

Date: 14<sup>th</sup> February 2022

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
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Sub.: Forwarding of Financial Results with Limited Review Report for the quarter and nine months ended on 31<sup>st</sup> December 2021 pursuant to Regulation 33(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Please find enclosed herewith a certified copy of Unaudited Financial Results (Standalone and Consolidated) along with Limited Review Report for the quarter and nine-months ended 31<sup>st</sup> December 2021.

Kindly take the above on record.

Thanking you,  
For Ashiana Housing Ltd.



Nitin Sharma  
(Company Secretary)  
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

**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

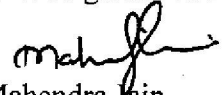
We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended December 31, 2021 and year to date from April 01, 2021 to December 31, 2021 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 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 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 as amended, 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: 14<sup>th</sup> February, 2022  
UDIN: 22413904ACBJD04111



**ASHIANA HOUSING LIMITED**

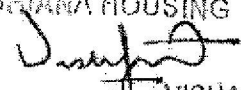
Regd. Off. : 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071  
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017  
 Telephone number : 011-42654265, Fax : 011-42654200  
 Official email : investorrelations@ashianahousing.com  
 Website : www.ashianahousing.com  
 CIN : L70109WB1986PLC040864

**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER 2021**

(Rs. in Lakhs except stated otherwise)

Sl. No.	Particulars	Standalone					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine Months Ended (Un-Audited)	Nine Months Ended (Un-Audited)	Year ended (Audited)
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
1	Income from Operations						
	(a) Net sales/Income from operations	3,320	4,679	6,347	10,477	12,527	19,152
	(b) Income from Partnership Firm	725	(170)	658	725	919	1,001
	(c) Other Income	235	260	906	711	1,293	1,538
	Total income	4,281	4,769	7,909	11,913	14,739	21,711
2	Expenses:						
	(a) Project Expenses	8,280	8,410	4,898	16,793	10,050	16,831
	(b) Purchases of land/development rights	4,140	7,234	1,740	30,545	4,091	6,801
	(c) Change in inventories	(7,660)	(10,464)	(1,936)	(39,396)	(5,498)	(9,789)
	(d) Employee benefits expense	665	773	549	2,073	1,669	2,280
	(e) Depreciation and amortisation expenses	213	218	231	637	672	852
	(f) Finance Costs	106	128	189	380	700	690
	(g) Other Expenses	888	1,102	990	2,562	2,170	3,768
	Total Expenses	4,802	5,401	6,459	13,585	13,856	21,402
3	Profit/(Loss) before Exceptional Items and Tax (1-2)	(321)	(633)	1,450	(1,682)	883	308
4	Exceptional Items	289	-	-	408	-	-
5	Profit/(Loss) before Tax (3-4)	(610)	(633)	1,450	(2,090)	883	308
6	Tax expenses	(260)	(64)	118	(565)	(60)	(55)
7	Net profit/(Loss) for the Period (5-6)	(350)	(697)	1,332	(1,525)	943	363
8	Other comprehensive income/(Expense) (Not of Tax)	23	(85)	16	(56)	90	112
9	Non controlling Interest						
10	Total Comprehensive Income (7+8-9)	(327)	(697)	1,348	(1,581)	1,033	475
11	Paid-up equity share capital (Face Value of RS 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
12	Other Equity (excluding Revaluation Reserves)						73,546
13.i	Earnings per share (before extraordinary items) (of Rs 2/- each) (not annualised):						
	(a) Basic	(0.04)	(0.64)	1.32	(1.15)	1.01	0.46
	(b) Diluted	(0.04)	(0.64)	1.32	(1.15)	1.01	0.46
13.ii	Earnings per share (after extraordinary items) (of RS 2/- each) (not annualised):						
	(a) Basic	(0.32)	(0.64)	1.32	(1.54)	1.01	0.46
	(b) Diluted	(0.32)	(0.64)	1.32	(1.54)	1.01	0.46

For ASHIANA HOUSING LIMITED


**VISHAL GUPTA**  
 Managing Director

**Ashiana Housing Limited**

304, Southern Park, Saket District Centre,  
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CIN: L70109WB1986PLC040864



