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Date: 13th November 2024

To	To
The Secretary	**The Secretary**
BSE Ltd.	**National Stock Exchange of India Ltd.**
Phiroze Jeejeebhoy Towers	Exchange Plaza, Plot no. C/1, G Block
Dalal Street,	Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 001	Mumbai - 400 051
Security Code No.: 523716	**NSE Symbol: ASHIANA**

Sub.: Submission of Security Cover Certificate for the quarter ended on 30th September 2024 i.r.o Non-Convertible Debentures under Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Please find attached herewith Security Cover Certificate for the quarter ended on 30th September 2024 i.r.o Non-Convertible Debentures under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the above on record.

Thanking you,

For **Ashiana Housing Ltd.**

FOR ASHIANA HOUSING LTD.

NITIN SHARMA
Company Secretary

NITIN SHARMA
Digitally signed by NITIN SHARMA
Date: 2024.11.13 19:57:24 +05'30'

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

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: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

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Date: 13th November 2024

To	To
The Secretary	**The Secretary**
BSE Ltd.	**National Stock Exchange of India Ltd.**
Phiroze Jeejeebhoy Towers	Exchange Plaza, Plot no. C/1, G Block
Dalal Street,	Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 001	Mumbai - 400 051
Security Code No.: 523716	**NSE Symbol: ASHIANA**

Sub.: Forwarding of Financial Results with Limited Review Report for the quarter and half-year ended on 30th September 2024 pursuant to Regulation 33(3) and 52(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Please find enclosed herewith the certified copy of the Unaudited Financial Results (Standalone and Consolidated) along with Limited Review Report for the quarter and half-year ended on 30th September 2024, along with following disclosures:

1. Statement of Assets and Liabilities for the half-year ended on 30th September 2024 (Standalone and Consolidated).
2. Statement of Cash Flows for the half-year ended on 30th September 2024 (Standalone and Consolidated).
3. Security Cover Certificate for the quarter ended on 30th September 2024 under Regulation 54(3) of SEBI (LODR), 2015.
4. Statement of deviation(s)/variation(s) for the quarter ended on 30th September 2024 under Regulation 32 of SEBI (LODR), 2015.
5. Statement of utilization of issue proceeds/ material deviation in the use of proceeds under Regulation 52(7) & 52(7A) of SEBI (LODR), 2015.

Kindly take the above on record.

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

For ASHIANA HOUSING LTD.

Nitin Sharma
(Company Secretary & Compliance Officer)
Membership No.21191

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
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Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

B.Chhawchharia & Co.
Chartered Accountants

DTJ 524 - 525, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
TELEFAX (91-11) 4037 8600 • Web : www.bcco.co.in

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 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, 2024 and year to date from April 01, 2024 to September 30, 2024 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

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 and Regulation 52 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 **B. Chhawchharia & Co.**
Chartered Accountants
Firm Registration No: 305123E

Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 13th November, 2024
UDIN: 24529082BKCCOL6885

B. Chhawchharia & Co. * Chartered Accountants * New Delhi

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ASHIANA HOUSING LIMITED

Regd. Off. : 5F 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 2024

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
1	**Income from Operations**						
	(a) Net sales/Income from operations	3,786	10,473	32,658	14,259	42,837	87,130
	(b) Income from Partnership Firm	44	(41)	148	2	481	683
	(c) Other income	377	424	357	801	1,080	1,948
	Total Income	**4,207**	**10,856**	**33,163**	**15,063**	**44,399**	**89,761**
2	**Expenses:**						
	(a) Project Expenses	12,747	12,417	10,682	25,164	20,128	46,970
	(b) Purchases of land/development rights	26,997	6,059	5,579	33,056	9,336	18,710
	(c) Change in inventories	(37,148)	(10,102)	10,075	(47,250)	4,683	1,651
	(d) Employee benefits expense	1,133	1,291	1,273	2,425	2,231	4,768
	(e) Depreciation and amortisation expenses	306	266	216	571	418	909
	(f) Finance Costs	65	151	61	216	133	201
	(g) Other Expenses	993	1,218	1,795	2,211	2,730	6,147
	Total Expenses	**5,094**	**11,299**	**29,681**	**16,393**	**39,658**	**79,356**
3	**Profit/ (Loss) before Exceptional Items and Tax (1-2)**	(886)	(443)	3,482	(1,330)	4,741	10,406
4	**Exceptional Items**	-	-	-	-	-	-
5	**Profit/ (Loss) before Tax (3+4)**	(886)	(443)	3,482	(1,330)	4,741	10,406
6	**Tax expenses**	(185)	91	839	(95)	1,027	2,386
7	**Net profit/ (Loss) for the Period (5-6)**	(701)	(534)	2,643	(1,235)	3,714	8,020
8	**Other comprehensive Income/(Expense) (Net of Tax)**	(60)	23	10	(37)	33	62
9	**Non controlling interest**	-	-	-	-	-	-
10	**Total Comprehensive Income (7+8-9)**	(761)	(511)	2,652	(1,272)	3,747	8,081
11	**Paid-up equity share capital (Face Value of Rs 2/- each)**	**2010**	**2010**	**2010**	**2010**	**2010**	**2010**
12	**Other Equity (excluding Revaluation Reserves)**						75,086
13.I	**Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):**						
	(a) Basic	(0.75)	(0.51)	2.62	(1.26)	3.70	7.99
	(b) Diluted	(0.75)	(0.51)	2.62	(1.26)	3.70	7.99
13.II	**Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):**						
	(a) Basic	(0.75)	(0.51)	2.62	(1.26)	3.70	7.99
	(b) Diluted	(0.75)	(0.51)	2.62	(1.26)	3.70	7.99

