

Dated: 22th May 2025

To,
The Secretary
The National Stock Exchange
of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (E) Mumbai – 400 051

Sub: Intimation of Payment of Interest and Redemption of Debentures for NCDs bearing ISIN: INE365D08026

Dear Sir,

Pursuant to Regulation 57(1) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, the Exchange is hereby informed that the company has paid **INR 4,00,00,000/- (Indian Rupees Four Crores Only)** to International Finance Corporation yesterday i.e. on 21st May 2025 towards partial redemption and interest payment and payment of redemption premium on Non- Convertible Debentures (NCDs) listed on BSE Ltd., details of which are as follows:

- A.) Whether Interest payment/redemption payment made: **Yes, for both interest and partial redemption payment along with redemption premium.**
- B.) Details of interest payments:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL 2041
3.	Issue Size	INR 97 Crores/- (INR 97 Crores divided into 970 NCDs of INR 10,00,000/- each)
4.	Interest Amount to be paid on due date	INR 1,93,14,051 (One crore Ninety-three lakhs fourteen thousand and fifty-one only)
5.	Frequency – monthly/quarterly	Quarterly (Payment contingent upon project returns as decided by the Distribution Committee)
6.	Change in frequency of payment, if any	Not applicable
7.	Details of such change	Not applicable
8.	Interest payment record date	05 th May 2025
9.	Due Date for interest payment	21 st May 2025
10.	Actual Date of Interest payment	21 st May 2025
11.	Amount of Interest paid	INR 1,93,14,051 (One crore Ninety-three lakhs fourteen thousand and fifty-one only)
12.	Date of last interest payment	17 th March 2025
13.	Reason for non-payment/delay in payment	Not Applicable

Ashiana Housing Ltd.

304, Southern Park, Saket District Centre,
Saket, New Delhi – 110 017
CIN: L70109WB1986PLC040864
Regd. Office: 11G Everest, 46/C Chowringhee Road, Kolkata – 700 071
011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

C.) Details of redemption payment:

Sl. No.	Particulars	Details
1.	ISIN	INE365D08026
2.	Debenture Series	Series 8%AHL2041
3.	Type of redemption (full/partial)	Partial Redemption
4.	If partial redemption, then	
	a. By face value redemption	✓
	b. By quantity redemption	
5.	If redemption is based on quantity, specify, whether on:	
	a. Lot basis	Not applicable
	b. Pro-rata basis	
6.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Others - as per executed Transaction Documents
7.	Redemption date due to put option (if any)	Not applicable
8.	Redemption date due to call option (if any)	Not applicable
9.	Quantity redeemed (no. of NCDs)	Not applicable (As redemption is by face value)
10.	Due date of redemption/maturity	21 st May 2025
11.	Actual date of redemption	21 st May 2025
12.	Principal Amount redeemed	INR 68,95,316 (Indian Rupees sixty-eight lakhs ninety-five thousand three hundred and sixteen only)
13.	Premium paid on Redemption (INR)	INR 1,37,90,633 (One crore thirty-seven lakhs ninety thousand six hundred thirty-three only)
13.	Outstanding Amount (INR)	INR 1,93,14,051 (One crore Ninety-three lakhs fourteen thousand and fifty-one only) - INR ₹ 7,91,534.71/- per NCD
14.	Date of last interest payment	17th March 2025

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

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

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