

Date: 12<sup>th</sup> February 2020

**The Secretary,**

Bombay Stock Exchange Ltd.  
Phiroze Jeejeebhoy Towers  
Dalal Street,  
Mumbai - 400 001

**Security Code No.: 523716**

**Sub.: Forwarding of financial results for Q3 FY '20**

Dear Sir,

Please find enclosed herewith copy of unaudited quarterly financial results for Q3 FY '20.

Kindly take the above on record.

Thanking you,

For **Ashiana Housing Ltd.**

  
**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  
E: sales@ashianahousing.com, W: ashianahousing.com  
Regd. Office: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company pursuant to the requirement of Regulation 33 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 December 31, 2019, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, read with SEBI Circular No.CIR/CFD/FAC/62/2016 dated 5th July, 2016.

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 India. 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 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For VMSS & Associates  
Chartered Accountants  
Firm Registration No: 328952E



Mahendra Jain  
Partner  
Membership No.: 413904

Place: New Delhi  
Date: 12<sup>th</sup> February, 2020  
UDIN: 20413904AAAAAL6342



# ASHIANA HOUSING LIMITED



Regd. Off. : 11G, 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 NINE MONTHS ENDED ON 31st DECEMBER, 2019

(Rs. in Lakhs except for EPS)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	9 Months ended (Unaudited)	9 Months ended (Unaudited)	Year ended (Audited)
		31.12.19	30.09.19	31.12.18	31.12.19	31.12.18	31.03.19
<b>1</b>	<b>Income from Operations</b>						
(a)	Net sales/Income from operations	0,000	0,040	5,105	17,582	23,563	29,100
(b)	Income from Partnership Firm	00	(0)	555	141	815	1,082
(c)	Other income	244	234	352	724	786	1,040
	<b>Total Income</b>	<b>6,595</b>	<b>6,270</b>	<b>6,012</b>	<b>18,447</b>	<b>25,173</b>	<b>31,230</b>
<b>2</b>	<b>Expenses:</b>						
(a)	Project Expenses	3,455	2,831	2,842	9,644	7,858	11,242
(b)	Purchases of land/development rights	397	664	463	1,907	5,263	5,781
(c)	Change in inventories	597	1,298	60	1,620	1,338	1,214
(d)	Employee benefits expense	601	602	611	1,850	2,009	2,686
(e)	Depreciation and amortisation expenses	238	278	169	697	522	805
(f)	Finance Costs	330	357	357	1,024	1,171	1,490
(g)	Other Expenses	1,438	1,339	1,183	4,007	3,807	5,362
	<b>Total Expenses</b>	<b>7,055</b>	<b>7,368</b>	<b>5,486</b>	<b>20,748</b>	<b>21,968</b>	<b>28,581</b>
<b>3</b>	<b>Profit/ (Loss) before Tax [1-2]</b>	<b>(460)</b>	<b>(1,098)</b>	<b>526</b>	<b>(2,302)</b>	<b>3,205</b>	<b>2,649</b>
<b>4</b>	<b>Tax expenses</b>	<b>146</b>	<b>(216)</b>	<b>159</b>	<b>(349)</b>	<b>988</b>	<b>682</b>
<b>5</b>	<b>Net profit/ (Loss) for the Period [3-4]</b>	<b>(606)</b>	<b>(872)</b>	<b>367</b>	<b>(1,953)</b>	<b>2,216</b>	<b>1,767</b>
<b>6</b>	<b>Other comprehensive income/[Expense]</b>	<b>43</b>	<b>20</b>	<b>211</b>	<b>106</b>	<b>318</b>	<b>411</b>
<b>7</b>	<b>Non controlling interest</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>8</b>	<b>Total Other Comprehensive Income (5+6+7)</b>	<b>(563)</b>	<b>(852)</b>	<b>578</b>	<b>(1,847)</b>	<b>2,534</b>	<b>2,178</b>
<b>9</b>	<b>Paid-up equity share capital [Face Value of ₹ 2/- each]</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>
<b>10</b>	<b>Other Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76,469</b>
<b>11.i</b>	<b>Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):</b>						
(a)	Basic	(0.55)	(0.83)	0.56	(1.80)	2.48	2.13
(b)	Diluted	(0.55)	(0.83)	0.56	(1.80)	2.48	2.13
<b>11.ii</b>	<b>Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):</b>						
(a)	Basic	(0.55)	(0.83)	0.56	(1.80)	2.48	2.13
(b)	Diluted	(0.55)	(0.83)	0.56	(1.80)	2.48	2.13