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
14	Security Cover available	3.91	4.15	6.06	3.91	6.06	6.29
15	Debt-equity ratio	0.35	0.32	0.20	0.35	0.20	0.19
16	Debt service coverage ratio	0.29	0.55	1.38	0.37	1.70	3.24
17	Interest service coverage ratio	0.53	0.60	8.32	0.56	5.83	6.66
18	Current ratio	1.48	1.57	1.60	1.48	1.60	1.56
19	Long term debt to working capital ratio	0.28	0.28	0.17	0.28	0.17	0.16
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.87	0.86	0.90	0.87	0.90	0.91
22	Total debts to total assets ratio	0.09	0.10	0.07	0.09	0.07	0.06
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.06	0.05	0.22	0.06	0.22	0.44
25	Operating margin (%)	24.18%	6.08%	11.93%	11.14%	12.89%	13.64%
26	Net profit margin (%)	-16.66%	-4.92%	7.97%	-8.20%	8.37%	8.93%
27	Net Worth	75,824	76,585	73,265	75,824	73,265	77,096

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

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ASHIANA HOUSING LIMITED

STANDALONE CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2024

Particulars	For half -year ended 30.09.2024 (Unaudited)	For half -year ended 30.09.2023 (Unaudited)
	Rs in Lakhs	Rs in Lakhs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	**(1,330)**	**4,741**
Adjusted for :		
Depreciation	571	418
Interest Income	(415)	(187)
Income from Investments	(301)	(212)
Irrecoverable Balances Written Off	3	414
Provision Written Back	-	(408)
Liabilities Written Back	(4)	(6)
Interest Paid	2,746	989
Investments Written Off	-	-
Property, Plant & Equipment written off	-	-
Profit / (Loss) on sale of Property, plant & equipment	(0)	27
Profit / (Loss) on sale of Investment Property	-	(424)
Gain on modification/termination of Right of use Lease Liability	(6)	-
Provision for Employee Benefits	11	74
Profit/ (loss) from Joint Venture	-	-
Income from Partnership	(2)	(481)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	**1,273**	**4,943**
Adjusted for :		
Trade Receivables	1,207	(628)
Other Financial Assets	236	1,681
Other Assets	(2,620)	-
Loans		(400)
Non Financial Assets	-	(5,273)
EWS/LIG Units	-	-
Inventories	(47,426)	3,856
Other Financial Liabilities	(3,656)	14
Customer Advances	52,294	7,285
Other Liabilities	(463)	-
Non Financial Liabilities	-	(2)
Trade Payables	(1,100)	(806)
CASH GENERATED FROM OPERATIONS	**(255)**	**10,672**
Direct Taxes paid / adjusted	(7)	(974)
Cash flow before extra ordinary items	**(261)**	**9,697**
Exceptional Items	-	-
Net cash from Operating activities (A)	**(261)**	**9,697**
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Property, Plant & Equipment	(1,550)	(1,705)
Sale of Property, Plant & Equipment	1	2,219
Loans	(1,020)	-
Net Purchase/ sale of Investments	870	1,322
Interest Income	415	187
Other Income from Long Term Investments	301	212
Net Cash from investing activities (B)	**(983)**	**2,235**
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	11,929	(3,526)
Payment of Lease Liabilities	640	(46)
Interest on Lease Liabilities	(27)	(7)
Interest and Financial Charges paid	(2,719)	(982)
Tax on Buyback	-	(1,273)
Buyback of Shares	-	(5,500)
Buyback expenses paid	-	(99)
Dividend paid	-	-
Net Cash used in Financing activities (C)	**9,823**	**(11,433)**
Net Increse in Cash and Cash Equivalent (A+ B+ C)	**8,579**	**500**
Cash and Cash Equivalents at the beginning of the year	**18,216**	**11,271**
Cash and Cash Equivalents at the end of the year	**26,795**	**11,770**

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

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: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

B.Chhawchharia & Co.
Chartered Accountants

DTJ 524 - 525, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
TELEFAX (91-11) 4037 8600 • Web : www.bcco.co.in

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company pursuant to the requirement of Regulation 33 and Regulation 52 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, 2024 and year to date from April 01, 2024 to September 30, 2024 attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

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 India. 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.