Sl. No.	Particulars	Standard					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine Months ended (Un-Audited)	Nine Months Ended (Un-Audited)	Year ended (Audited)
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
14	Asset Cover available	5.62	5.33	13.54	5.62	13.94	15.86
15	Debt-equity ratio	0.22	0.24	0.08	0.22	0.08	0.08
16	Debt service coverage ratio	(0.33)	(0.23)	1.32	(0.29)	0.83	0.90
17	Interest service coverage ratio	(0.36)	(0.25)	5.31	(0.28)	1.84	1.23
18	Current ratio	2.01	2.21	2.93	2.01	2.93	2.50
19	Long term debt to working capital ratio	0.21	0.22	0.07	0.21	0.07	0.07
20	Bad debts to accounts receivable ratio	-	-	-	-	-	-
21	Current Liability ratio	0.81	1.27	0.84	0.81	0.84	1.26
22	Total debts to total assets ratio	0.10	0.11	0.05	0.10	0.05	0.04
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.02	0.03	0.07	0.08	0.13	0.20
25	Operating margin (%)	-3.75%	-2.67%	22.53%	-3.21%	13.15%	7.62%
26	Net profit margin (%)	-8.17%	-11.92%	16.94%	-12.90%	6.40%	1.67%
27	Net Worth	73,603	73,930	76,152	73,603	76,152	75,593

For ASHIANA HOUSING LIMITED

*[Signature]*

VISHAL GUPTA  
Managing Director





**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, 2021 and year to date from April 01, 2021 to December 31, 2021 attached herewith, 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.
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. 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 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 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. The accompanying statement includes the reviewed financial results/statements and other financial information, in respect of:
- a. 6 Jointly controlled entities (1 company and 5 Partnership firms), whose financial results include Group's share of Net loss of Rs. 640.98 Lakhs and Group's share of total comprehensive loss of Rs. 640.98 Lakhs for the quarter and Group's share of Net profit of Rs. 769.63 Lakhs and Group's share of total comprehensive income of Rs. 769.63 Lakhs for the Period ended December 31, 2021 as considered in the statement. financial statements/ financial information/ financial results of the Jointly controlled Partnership firms have been audited by their respective independent auditors.

The Independent Auditor's report on the financial statements/ financial information/ financial results of these jointly controlled entities (Partnership firms) have been furnished to us by the management and our opinion 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 perform by us as stated in paragraph above.



Our opinion on the statements is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements/ financial information/ financial results certified by the management.

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



Mahendra Jain  
Partner  
Membership No.: 413904

Place: New Delhi  
Date: 14<sup>th</sup> February, 2022

UDIN: 22413904 ACBKFW 3563



**ASHIANA HOUSING LIMITED**

Regd. Off. : 5F Everest, 46/C, Chowringhee Road, Kolkata - 700071  
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 CIN : L70109WB1986PLC040864

**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER 2021**

[Rs. in Lakhs except stated otherwise]

Sl. No.	Particulars	Consolidated					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine Months Ended (Un-Audited)	Nine Months Ended (Un-Audited)	Year ended (Audited)
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
1	<b>Income from Operations</b>						
	(a) Net sales/Income from operations	4,499	5,601	7,333	13,938	15,654	23,273
	(b) Income from Partnership Firm	541	[26]	675	739	710	925
	(c) Other income	279	294	963	824	1,423	1,733
	<b>Total income</b>	<b>5,419</b>	<b>6,069</b>	<b>8,971</b>	<b>15,531</b>	<b>17,786</b>	<b>25,931</b>
2	<b>Expenses:</b>						
	(a) Project Expenses	0,290	5,410	4,696	16,793	10,081	16,631
	(b) Purchases of land/development rights	4,140	7,234	1,740	30,545	4,091	6,601
	(c) Change in inventories	[7,630]	[10,464]	[1,936]	[39,398]	[5,527]	[9,799]
	(d) Employee benefits expense	993	1,112	840	3,068	2,547	3,467
	(e) Depreciation and amortisation expenses	231	236	244	691	690	989
	(f) Finance Costs	111	132	193	394	705	901
	(g) Other Expenses	1,766	2,040	1,781	5,241	4,553	7,009
	<b>Total Expenses</b>	<b>5,850</b>	<b>6,701</b>	<b>7,567</b>	<b>17,336</b>	<b>17,140</b>	<b>25,901</b>
3	<b>Profit/ (Loss) before Exceptional items and Tax [1-2]</b>	<b>[432]</b>	<b>[632]</b>	<b>1,404</b>	<b>[1,005]</b>	<b>655</b>	<b>30</b>
4	<b>Exceptional Items</b>	<b>307</b>	<b>-</b>	<b>-</b>	<b>426</b>	<b>-</b>	<b>-</b>
5	<b>Profit/ (Loss) before Tax (3+4)</b>	<b>[739]</b>	<b>[632]</b>	<b>1,404</b>	<b>[2,231]</b>	<b>655</b>	<b>30</b>
6	<b>Tax expenses</b>	<b>[355]</b>	<b>[58]</b>	<b>118</b>	<b>[640]</b>	<b>[81]</b>	<b>[142]</b>
7	<b>Net profit/ (Loss) for the Period [5-6]</b>	<b>[384]</b>	<b>[574]</b>	<b>1,206</b>	<b>[1,591]</b>	<b>737</b>	<b>172</b>
8	<b>Other comprehensive income/(Expense) [Net of Tax]</b>	<b>56</b>	<b>[62]</b>	<b>40</b>	<b>13</b>	<b>193</b>	<b>236</b>
9	<b>Non controlling interest</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>[1]</b>	<b>[0]</b>
10	<b>Total Comprehensive Income (7+8-9)</b>	<b>[328]</b>	<b>[636]</b>	<b>1,326</b>	<b>[1,578]</b>	<b>929</b>	<b>408</b>
11	<b>Paid-up equity share capital [Face Value of Rs 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>
12	<b>Other Equity (excluding Revaluation Reserves)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>73,032</b>
13.I	<b>Earnings per share (before extraordinary items)</b>						
	(of Rs 2/- each) (not annualised):						
	(a) Basic	[0.02]	[0.62]	1.30	[1.13]	0.91	0.40
	(b) Diluted	[0.02]	[0.62]	1.30	[1.13]	0.91	0.40
13.II	<b>Earnings per share (after extraordinary items)</b>						
	(of Rs 2/- each) (not annualised):						
	(a) Basic	[0.02]	[0.62]	1.30	[1.54]	0.91	0.40
	(b) Diluted	[0.02]	[0.62]	1.30	[1.54]	0.91	0.40