### 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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



For Ashiana Housing Ltd

*[Signature]*

Director

**STATEMENT OF ASSETS & LIABILITIES**

PARTICULARS		(Rs. in Lakhs)			
		Standalone	Standalone	Consolidated	Consolidated
		As on	As on	As on	As on
		31.12.2019	31.03.2019	31.12.2019	31.03.2019
		Unaudited	Audited	Unaudited	Audited
<b>A</b>	<b>ASSETS</b>				
<b>1</b>	<b>Non-current assets</b>				
a	Property, plant and equipment	6,890	6,078	6,949	6,128
b	Investment property	5,948	5,912	5,948	5,912
c	Goodwill	-	-	0	0
d	Other Intangible assets	94	82	95	83
e	Financial assets				
(i)	- Investments	3	3	4	4
(ii)	- Deposits with Banks	2,767	2,718	2,767	2,718
g	Other non-current assets				
	- Investment in subsidiaries	279	288	-	-
		15,901	15,079	15,762	14,844
<b>2</b>	<b>Current assets</b>				
a	Inventories	60,060	62,470	60,060	62,490
b	Financial assets				
(i)	- Investments	7,027	10,576	8,962	12,795
(ii)	- Trade receivables	1,426	1,073	2,770	2,278
(iii)	- Cash and cash equivalents	2,560	2,439	5,566	5,294
(iv)	- Other bank Balances	1,210	1,088	1,210	1,088
(v)	- Other financial assets	6,207	5,877	6,312	5,960
c	Current tax assets	663	616	699	552
d	Other current assets	14,524	14,304	14,187	14,097
		94,479	98,446	1,00,587	1,04,553
<b>TOTAL - ASSETS</b>		<b>1,10,460</b>	<b>1,13,524</b>	<b>1,16,349</b>	<b>1,19,397</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>				
<b>1</b>	<b>Equity</b>				
(i) a	Equity Share capital	2,047	2,047	2,047	2,047
b	Other Equity	74,313	76,469	73,794	76,134
(ii)	Non Controlling Interest	-	-	2	2
		76,360	78,516	75,842	78,183
<b>2</b>	<b>Liabilities</b>				
<b>A</b>	<b>Non-current liabilities</b>				
a	Financial liabilities				
(i)	- Borrowings	10,299	14,274	10,299	14,274
(ii)	- Other financial liabilities	202	201	2,651	2,522
b	Provision	292	301	405	379
c	Deferred tax liabilities (Net)	[57]	245	[43]	231
		10,736	15,020	13,312	17,406
<b>B</b>	<b>Current liabilities</b>				
a	Financial liabilities				
(i)	- Borrowings -	256	24	496	298
(ii)	- Trade Payable				
a)	Dues of micro and small enterprises	103	164	103	169
b)	Dues of creditors other than micro and small enterprises	904	973	1,269	1,226
(iii)	- Other financial liabilities	5,165	3,344	5,490	3,699
b	Other Current liabilities				
(i)	- Advance From Customers	16,628	16,301	17,676	16,365
(ii)	- Other	189	180	2,017	1,500
c	Provisions	139	93	143	97
		23,364	19,968	27,194	23,808
<b>TOTAL - EQUITY AND LIABILITIES</b>		<b>1,10,460</b>	<b>1,13,524</b>	<b>1,16,349</b>	<b>1,19,397</b>

**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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



For Ashiana Housing Ltd

  
 Director

**Notes on Accounts:**

- 1 The above unaudited financial results are published in accordance with Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 12th February, 2020. 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:
  - a) Revenue is accounted for (i) on delivery of absolute physical possession of the respective units on completion, or (ii) on deemed possession of the respective units on completion or (iii) on physical possession for fitout, as considered appropriate by the management based on circumstantial status of the project.
- 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 Aarav Developers