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

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

6. 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 and Regulation 52 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 B. Chhawchharia & Co.
Chartered Accountants
Firm Registration No: 305123E

Gupta

Abhishek Gupta
Partner
Membership No.: 529082

Place: New Delhi
Date: 13th November, 2024

UDIN: 24529082BKCCOM2029

B. Chhawchharia & Co. New Delhi Chartered Accountants

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ASHIANA HOUSING LIMITED

Regd. Off. : 5F 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 2024

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
1	**Income from Operations**						
	(a) Net sales/Income from operations	5,441	12,303	34,415	17,744	46,325	93,821
	(b) Income from Partnership Firm	13	6	194	20	414	559
	(c) Other income	499	542	493	1,041	1,292	2,272
	Total income	**5,953**	**12,851**	**35,102**	**18,804**	**48,031**	**96,652**
2	**Expenses:**						
	(a) Project Expenses	13,990	13,727	11,921	27,717	22,535	51,513
	(b) Purchases of land/development rights	26,997	6,059	5,579	33,056	9,336	18,710
	(c) Change in inventories	(37,148)	(10,102)	10,075	(47,250)	4,683	1,651
	(d) Employee benefits expense	1,712	1,834	1,678	3,546	3,013	6,370
	(e) Depreciation and amortisation expenses	310	271	227	581	448	948
	(f) Finance Costs	65	151	61	217	136	205
	(g) Other Expenses	1,077	1,368	2,023	2,444	3,042	6,478
	Total Expenses	**7,002**	**13,308**	**31,564**	**20,310**	**43,193**	**85,876**
3	**Profit/ (Loss) before Exceptional items and Tax (1-2)**	(1,049)	(457)	3,538	(1,506)	4,839	10,777
4	**Exceptional Items**	-	-	-	-	-	-
5	**Profit/ (Loss) before Tax (3+4)**	(1,049)	(457)	3,538	(1,506)	4,839	10,777
6	**Tax expenses**	(294)	88	803	(207)	1,017	2,437
7	**Net profit/ (Loss) for the Period (5-6)**	(755)	(545)	2,735	(1,299)	3,822	8,340
8	**Other comprehensive income/(Expense) (Net of Tax)**	(57)	33	17	(24)	50	85
9	**Non controlling interest**	-	-	-	-	-	-
10	**Total Comprehensive Income (7+8-9)**	(812)	(511)	2,752	(1,323)	3,872	8,424
11	**Paid-up equity share capital (Face Value of Rs 2/- each)**	**2010**	**2010**	**2010**	**2010**	**2010**	**2010**
12	**Other Equity (excluding Revaluation Reserves)**						75,009
13.i	**Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):**						
	(a) Basic	(0.80)	(0.51)	2.72	(1.31)	3.83	8.33
	(b) Diluted	(0.80)	(0.51)	2.72	(1.31)	3.83	8.33
13.ii	**Earnings per share (after extraordinary items) (of Rs 2/- each) (not annualised):**						
	(a) Basic	(0.80)	(0.51)	2.72	(1.31)	3.83	8.33
	(b) Diluted	(0.80)	(0.51)	2.72	(1.31)	3.83	8.33

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Year to Date Figures for the half-year ended (Unaudited)	Previous Year Ended (Audited)
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
14	Security Cover available	4.10	4.36	6.39	4.10	6.39	6.63
15	Debt-equity ratio	0.35	0.32	0.20	0.35	0.20	0.19
16	Debt service coverage ratio	0.25	0.54	1.40	0.33	1.73	3.34
17	Interest service coverage ratio	0.45	0.59	8.44	0.50	5.91	6.85
18	Current ratio	1.49	1.59	1.61	1.49	1.61	1.57
19	Long term debt to working capital ratio	0.27	0.26	0.16	0.27	0.16	0.16
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.86	0.84	0.87	0.86	0.87	0.88
22	Total debts to total assets ratio	0.09	0.09	0.07	0.09	0.07	0.06
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.07	0.06	0.24	0.07	0.24	0.47
25	Operating margin (%)	14.36%	5.04%	11.43%	7.99%	12.12%	13.06%
26	Net profit margin (%)	-12.67%	-4.24%	7.79%	-6.91%	7.96%	8.63%
27	Net Worth	75,697	76,508	72,970	75,697	72,970	77,020

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

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ASHIANA HOUSING LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2024

