	1	18
Liabilities Written Back	(13)	(102)
Interest Paid	720	1,696
Provision for Doubtful Debts	-	(5)
Fixed Assets Written Off	-	28
(Profit) / Loss on sale of Fixed Assets	(2)	3
Provision for Employee Benefits	57	17
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	**435**	**(16)**
Adjusted for :		
Trade Receivables	513	(708)
Other Financial Assets	(131)	(29)
Non Financial Assets	(1,404)	1,254
EWS/LIG Units	9	245
Inventories	(3,555)	511
Other Financial Liabilities	(979)	759
Customer Advances	5,584	1,999
Non Financial Liabilities	(200)	255
Trade Payables	(225)	970
CASH GENERATED FROM OPERATIONS	**47**	5,242
Direct Taxes paid / adjusted	(37)	(109)
Cash flow before extra ordinary items	**11**	**5,133**
Exceptional Items	-	**(1,739)**
Net cash from Operating activities (A)	**11**	**3,394**
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(87)	(523)
Sale of Fixed Assets	19	143
Net Purchase/ sale of Investments	1,433	5,436
Interest Income	146	301
Other Income from Long Term Investments	55	369
Net Cash from investing activities (B)	**1,565**	**5,726**
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,842)	(3,902)
Payment of Lease Liabilities	(77)	(127)
Interest on Lease Liabilities	(68)	(154)
Interest and Financial Charges paid	(652)	(1,541)
Dividend paid	(307)	(308)
Net Cash used in Financing activities (C)	**(4,945)**	**(6,033)**
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	**(3,370)**	**3,087**
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	**6,614**	**3,527**
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	**3,244**	**6,614**

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CIN: L70109WB1986PLC040864

For Ashiana Housing Ltd.

Director

VMSS & ASSOCIATES
Chartered Accountants

DTJ 422, 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 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, 2020, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, read with SEBI Circular No. ClR/CFD/FAC/62/2016 dated 5th July, 2016.

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 lndia. 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.

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

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

6. Based on our review conducted as above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, 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 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.

7. The accompanying statement includes the audited financial results/statements and other financial information, in respect of:
   a. 1 Subsidiary Partnership Firm whose financial result/financial statement reflect total assets of Rs. 10.55 Lakhs as at September 30, 2020, total revenues of Rs. 0.00 Lakhs, total Loss after tax of Rs. 4.60 Lakhs and Total comprehensive Loss of Rs. 4.60 Lakhs for the quarter ended on September 30, 2020 and Net cash outflows of Rs. 4.60 Lakhs for the quarter ended on September 30, 2020 as considered in the Statement which has been audited by its independent auditor.

   b. 5 Jointly controlled entities (Partnership firms), whose financial results include Group's share of Net profit of Rs. 35.35 Lakhs and Group's share of total comprehensive income of Rs. 43.26 Lakhs for the quarter and for the Period ended September 30, 2020 as considered in the statement whose financial statements/ financial information/ financial results have been audited by their respective independent auditors.

   The Independent Auditor's report on the financial statements/ financial information/ financial results of these entities have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amount and disclosures in respect of these Subsidiary and jointly controlled entities is based solely on the report of the other auditors and procedures perform by us as stated in paragraph above.

VMSS & Associates * New Delhi * Chartered Accountants

Our opinion on the statements is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements/ financial information/ financial results certified by the management.

For VMSS & Associates
Chartered Accountants
Firm Registration No: 328952E

Nischal Mittal
Partner
Membership No.: 556911

Place: New Delhi
Date: 12th November, 2020

UDIN: 20556911AAAABW8361

VMSS & Associates * New Delhi * Chartered Accountants

ASHIANA HOUSING LIMITED

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Website : www.ashianahousing.com
CIN : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON 30th SEPTEMBER 2020

