

Dated: 30th March 2026

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 entering into an “Agreement to Sell” and “Agreement to Perpetual Lease” pertaining to Land Parcel at Panvel (Maharashtra), and cancellation of the earlier Agreement to Perpetual Lease for which intimation filed on 05th April 2025

Pursuant to Regulation 30 of the SEBI (LODR) Regulations, 2015, this is to inform the Exchange that an agreement to perpetual lease was executed with M/s. Caroa Properties LLP for a land parcel measuring 7 acres for development of a Senior Living Project at Panvel (Maharashtra). This was reported to the stock exchanges on 05th April 2025.

Now the said agreement to perpetual lease has been cancelled and in place two new agreements have been executed, the details of which are mentioned below:

- (a) Agreement to Sell for 6.02 acres land, and
- (b) Agreement to Perpetual Lease for 1.03 acres land.

On the 6.02 acres land the company plans to develop a Senior Living project with an FSI potential of 7,00,000 sq. ft. On the 1.03 acres land only 5,000 sq. ft. potential is there. Both lands are adjacent to each other and are located at Panvel (Maharashtra).

The company intends to apply for the approvals soon, and to launch a Senior Living project by fourth quarter of the FY '27.

Also pending details as required under Regulation 30 of SEBI (LODR), Regulations 2015 read with SEBI circular CIR/CFD/CMD/4/2015 dated 09th September 2015 are as follows:

- a. The name of the party with whom agreement is entered: Caroa Properties LLP.
- b. Purpose and type of the agreement is given above.
- c. There is no shareholding in the entity with whom agreement is executed.
- d. Significant terms of agreement: The agreements as mentioned above are executed for development of a 'Senior Living' project.
- e. The said transaction is not a Related Party Transaction.

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

f. 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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