Particulars	For half -year ended 30.09.2024 (Unaudited)	For half -year ended 30.09.2023 (Unaudited)
	Rs in Lakhs	Rs in Lakhs
CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit before tax and exceptional items	**(1,506)**	**4,839**
Adjusted for :		
Depreciation	581	448
Interest Income	(450)	(277)
Income from Investments	(407)	(279)
Irrecoverable Balances Written Off	12	451
Provision Written Back	-	(426)
Provision for Doubtful Debts	-	105
Liabilities Written Back	(4)	(6)
Interest Paid	2746	992
Investments Written Off	-	-
Property, plant & equipment written Off	-	-
Profit / (Loss) on sale of Property,plant & equipment	(0)	27
Profit / (Loss) on Sale of Investment Property	-	(424)
Gain on modification/termination of Right of use Lease Liability	(6)	(2)
Provision for Employee Benefits	24	82
Profit/ (loss) from Joint Venture	-	-
Income from Partnership	(20)	(414)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	**971**	**5,114**
Adjusted for :		
Trade Receivables	905	(439)
Other Financial Assets	275	1,705
Loans	-	(400)
Non Financial Assets	(1,136)	(5,698)
EWS/LIG Units	(1,534)	191
Inventories	(47,427)	3,854
Other Financial Liabilities	(3,347)	726
Customer Advances	52,267	6,846
Non Financial Liabilities	(1,409)	228
Trade Payables	(703)	(756)
CASH GENERATED FROM OPERATIONS	**(1,138)**	**11,373**
Direct Taxes paid / adjusted	(14)	(1,013)
Cash flow before extra ordinary items	**(1,152)**	**10,360**
Exceptional Items	-	-
Net cash from Operating activities (A)	**(1,152)**	**10,360**
CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of Property,plant & equipment	(1,557)	(1,711)
Sale of Property,plant & equipment	1	2,219
Loans	(1,020)	-
Net Purchase/ sale of Investments	517	867
Interest Income	450	277
Other Income from Long Term Investments	407	279
Net Cash from investing activities (B)	**(1,202)**	**1,931**
CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term and other borrowings	11,929	(3,526)
Payment of Lease Liabilities	640	(69)
Interest on Lease Liabilities	(27)	(8)
Interest and Financial Charges paid	(2,720)	(984)
Tax on Buyback	-	(1,273)
Buyback of Shares	-	(5,500)
Buyback expenses Paid	-	(99)
Dividend paid	-	-
Net Cash used in Financing activities (C)	**9,823**	**(11,459)**
Net Increase in Cash and Cash Equivalent (A+ B+ C)	**7,468**	**832**
Cash and Cash Equivalents at the beginning of the year	**23,081**	**15,626**
Cash and Cash Equivalents at the end of the year	**30,549**	**16,458**

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

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: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864

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STATEMENT OF ASSETS & LIABILITIES

(Rs. In Lakhs)

PARTICULARS	Standalone		Consolidated	
	As on 30.09.2024 Unaudited	As on 31.03.2024 Audited	As on 30.09.2024 Unaudited	As on 31.03.2024 Audited
A ASSETS				
1 Non-current assets				
a Property, plant and equipment	7,315	6,949	7,365	7,001
b Capital work-in-progress	-	13	-	13
c Investment property	3,089	2,816	3,089	2,816
d Goodwill	-	-	0	-
e Other Intangible assets	14	18	20	26
f Leased Assets	918	294	918	294
g Financial assets				
(i) Investment in subsidiaries	65	83	-	-
(ii) Investments others	3	3	3	3
(iii) Trade Receivables	-	-	-	-
(iv) Other financial assets	2,196	2,342	2,380	2,513
h Deferred tax Assets (Net)	359	244	574	348
	13,959	**12,760**	**14,349**	**13,013**
2 Current assets				
a Inventories	2,00,026	1,52,601	2,00,056	1,52,629
b Financial assets				
(i) Investment in subsidiaries / joint ventures	2,543	2,745	2,538	2,743
(ii) Investments others	4,335	5,068	7,702	8,051
(iii) Trade receivables	1,648	2,858	3,458	4,375
(iv) Cash and cash equivalents	9,821	6,535	13,575	11,399
(v) Other Bank Balance	16,974	11,681	16,974	11,681
(vi) Loans	1,938	918	1,928	908
(vii) Other financial assets	3,975	4,210	4,060	4,348
c Current tax assets (Net)	2,027	2,021	2,072	2,058
d Other current assets				
(i) Trade advance and deposits	12,322	15,026	12,655	15,309
(ii) EWS/LIG units	3,992	2,458	3,992	2,458
(iii) Others	15,382	11,592	15,382	11,592
	2,74,984	**2,17,712**	**2,84,392**	**2,27,552**
TOTAL - ASSETS	**2,88,942**	**2,30,473**	**2,98,741**	**2,40,564**
B EQUITY AND LIABILITIES				
1 Equity				
a Equity Share capital	2,010	2,010	2,010	2,010
b Other Equity	73,814	75,086	73,686	75,009
c Non Controlling Interest	-	-	-	-
	75,824	**77,096**	**75,697**	**77,020**
2 Liabilities				
A Non-current liabilities				
a Financial liabilities				
(i) Borrowings	25,106	12,820	25,106	12,820
(ii) Trade payables				
- Dues of micro enterprises and small enterprises	-	-	-	-
- Dues of creditors other than micro enterprises and small enterprises	-	-	-	-
(iii) Lease Liabilities	567	2	567	2
(iv) Other financial liabilities	166	168	3,935	3,790
b Provisions	1,033	881	1,199	1,023
c Other non-current liabilities	-	-	1,336	1,336
	26,873	**13,870**	**32,144**	**18,971**
B Current liabilities				
a Financial liabilities				
(i) Borrowings	1,584	1,941	1,584	1,941
(ii) Lease Liabilities	97	52	97	52
(iii) Trade Payable				
- Dues of micro enterprises and small enterprises	1,003	703	1,080	813
- Dues of creditors other than micro enterprises and small enterprises	2,723	4,127	3,526	4,501
(iv) Other financial liabilities	2,942	6,597	3,501	6,994
b Other Current liabilities				
(i) Advance From Customers	1,76,716	1,24,422	1,77,711	1,25,443
(ii) Other	1,013	1,476	3,222	4,631
c Provisions	167	189	180	200
	1,86,245	**1,39,507**	**1,90,901**	**1,44,574**
TOTAL - EQUITY AND LIABILITIES	**2,88,942**	**2,30,473**	**2,98,741**	**2,40,564**

