

Dated: 22nd August 2025

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| The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716 | 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 |
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Sub: Intimation under Regulation 30 of the SEBI (LODR) Regulations, 2015 about Settlement of Dispute

Pursuant to regulation 30 of the SEBI (LODR) Regulations, 2015, this is to inform you that the company has settled a long-time pending dispute through arbitration proceedings against the breach of Development Agreement dated 09th July 2015, through which the company had acquired development rights over the land admeasuring 19.72 acres situated at Mauza Bhadrakali, District Hooghly, P.S.-Uttarpara, West Bengal. Under the settlement agreement the company has received INR 18.50 crores as full and final amount, and the above stated Development Agreement stands cancelled.

Other pertinent details as required under the SEBI circular CIR/CFD/CMD/4/2015 dated 09th September 2015 are as follows:

- The name of the party with whom agreement is entered: Bengal Shriram Hitech (P) Ltd.
- Purpose and type of the agreement is given above.
- There is no shareholding in the entity with whom agreement is executed.
- Significant terms of agreement: Settlement of dispute.
- The said transaction is not a Related Party Transaction.
- The said party is not related to promoter/promoter group/group companies in any manner.

Kindly take the above intimation on record.

Thanking you
For **Ashiana Housing Limited**

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

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