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Half year ended (Unaudited)	Half year ended (Unaudited)	Year ended (Audited)
		30.09.2020	30.06.2020	30.09.2019	30.09.2020	30.09.2019	31.03.2020
1	**Income from Operations**						
	(a) Net sales/Income from operations	4,721	3,600	7,226	8,321	13,559	29,851
	(b) Income from Partnership Firm	25	18	43	43	117	532
	(c) Other income	259	201	269	460	538	1,373
	Total income	**5,005**	**3,819**	**7,538**	**8,824**	**14,214**	**31,755**
2	**Expenses:**						
	(a) Project Expenses	3,999	1,553	2,831	5,552	6,189	14,148
	(b) Purchases of land/development rights	1,761	423	664	2,184	1,510	4,085
	(c) Change in inventories	(3,265)	(325)	1,298	(3,590)	1,023	728
	(d) Employee benefits expense	879	828	880	1,707	1,810	3,633
	(e) Depreciation and amortisation expenses	222	223	279	446	462	915
	(f) Finance Costs	270	242	358	512	698	1,356
	(g) Other Expenses	1,550	1,220	2,401	2,770	4,524	9,089
	Total Expenses	**5,416**	**4,164**	**8,711**	**9,580**	**16,216**	**33,955**
3	**Profit/ (Loss) before Exceptional items and Tax (1-2)**	(411)	(345)	(1,173)	(755)	(2,002)	(2,199)
4	**Exceptional Items**	-	-	-	-	-	1,739
5	**Profit/ (Loss) before Tax (3-4)**	(411)	(345)	(1,173)	(755)	(2,002)	(3,938)
6	**Tax expenses**	(182)	(18)	(221)	(200)	(500)	(915)
7	**Net profit/ (Loss) for the Period (5-6)**	(229)	(327)	(952)	(556)	(1,501)	(3,024)
8	**Other comprehensive income/(Expense) (Net of Tax)**	55	98	46	153	109	129
9	**Non controlling interest**	-	-	0	-	-	-
10	**Total Other Comprehensive Income (7+8+9)**	(174)	(229)	(906)	(403)	(1,393)	(2,895)
11	**Paid-up equity share capital (Face Value of Rs 2/- each)**	2,047	2,047	2,047	2,047	2,047	2,047
12	**Other Equity**	-	-	-	-	-	72,930
13.i	**Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):**						
	(a) Basic	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)
	(b) Diluted	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)
13.ii	**Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):**						
	(a) Basic	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)
	(b) Diluted	(0.17)	(0.22)	(0.89)	(0.39)	(1.36)	(2.83)

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For Ashiana Housing Ltd.

Director

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ASHIANA HOUSING LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 30th September, 2020

Particulars	HY 1 2020-21	2019-20
	Rs in Lacs	Rs in Lacs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/(loss) before tax and exceptional items	**(755)**	**(2,199)**
Adjusted for :		
Depreciation	446	915
Interest Income (other than from customers)	(210)	(473)
Income from Investments	(69)	(417)
Irrecoverable Balances Written Off	4	53
Provision for Doubtful Debts	-	29
Liabilities Written Back	(14)	(102)
Interest Paid	721	1,703
Fixed Assets Written Off	-	28
Minority Interest	(1)	(0)
(Profit) / Loss on sale of Fixed Assets	(2)	3
Provision for Employee Benefits (incl. remeasurement through OCI)	78	51
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	**198**	**(410)**
Adjusted for :		
Trade Receivables	410	(1,003)
Other Financial Assets	(121)	(42)
Non Financial Assets	(1,290)	1,330
EWS/LIG Units	9	245
Inventories	(3,585)	506
Other Financial Liabilities	(746)	968
Customer Advances	5,667	1,890
Non Financial Liabilities	(131)	285
Trade Payables	(71)	1,033
CASH GENERATED FROM OPERATIONS	**341**	**4,803**
Direct Taxes paid / adjusted	(45)	(224)
Cash flow before exceptional items	**296**	**4,579**
Exceptional Items	-	**(1,739)**
Net cash from Operating activities (A)	**296**	**2,840**
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Fixed Assets	(91)	(602)
Sale of Fixed Assets	40	143
Net Purchase/ sale of Investments	1,303	5,955
Interest Income	210	473
Other Income from Long Term Investments	69	417
Net Cash from investing activities (B)	**1,530**	**6,386**
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	(3,842)	(4,177)
Payment of Lease Liabilities	(77)	(127)
Interest on Lease Liabilities	(68)	(154)
Interest Paid	(653)	(1,549)
Dividend paid	(307)	(308)
Change in Minority Interest	1	(0)
Net Cash used in Financing activities (C)	**(4,946)**	**(6,316)**
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	**(3,120)**	**2,910**
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	**9,292**	**6,382**
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	**6,172**	**9,292**

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CIN: L70109WB1986PLC040864

For Ashiana Housing Ltd.