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

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Notes on Accounts:

1 The above unaudited financial results are published in accordance with Regulations 33 and Regulation 52 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, and have been reviewed by the Audit Committee in its meeting held on 12th November, 2024 and approved by the Board of Directors at their meeting held on 13th November, 2024. 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) (Amendment 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

Associates and Joint Ventures:
1 Ashiana Greenwood Developers
2 Megha Colonizers
3 Ashiana Manglam Builders
4 Vista Housing
5 Kairav Developers Limited

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.

6 **Extent and nature of security created (For Non-Convertible Debentures - NCD under Series No. AHL-9.95%-11-5-29-PVT)**

The NCDs issued under series no. AHL-9.95%-11-5-29-PVT are secured as under:
i) by way of mortgage on unsold units of projects 'Ashiana Town' and 'Ashiana Advik Phase 1 & 2' both projects located at Bhiwadi (Rajasthan), and;
ii) by way of hypothecation of cash flows/receivables from projects namely 'Ashiana Town', 'Ashiana Advik- Phase 1 and 2' both located at Bhiwadi (Rajasthan), project 'Ashiana Anmol Phase 2 and 3' located at Sohna Road, Gurugram, (Haryana), and project ONE44 Phase 1 and 2 located at Jaipur (Rajasthan).

7 **Outstanding redeemable preference shares (quantity and value) :**
The Company has not issued any preference shares.

8 **Capital Redemption Reserve/Debenture Redemption Reserve :**
The requirement of creation of Debenture Redemption Reserve is not applicable on the company as per the MCA notification number G.S.R. 574 (E) dated 16th August 2019. Further, maintenance of Capital Redmption Reserve is not applicable on the company.

9 All the proceeds of Non-Convertible Debentures and Equity Shares have been fully utilised for the objects stated in the offer documents and there is no deviation in the use of issue proceeds thereof as per Regulation 32(1), Regulation 52(7) and Regulation 52(7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 respectively. Further, 'NIL' Statement of Deviation or Variation and utilisation of issue proceeds in the format prescribed under the said Regulations are attached with these Financial Results.

10 The shareholders of the company had approved the dividend @ 75% on face value of Rs.2/- each i.e. INR 1.50 per share aggregating to INR 1,507.87 lakhs in the Annual General meeting held on 25th September 2024. This dividend was recommended by the Board of Directors in their meeting held on 28th May 2024 and its payment was completed in the month of October 2024.

11 The Statutory Auditors have limited reviewed these Financial Results and have expressed unmodified opinion.

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

13 The number of investors complaints during the quarter were 53 (including IEPF Claims) out of which, 7 complaints were pending for resolution at the beginning of the quarter. Out of these 53 complaints,49 complaints have been disposed off and 4 are pending to be resolved at the end of the quarter ending on 30th September, 2024.

Place : Delhi
Date : 13th November 2024

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
Jt. Managing Director

For ASHIANA HOUSING LIMITED

ANKUR GUPTA
(JT. MANAGING DIRECTOR)
DIN: 00059884
ADDRESS: SAKET, DELHI

Ashiana Housing Limited
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Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
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B.Chhawchharia & Co.
Chartered Accountants

DTJ 524 - 525, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI-110025, INDIA
TELEFAX (91-11) 4037 8600 • Web : www.bcco.co.in

Independent Auditor's Certificate on the Statement of maintenance of security cover in respect of other secured debt as at 30 September 2024.