**Associates and Joint Ventures.**

  - 1 Ashiana Manglam Developers
  - 2 Ashiana Greenwood Developers
  - 3 Megha Colonizers
  - 4 Ashiana Manglam Builders
  - 5 Vista Housing
- 4 In accordance with Ind AS 108 "Operating Reporting", the company has determined its only one Operating Segment as Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. 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.
- 5 The Company has adopted ind AS 116 with modified Retrospective Approach with effect from April 01,2019. Accordingly, the comparative periods have not been restated. There is no impact of ind AS 116 adoption to the retained Earnings as at April 1 2019. The Company has recognized Rs 1323 Lacs as Right to Use assets and the corresponding lease liability on the date of transition i.e April 01,2019. In the Results for the quarter and nine months ended December 31,2019, the nature of expenses in respect of operating Lease has changed from lease rent in previous period to Depreciation for the Right of use and finance cost for interest Accrued on Lease Liability. However, there is no material impact on profit/(loss) after tax and earning per share for the Quarter and nine months ended December 31 2019, on adoption of Ind AS116.
- 6 A new section 115 BBA was inserted in the income tax act 1961 by the government of india on September 20,2019 vide the taxation law (amendment) ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/ conditions defined in the said section. the company is in the process of evaluating the impact of this ordinance and has continued to apply the original provisions as at December 31, 2019.
- 7 The Statutory Auditors have Limited Reviewed these financials results and have expressed an Unmodified opinion.
- 8 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 9 The number of investors complaint received during the quarter was Nil and there is no investor complaint pending at the end of the quarter ending on 31st December, 2019.

Place : New Delhi  
Date : 12th February, 2020



For ASHIANA HOUSING LIMITED



VARUN GUPTA  
(WHOLE TIME 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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864

**Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company pursuant to the requirement of Regulation 33 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 December 31, 2019, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016.
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. CIR/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. Ashiana Greenwood Developers
- ii. Ashiana Manglam Developers
- iii. Vista Housing
- iv. Megha Colonizers
- v. Ashiana Manglam Builders
- vi. Ashiana Manglam Builders Extension

6. Based on our review conducted as above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, 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 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

7. We did not review the interim financial results of Jointly Controlled Entities. These interim financial results have been reviewed by other auditors, whose reports have been furnished to us by the management and our conclusion on the statement, in so far as it relates to the amount and disclosures in respect of these jointly controlled entities is based solely on the report of the other auditors and procedures performed by us as stated in paragraph 3 above. Our conclusion on the statements is not modified in respect of the above matter.

For VMSS & Associates  
Chartered Accountants  
Firm Registration No: 328952E

  
Mahendra Jain  
Partner  
Membership No.: 413904

Place: New Delhi  
Date: 12<sup>th</sup> February, 2020

UDIN: 20413904AAAAK3264



# ASHIANA HOUSING LIMITED



Regd. Off. : 11G, 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 NINE MONTHS ENDED ON 31st DECEMBER, 2019