Director

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STATEMENT OF ASSETS & LIABILITIES

(Rs. In Lakhs)

PARTICULARS	Standalone As on 30.09.2020 Unaudited	Consolidated As on 30.09.2020 Unaudited
A ASSETS		
1 **Non-current assets**		
a Property, plant and equipment	5,117	5,176
b Investment property	6,113	6,152
c Goodwill	-	0
d Other Intangible assets	46	47
e Intangible Assets under Development	36	36
f Leased Assets	1,236	1,236
g Financial assets		
(i) Investment in subsidiaries	407	-
(ii) Investments others	3	4
(iii) Deposits with Banks	2,411	2,411
(iv) Other financial assets	432	432
h Deferred tax Assets (Net)	1,118	1,165
	16,920	16,660
2 **Current assets**		
a Inventories	65,516	65,569
b Financial assets		
(i) Investment in subsidiaries / joint ventures	2,643	2,642
(ii) Investments others	1,416	3,613
(iii) Trade receivables	1,254	2,785
(iv) Cash and cash equivalents	2,265	5,193
(v) Other Bank Balance	979	979
(vi) Other financial assets	5,605	5,690
c Current tax assets (Net)	366	425
d Other current assets		
(i) Trade advance and deposits	8,825	8,428
(ii) EWS/LIG units	1,950	1,950
(iii) Others	3,425	3,425
	94,243	1,00,699
TOTAL - ASSETS	1,11,163	1,17,358
B **EQUITY AND LIABILITIES**		
1 **Equity**		
a Equity Share capital	2,047	2,047
b Other Equity	72,757	72,219
c Non Controlling Interest	-	2
	74,804	74,269
2 **Liabilities**		
A **Non-current liabilities**		
a Financial liabilities		
(i) - Borrowings	5,890	5,890
(ii) - Other financial liabilities	1,217	3,784
b Provision	353	487
	7,460	10,161
B **Current liabilities**		
a Financial liabilities		
(i) Borrowings	664	664
(ii) Trade Payable		
- Dues of micro enterprises and small enterprises	94	121
- Dues of creditors other than micro enterprises and small enterprises	1,673	2,120
(iii) - Other financial liabilities	3,308	3,860
b Other Current liabilities		
(i) - Advance From Customers	22,784	23,913
(ii) - Other	244	2,117
c Provisions	132	134
	28,899	32,929
TOTAL - EQUITY AND LIABILITIES	1,11,163	1,17,358

VMSS & Associates, Chartered Accountants, New Delhi

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For Ashiana Housing Ltd.

Director

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Notes on Accounts:

1 The above unaudited financial results are published in accordance with Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 12th Novemeber, 2020. 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) (Amendement 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
5 Kairav Developers Ltd.

Associates and Joint Ventures:

1 Ashiana Greenwood Developers
2 Megha Colonizers
3 Ashiana Manglam Builders
4 Vista Housing
5 Ashiana Manglam Developers Retired (w.e.f 31.03.2020)

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 The company has considered the probable effects of COVID-19 in preparation of the interim financials results on matter like assessment of liquidity, going concern assumptions, recoverable values of its financials and non-financials assets, impact on revenues etc. The company has relied on internal and certain external sources of information while finalizing various estimates in relation to its financial results. The company is closely monitoring any material changes in future economic conditions.
However, certain expenses are lower in the current quarter as compared to corresponding quarter of previous year due to COVID related situation.

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

7 The number of investor's complaint received during the quarter ending on 30th September, 2020 was Nil.

Place : New Delhi
Date : 12th November, 2020

For ASHIANA HOUSING LIMITED

VARUN GUPTA
(WHOLE TIME DIRECTOR)

VMSS & Associates * Chartered Accountants * New Delhi

Ashiana Housing Limited
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CIN: L70109WB1986PLC040864

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Additional disclosures as per Clause 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 :

Disclosure has been given on Standalone basis

a. Credit rating

i) 'Brickwork Rating has reaffirmed credit rating of BWR A+ (SO) (Outlook Stable) for NCD issued by the Company during FY 2015-16 and 2016-17.All the NCDs against this credit rating have been redeemed.

ii) 'CARE has reaffirmed credit rating of the Company of CARE A+ (IS) (Stable).

iii) 'ICRA Ltd. has reaffirmed credit rating of ICRA (A) (SO) (Outlook Stable) for NCD issued by the Company of Rs. 100 Cr NCD issued during FY 2018-19.

iv) 'ICRA Ltd. has reaffirmed credit rating of ICRA (A)for NCD of Rs 18.74 Cr NCD issued to IFC (International Finanace Corporation) during FY 2018-19.

b. Asset cover available

Particulars	As at 30th September, 2020	As at 30th September, 2019
Asset cover available	10.52	6.26

c. Debt Equity Ratio

Particulars	As at 30th September, 2020	As at 30th September, 2019
Debt Equity ratio	0.11	0.19

d. Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares / non convertible debt securities and whether the same has been paid or not;

The Company has not issued any preference Shares.