1. This Certificate is issued in accordance with the terms of our engagement letter with Ashiana Housing Limited (the "company") and pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI circular: SEBI/ HO/ MIRSD/ MIRSD_CRADT/ CIR/P/2022/67 dated 19 May 2022 (Collectively referred to as " Regulations").

2. We, M/s. B. Chhawchharia & Co., Statutory Auditors of the company, have examined the details given in the attached statement (referred as the "Statement") prepared by the management, stamped by us for identification purpose, containing;

a. Computation of Security cover as on 30 September 2024; and

b. Details of book value of assets and liabilities and the market value of the charged assets of the Company, wherever applicable, as on 30 September 2024 as per the Regulations.

Management's Responsibility

3. The compliance with the Regulations & other applicable circular the terms & covenants of the other debt and calculation of security cover as given in the attached Statement is the responsibility of the company's management. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation and presentation of the Statement. The management is also responsible for ensuring that the company complies with the requirements, including those given in the Regulations and provides all relevant information to SEBI.

Auditor's Responsibility

4. Our responsibility for the purpose of this certificate is to express limited assurance as to whether anything has come to our attention that causes us to believe that the book values as considered in the Statement, in relation to the computation of Security cover, have not been accurately extracted from the unaudited standalone financial information as at and for the period ended 30 September 2024 or that the computation thereof is arithmetically inaccurate.

5. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise.



6. For the purpose of our examination, we have relied on the representation received from the management for completeness of information and records provided to us and carried out following procedures:

a) Obtained the unaudited standalone financial information of the company as at and for the period ended 30 September 2024.

b) Traced the amounts in the Statement, in relation to the computation of Security cover, to the unaudited standalone financial information of the company as at and for the period ended 30 September 2024.

c) Ensured arithmetical accuracy of the computation of security cover in the Statement;

d) Obtained necessary representations from the management.

7. We have carried out our verification in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' issued by the Institute of Chartered Accountants of India (ICAI) in so far as applicable for the purpose of this Certificate. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8 We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by the ICAI.

Conclusion

9. Based on our examination and the procedures performed as per paragraph 6 above, evidences obtained, and the information and explanations given to us, along with the representations provided by the management, nothing has come to our attention that causes us to believe that the details included in the Statement with respect to compliance with the financial covenants and the amounts used in the computation of such financial covenants are not in agreement, in all material respects, with the standalone unaudited financial results of the Company, underlying books of account and other relevant records and documents maintained by the Company for the quarter ended 30 September 2024, or that the calculation thereof is arithmetically inaccurate.

Restriction on Use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the SEBI requirements. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care in connection with the statutory audit and other attest function carried out by us in our capacity as statutory auditors of the company.

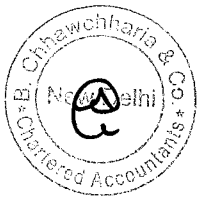


11. This certificate is addressed to the Board of Directors and provided to the Company solely for submission to the SEBI, pursuant to the requirements as mentioned in paragraph 2 above and should not be used, referred to or distributed for any other purpose or to any other person without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

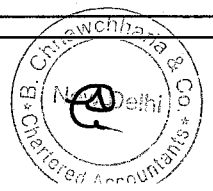
For **B. CHHAWCHHARIA & CO.**
Chartered Accountant
Firm Registration No: 305123E

