

Dated: 31st October 2025

The Secretary The Bombay Stock Exchange Ltd. Phiroz Jeejeebhoy Towers Dalal Street, Mumbai – 400 001 Security Code: 523716	The Secretary, National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Security Symbol: ASHIANA
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Sub: Corporate Announcement About Institution of Consumer Case before the National Consumer Disputes Redressal Commission (NCDRC) Against the Company

Dear Sir,

We have received a notice where some of the residents of project Ashiana Town Beta (hereinafter referred to as “A Town”) have filed a complaint with the (NCDRC) against the company, amongst others. “A Town” is a residential project at Bhiwadi (Rajasthan), which was constructed and delivered in three phases between 2013–2018 by the company. The complaint has allegations against the company related to deficiency in service and unfair trade practices with respect to “A Town” and claimed a compensation of INR 54.88 crores (approx.) from it.

The company has decided to contest the matter after taking suitable legal advice and is in the process of filing a suitable reply to the complaint.

The required details under SEBI Circular no. SEBI/HO/CFD/CFDPoD-1/P/CIR/2023/123 dated July 13, 2023, read with Clause 20 of Para A Part A of SEBI (LODR), Regulations are enclosed as **Annexure A**.

This is for your information and record.

Thanking you,

For **Ashiana Housing Ltd.**

Nitin Sharma

(Company Secretary & Compliance Officer)

Mem 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

Annexure 'A'

Sl. No.	Particulars	Information/Remarks
1.	Brief details of the litigation	Consumer complaint with the National Consumer Disputes Redressal Commission (NCDRC) against the company alleging deficiency in services and adoption of unfair trade practices
2.	Expected financial implications and quantum of claim	Claiming a compensation of INR 54.88 crores. No financial implication or impact on operations of the company until the matter is decided by the appropriate judicial authority.