(Rs. in Lakhs except for EPS)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	9 Months ended (Unaudited)	9 Months ended (Unaudited)	Year ended (Audited)
		31.12.19	30.09.19	31.12.18	31.12.19	31.12.18	31.03.19
<b>1</b>	<b>Income from Operations</b>						
(a)	Net sales/Income from operations	7,350	7,226	6,180	20,909	26,656	32,978
(b)	Income from Partnership Firm	31	49	539	146	690	776
(c)	Other income	301	269	375	839	901	1,309
	<b>Total Income</b>	<b>7,682</b>	<b>7,538</b>	<b>7,088</b>	<b>21,896</b>	<b>28,257</b>	<b>35,063</b>
<b>2</b>	<b>Expenses:</b>						
(e)	Project Expenses	3,455	2,831	2,618	9,644	7,858	11,242
(b)	Purchases of land/development rights	397	664	463	1,907	5,263	5,781
(c)	Change in inventories	597	1,298	60	1,620	1,338	1,214
(d)	Employee benefits expense	879	880	868	2,689	2,648	3,707
(e)	Depreciation and amortisation expenses	242	279	170	704	530	815
(f)	Finance Costs	332	358	365	1,030	1,192	1,517
(g)	Other Expenses	2,345	2,401	1,986	6,869	6,177	8,392
	<b>Total Expenses</b>	<b>8,248</b>	<b>8,710</b>	<b>6,530</b>	<b>24,463</b>	<b>25,006</b>	<b>32,668</b>
<b>3</b>	<b>Profit/ (Loss) before Tax (1-2)</b>	<b>(566)</b>	<b>(1,172)</b>	<b>558</b>	<b>(2,567)</b>	<b>3,251</b>	<b>2,395</b>
<b>4</b>	<b>Tax expenses</b>	<b>145</b>	<b>(221)</b>	<b>214</b>	<b>(355)</b>	<b>1,082</b>	<b>1,017</b>
<b>5</b>	<b>Net profit/ (Loss) for the Period (3-4)</b>	<b>(711)</b>	<b>(951)</b>	<b>344</b>	<b>(2,212)</b>	<b>2,169</b>	<b>1,378</b>
<b>6</b>	<b>Other comprehensive income/(Expense)</b>	<b>72</b>	<b>46</b>	<b>240</b>	<b>181</b>	<b>369</b>	<b>533</b>
<b>7</b>	<b>Non controlling interest</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>8</b>	<b>Total Other Comprehensive Income (5+6+7)</b>	<b>(639)</b>	<b>(905)</b>	<b>584</b>	<b>(2,032)</b>	<b>2,538</b>	<b>1,910</b>
<b>9</b>	<b>Paid-up equity share capital (Face Value of ₹ 2/- each)</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>
<b>10</b>	<b>Other Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76,134</b>
<b>11.i</b>	<b>Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):</b>						
(a)	Basic	(0.62)	(0.88)	0.57	(1.99)	2.48	1.87
(b)	Diluted	(0.62)	(0.88)	0.57	(1.99)	2.48	1.87
<b>11.ii</b>	<b>Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):</b>						
(a)	Basic	(0.62)	(0.88)	0.57	(1.99)	2.48	1.87
(b)	Diluted	(0.62)	(0.88)	0.57	(1.99)	2.48	1.87

### 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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



For Ashiana Housing Ltd

*[Signature]*

Director

**STATEMENT OF ASSETS & LIABILITIES**

PARTICULARS	(Rs. in Lakhs)			
	Standalone	Standalone	Consolidated	Consolidated
	As on	As on	As on	As on
	31.12.2019	31.03.2019	31.12.2019	31.03.2019
	Unaudited	Audited	Unaudited	Audited
<b>A ASSETS</b>				
<b>1 Non-current assets</b>				
a Property, plant and equipment	6,890	6,078	6,949	6,128
b Investment property	5,948	5,912	5,948	5,912
c Goodwill	-	-	0	0
d Other Intangible assets	94	82	95	83
e Financial assets				
(i) - Investments	3	3	4	4
(ii) - Deposits with Banks	2,767	2,718	2,767	2,718
g Other non-current assets				
- Investment in subsidiaries	279	286	-	-
	<b>15,981</b>	<b>15,079</b>	<b>15,762</b>	<b>14,844</b>
<b>2 Current assets</b>				
a Inventories	60,863	62,472	60,882	62,400
b Financial assets				
(i) - Investments	7,027	10,576	8,962	12,795
(ii) - Trade receivables	1,426	1,073	2,770	2,278
(iii) - Cash and cash equivalents	2,560	2,439	5,566	5,294
(iv) - Other bank Balances	1,210	1,088	1,210	1,088
(v) - Other financial assets	6,207	5,877	6,312	5,960
c Current tax assets	663	616	699	552
d Other current assets	14,524	14,304	14,187	14,097
	<b>94,479</b>	<b>98,446</b>	<b>1,00,587</b>	<b>1,04,553</b>
<b>TOTAL - ASSETS</b>	<b>1,10,460</b>	<b>1,13,524</b>	<b>1,16,349</b>	<b>1,19,397</b>
<b>B EQUITY AND LIABILITIES</b>				
<b>1 Equity</b>				
(i) a Equity Share capital	2,047	2,047	2,047	2,047
b Other Equity	74,313	76,469	73,794	76,134
(ii) Non Controlling Interest	-	-	2	2
	<b>76,360</b>	<b>78,516</b>	<b>75,842</b>	<b>78,183</b>
<b>2 Liabilities</b>				
<b>A Non-current liabilities</b>				
a Financial liabilities				
(i) - Borrowings	10,299	14,274	10,299	14,274
(ii) - Other financial liabilities	202	201	2,651	2,522
b Provision	292	301	405	379
c Deferred tax liabilities (Net)	(57)	245	(43)	231
	<b>10,736</b>	<b>15,020</b>	<b>13,312</b>	<b>17,406</b>
<b>B Current liabilities</b>				
a Financial liabilities				
(i) - Borrowings -				
(ii) - Trade Payable	256	24	496	298
a) Dues of micro and small enterprises	103	164	103	169
b) Dues of creditors other than micro and small enterprises	904	973	1,269	1,226
(iii) - Other financial liabilities	5,165	3,344	5,490	3,699
b Other Current liabilities				
(i) - Advance From Customers	16,628	15,201	17,676	16,355
(ii) - Other	169	189	2,017	1,963
c Provisions	139	93	143	97
	<b>23,364</b>	<b>19,988</b>	<b>27,194</b>	<b>23,808</b>
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>1,10,460</b>	<b>1,13,524</b>	<b>1,16,349</b>	<b>1,19,397</b>