Abhishek Gupta
Partner
Membership No. 529082

Date: 13th November, 2024
Place: New Delhi
UDIN: 24529082BKCCOK1287



Column A	Column B	Column C[i]	Column D[ii]	Column E[iii]	Column F[iv]	Column G[v]	Column H[vi]	Column I[vii]	Column J	Column K	Column L	Column M	Column N	Column O
	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
Particulars		Debt for which this certificate is being issued	Other secured Debt	Debt for which this certificate is being issued	Asset shared by pari-passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Othe assets on which there is pari-passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)		Market value for assets charged on exclusive basis	Carrying/ book value for exclusive charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not applicable)	Market value for pari passu charge assets[viii]	Carrying/ book value for pari-passu charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not applicable)	Total value= (K+L+M+N)
		Book value	Book value	Yes/No	Book value	Book value					Relating to Column F			
ASSETS		-	-											
Property, Plant and Equipment	Vehicles for Vehicle Loan	-	1,64,41,062								-			-
	Investment Property i.e. Village Mall for OD	-	7,87,41,802				1,00,75,66,078	-	1,10,27,48,942					
Capital Workin Process		-	-				-	-	-		-			-
Right of Use Assets		-	-				2,93,84,141	-	2,93,84,141		-			-
Goodwill		-	-				-	-	-		-			-
Intangible Assets		-	-				13,71,438	-	13,71,438		-			-
Intangible Assets under Development		-	-				-	-	-		-			-
Investments	Mutual Funds given for OD	-	43,34,69,828				26,11,71,862	-	69,46,41,690		-			-
Loans		-	-				19,37,94,402	-	19,37,94,402		-			-
Inventories	Unsold units of Project Dwarka Phase 4 & 5 for OD	-	26,30,80,860				16,26,40,27,221	-	20,00,26,42,357		-			-
	Project Receivables for Project Anmol Ph-2,Anmol Ph-3, Advik Ph-1, Advik Ph-2 and Ashiana Town Project, One 44 additional security as collateral for ICICI Prudential NCD of 125 Crores	3,21,76,40,428									3,21,76,40,428			3,21,76,40,428
	Vatsalaya Project Receivables		25,78,93,848											
Trade Receivables	Receivable of Treehouse Hotel and Dwarka project for OD	-	87,84,623		Not Applicable	Not Applicable	14,72,54,291	-	15,60,38,914	Market Value Is Not Ascertainable		Not Applicable	Not Applicable	-
	Receivable of Anmol, Town, Advik, One44	82,50,906									82,50,906			82,50,906
	Vatsalaya Project Receivables		5,21,393											
Cash & Cash Equivalents	ICICI and HDFC Escrow Account are under collateral for ICICI Prudential NCD (Including ISRA Account)	42,81,91,481	-				55,38,93,297	-	98,20,84,778		42,81,91,481			42,81,91,481
Bank Balances other than Cash & Cash Equivalents		-	-				1,69,74,24,114	-	1,69,74,24,114		-			-
Others	Fixed Deposit given for OD (Long Term)	-	8,91,36,986				3,93,61,94,798	-	4,02,53,31,784		-			-
Total		3,65,40,82,815	1,14,80,70,403				24,09,20,81,641	-	28,88,54,62,560		3,65,40,82,815			3,65,40,82,815



Column A	Column B	Column C[i]	Column D[ii]	Column E[iii]	Column F[iv]	Column G[v]	Column H[vi]	Column I[vii]	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-passu Charge	Pari-passu Charge	Pari-passu Charge	Assets not offered as Security	Elimination (Amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate is being issued	Other secured Debt	Debt for which this certificate is being issued	Asset shared by pari-passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Othe assets on which there is pari-passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)		Market value for assets charged on exclusive basis	Carrying/ book value for exclusive charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not applicable)	Market value for pari passu charge assets[viii]	Carrying/ book value for pari-passu charge assets where market value is not ascertainable or applicable (For eg. Bank Balance, DSRA market value is not applicable)	Total value= (K+L+M+N)
		Book value	Book value	Yes/No	Book value	Book value					Relating to Column F			
LIABILITIES														
Debt securities to this certificate pertains		-	-				-	-	-					
Other debt sharing pari-passu charge with above debts		-	-				-	-	-					
Other debts	OD & Vehicle Loans	-	1,51,41,105				-	-	1,51,41,105					
Subordinated debts		-	-				-	-	-					
Borrowings	Unsecured NCD's	-	-				2,65,38,80,272	-	2,65,38,80,272					
Bank		-	-				-	-	-		Not Applicable			Not Applicable
Debt securities	NCD ICICI Pru-Secured	1,25,00,00,000					-	-	1,25,00,00,000					
Others	Bajaj-Construction Finance-Secured	-	12,50,00,000					-	12,50,00,000					
Trade payables		-	-				37,26,76,691	-	37,26,76,691					
Lease Liabilities		-	-				6,63,90,433	-	6,63,90,433					
Provisions		-	-				12,00,31,542	-	12,00,31,542					
Others		-	-				18,08,36,82,130	-	18,08,36,82,130					
Total		**1,25,00,00,000**	**14,01,41,105**				**21,29,66,61,068**	**-**	**22,68,68,02,173**		-			-
Cover on Book Value														
Cover on Market Value[ix]														
	Exclusive security ratio	2.92	8.19		Pari-passu security ratio	NA								

Notes:

i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.

iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). Other debt sharing pari- passu charge along with debt for which certificate is issued.

v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.

vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

vii In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.

viii Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.

ix The market value shall be calculated as per the total value of assets mentioned in Column O.