The Company doesn't have outstanding principal payable on Non Covertible Debentures.

Previous due dates for payment of interest and principal are given below for outstanding Non Convertible Debentures.

Series No.	Frequency for interest payment	Previous date of payment of interest	Interest (Rs. In Lakhs)	Date of Repaymant of Principal	Redemption (Rs. In Lakhs)
AHL10.15% 2023	Monthly	07.07.2020	45.42	N.A.	0.00
		07.08.2020	46.93	N.A.	0.00
		07.09.2020	46.93	N.A.	0.00
		07.10.2020	45.42	N.A.	0.00
		06.11.2020	46.87	06.11.2020	230.00
AHL11.45% 2020	Annual	24.06.2020	73.17	24.06.2020	700.00
AHL11.45% 2020	Annual	13.07.2020	113.87	13.07.2020	1000.00
AHL8%2038	N.A.*	27.07.2020	228.28	27.07.2020	215.03
		16.09.2020	39.53	16.09.2020	226.78
		09.10.2020	12.63	09.10.2020	126.86
		10.11.2020	16.02	10.11.2020	284.24

VMSS & Associates * New Delhi * Chartered Accountants

For Ashiana Housing Ltd.

Director

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e. Next due date for the payment of interest non convertible debt securities;

The Company has not issued any preference Shares.

Next due dates for payment of interest and principal are given below for outstanding Non-Convertible Debentures

Series No.	Frequency for interest payment	Next due date for payment of interest	Interest (Rs. In Lakhs)	Next due date for Redemption	Redemption (Rs. In Lakhs)
AHL10.15% 2023	Monthly	07.12.2020	43.51	26-04-2021**	0.00
AHL8%2038	N.A *				

*** There are no committed dates for payment of interest and redemption of debentures as both are contingent upon Distributable Surplus generated from the project financed through the issue of these NCDs and as approved by the Distribution Committee. We are presently doing distribution on monthly basis, however, it may change in future.**

**** Arrangement was changed in March 2019, for monthly payment of interest and principal repayment contingent upon the receipts from the mortgaged projects.**

Accordingly, the principal and interest amount shown here is on the basis of committed payment of Rs. 25 crores on agreed date less Rs. 12.70 crores which has already been paid till 06-11-2020.

f. Debt Service coverage ratio :

Particulars	As at 30th September, 2020	As at 30th September, 2019
Debt Service coverage ratio;	0.05	-0.20

g) Interest Service coverage ratio:

Particulars	As at 30th September, 2020	As at 30th September, 2019
Interest Service coverage	0.21	-1.30

h. Outstanding redeemable preference shares (quantity and value) :

The Company has not issued any preference shares.

i. Capital Redemption Reserve/Debenture Redemption Reserve :

At the end of H Y 1 2020-21 the company has NIL balance with Debenture Redemption Reserve.

j. Net Worth

(Rs. In Lakhs)

Particulars	As at 30th September, 2020	As at 30th September, 2019
Net Worth	74,804.08	76,922.96

k. Net Profit after Tax & OCI

(Rs. In Lakhs)

Particulars	As at 30th September, 2020	As at 30th September, 2019
Net Profit after tax	(388.61)	(1,346.91)
Other comprehensive income	74.40	62.71
Total comprehensive income	(314.21)	(1,284.20)

l. Earning Per Share

Particulars	As at 30th September, 2020	As at 30th September, 2019
Earning Per Share (Rs.)	(0.31)	(1.25)

There is no Deviation in use of proceed of issue of Non Convertible Debenture from the object stated in the offer documents

There are no unclaimed interest, which is required to be transeferred, to the 'Investor Education and Protection Fund' set up as per Section 125 of the Companies Act, 2013.

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For Ashiana Housing Ltd.

Director