**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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



For Ashiana Housing Ltd

  
 Director

**Notes on Accounts:**

- 1 The above unaudited financial results are published in accordance with Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 12th February 2020. 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:
  - e) Revenue is accounted for (i) on delivery of absolute physical possession of the respective units on completion, or (ii) on deemed possession of the respective units on completion or (iii) on physical possession for fitout, as considered appropriate by the management based on circumstantial status of the project.
- 3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:

**Subsidiaries:**

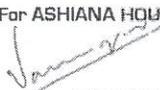
  - 1 Ashiana Maintenance Services LLP
  - 2 Latest Developers Advisory Ltd
  - 3 Topwell Projects Consultants Ltd
  - 4 Ashiana Amar Developers

**Associates and Joint Ventures:**

  - 1 Ashiana Manglam Developers
  - 2 Ashiana Greenwood Developers
  - 3 Megha Colonizers
  - 4 Ashiana Manglam Builders
  - 5 Vista Housing
- 4 In accordance with Ind AS 108 "Operating Reporting", the company has determined its only one Operating Segment as Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. 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.
- 5 The Company has adopted Ind AS 116 with modified Retrospective Approach with effect from April 01,2019. Accordingly, the comparative periods have not been restated. There is no impact of Ind AS 116 adoption to the retained Earnings as at April 1 2019. The Company has recognized Rs 1323 Laacs as Right to Use assets and the corresponding lease liability on the date of transition i.e April 01,2019. In the Results for the quarter and nine months ended December 31,2019, the nature of expenses in respect of operating Lease has changed from lease rent in previous period to Depreciation for the Right of use and finance cost for interest Accrued on Lease Liability. However, there is no material impact on profit/(loss) after tax and earning per share for the Quarter and nine months ended December 31 2019, on adoption of Ind AS116.
- 6 A new section 115 BBA was inserted in the income tax act 1961 by the government of india on September 20,2019 vide the taxation law (amendment) ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/ conditions defined in the said section. the company is in the process of evaluating the impact of this ordinance and has continued to apply the original provisions as at December 31, 2019.
- 7 The Statutory Auditors have Limited Reviewed these financials results and have expressed an Unmodified opinion.
- 8 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 9 The number of investors complaint received during the quarter was Nil and there is no investor complaint pending at the end of the quarter ending on 31st December, 2019.

Place : New Delhi  
Date : 12th February, 2020

For ASHIANA HOUSING LIMITED

  
VARUN GUPTA  
[WHOLE TIME 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: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864