Date: 13th November 2024

STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS – REGULATION 32(1) OF SEBI (LODR), 2015

To **The Secretary** **BSE Ltd.** Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 **Security Code No.: 523716**	**To** **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**

Submission of Statement of Deviation/Variation in utilisation of funds raised through Shares – Reg 32(1) of SEBI (LODR) Regulations, 2015

Statement of deviation/variation in use of Issue proceeds:

Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	Public Issue/ QIP/Bonus Issue/Others
Date(s) of Raising Funds	Not Applicable for Q2FY25
Amount Raised	Not Applicable for Q2FY25
Report filed for Quarter ended	30th September 2024
Monitoring Agency	Not Applicable for Q2FY25
Monitoring Agency Name. if applicable	Not Applicable for Q2FY25

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
Phone No: 011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

Is there a Deviation/Variation in use of funds raised					Not Applicable for Q2FY25	
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders					-	
If yes, date of Shareholder Approval					-	
Explanation for the deviation/variation					-	
Comments of the Audit Committee, after review					-	
Comments of the auditors, if any					-	
Objects for which funds have been raised and where there has been a deviation, in the following table:						
Original Object	**Modified Object, if any**	**Original Allocation**	**Modified Allocation, if any**	**Funds Utilised**	**Amount of deviation/variation for the quarter according to applicable object**	**Remarks, if any**
-	-	-	-	-	-	-
Deviation or variation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised or						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed						
(c) Change in terms of a contract referred to in the fund -raising document i.e. prospectus, letter of offer, etc.						

Mr. Nitin Sharma
Company Secretary & Compliance Officer
Membership No. ACS21191
Place –Saket, New Delhi

Date: 13th November 2024

STATEMENT OF UTILIZATION OF ISSUE PROCEEDS AND STATEMENT OF MATERIAL DEVIATION/VARIATION IN THE USE OF ISSUE PROCEEDS – REGULATION 52 (7) AND 52 (7A) OF SEBI (LODR), 2015

To **The Secretary** **BSE Ltd.** Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 **Security Code No.: 523716**	**To** **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**

Submission of Statement for utilization of issue proceeds of non-convertible securities and Statement indicating deviation/variation pursuant to Regulation 52 (7) and Regulation 52 (7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, respectively

A Statement of utilization of issue proceeds

Name of the Issuer (1)	ISIN (2)	Mode of Fund Raising (Public Issue/Private Placement) (3)	Type of Instrument (4)	Date of raising funds (5)	Amount Raised (6)	Funds Utilized (7)	Any Deviation (Yes/No) (8)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
Ashiana Housing Limited	INE365D08018	Private Placement	Unsecured, Non-Convertibl Debentures	28th September 2018	Rs. 18.74 Crores	Rs. 18.74 Crores	No	N.A.	N.A.

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
Phone No: 011-42654265, Email: investorrelations@ashianahousing.com
Website: www.ashianahousing.com

Ashiana Housing Limited	INE365D08026	Private Placement	Unsecured, Non-Convertible Debentures	31st May 2022	Rs. 97 Crores	Rs. 97 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D08034	Private Placement	Unsecured, Non-Convertible Debentures	20th July 2022	Rs. 26.40 Crores	Rs. 26.40 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D08067	Private Placement	Unsecured, Non-Convertible Debentures	23rd February 2024	Rs. 5.60 Crores	Rs. 5.60 Crores	No	N.A.	N.A.
Ashiana Housing Limited	INE365D07085	Private Placement	Secured, Non-Convertible Debentures	13th May 2024	Rs. 125 Crores	Rs. 125 Crores	No	N.A.	N.A.

B. Statement of deviation/variation in use of Issue proceeds:

Statement of Deviation/Variation in utilization of funds raised	
Name of listed entity	Ashiana Housing Limited
Mode of Fund Raising	~~Public Issue~~/ Private Placement
Type of Instrument	Secured, Rated, Listed, Non-Convertible Debentures
Date(s) of Raising Funds	13th May 2024
Amount Raised	Rs. 125 Crores
Report filed for Quarter ended	30th September 2024
Is there a deviation/variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document	Not Applicable for Q2FY25
If yes, details of the approval so required	Not Applicable for Q2FY25
Date of approval	Not Applicable for Q2FY25
Explanation for the deviation/variation	Not Applicable for Q2FY25

Comments of the Audit Committee, after review					Not Applicable for Q2FY25	
Comments of the auditors, if any					Not Applicable for Q2FY25	
Objects for which funds have been raised and where there has been a deviation/variation, in the following table:						
Original Object	**Modified Object, if any**	**Original Allocation**	**Modified Allocation, if any**	**Funds Utilised**	**Amount of deviation/variation for the quarter according to applicable object (Rs. in Crores and in %)**	**Remarks, if any**
The Issuer shall use the proceeds from the Issue towards: (a) general corporate purpose, including acquisition of shares / stake in any special purpose vehicle. (b)working capital requirements. (c) real estate development. (d) land acquisitions (including reimbursements); (e) cost of construction (including reimbursements of construction costs); (f) the cost of development expenditure for the real estate projects proposed to be undertaken; and (g) To invest in Permitted Investments.	Not Applicable	Rs. 125 Crores	Not Applicable	Rs. 125 Crores	Not Applicable	-
Deviation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed						

Mr. Nitin Sharma
Company Secretary & Compliance Officer
Membership No. ACS21191
Place –Saket, New Delhi