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CIN: L70109WB1986PLC040864



For ASHIANA HOUSING LIMITED

**VISHAL GUPTA**  
 Managing Director

Sl. No.	Particulars	Consolidated					
		Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Quarter ended (Un-Audited)	Nine months ended (Un-Audited)	Nine Months Ended (Un-Audited)	Year ended (Audited)
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
14	Asset Cover available	5.80	5.82	14.59	5.80	14.59	16.35
15	Debt-equity ratio	0.82	0.24	0.08	0.22	0.08	0.07
16	Debt service coverage ratio	(0.47)	(0.22)	1.28	(0.34)	0.82	0.72
17	Interest service coverage ratio	(0.63)	(0.24)	5.14	(0.38)	1.62	1.02
18	Current ratio	2.00	2.19	2.78	2.00	2.78	2.46
19	Long term debt to working capital ratio	0.20	0.21	0.07	0.20	0.07	0.07
20	Bad debts to accounts receivable ratio	-	-	-	-	-	0.01
21	Current Liability ratio	0.79	0.75	0.81	0.79	0.81	0.83
22	Total debts to total assets ratio	0.09	0.11	0.05	0.09	0.05	0.04
23	Debtors turnover ratio	-	-	-	-	-	-
24	Inventory Turnover ratio	0.05	0.03	0.07	0.08	0.13	0.20
25	Operating margin (%)	-5.25%	-2.01%	19.43%	-3.17%	9.64%	5.35%
26	Net profit margin (%)	-7.09%	-9.47%	14.33%	-10.24%	4.14%	0.88%
27	Net Worth	73,081	73,421	75,588	73,081	75,588	75,080

For ASHIANA HOUSING LIMITED

*[Signature]*

VISHAL GUPTA  
Managing Director



## STATEMENT OF ASSETS &amp; LIABILITIES

PARTICULARS		(RS. in Lakhs)			
		Stand alone		Consolidated	
		As on	As on	As on	As on
		31.12.2021	31.03.2021	31.12.2021	31.03.2021
		Un-Audited	Audited	Un-Audited	Audited
<b>A ASSETS</b>					
<b>1 Non-current assets</b>					
a Property, plant and equipment		4,027	4,146	4,080	4,201
b Investment property		3,914	3,953	3,932	3,971
c Goodwill				0	0
d Other Intangible assets		67	79	67	79
e Leased Assets		1,145	1,372	1,257	1,530
f Financial assets					
(i) Investment in subsidiaries		226	273		
(ii) Investments others		3	3	4	4
(iii) Deposits with Banks		2,106	2,204	2,106	2,204
(iv) Other financial assets		538	550	550	525
g Deferred tax Assets (Net)		1,567	983	1,725	1,087
		<b>13,594</b>	<b>13,562</b>	<b>13,821</b>	<b>13,702</b>
<b>2 Current assets</b>					
a Inventories		1,14,273	74,058	1,14,298	74,081
b Financial assets					
(i) Investment in subsidiaries / joint ventures		3,838	3,133	3,832	3,127
(ii) Investments others		3,098	3,120	5,424	5,475
(iii) Trade receivables		1,160	1,308	2,848	2,712
(iv) Cash and cash equivalents		4,920	7,179	5,425	10,126
(v) Other Bank Balance		7,769	5,243	10,488	5,243
(vi) Other financial assets		5,282	5,144	5,367	5,202
c Current tax assets (Net)		524	473	594	557
d Other current assets					
(i) Trade advance and deposits		8,126	8,637	7,843	8,265
(ii) EWS/LIG units		2,264	2,022	2,264	2,022
(iii) Others		4,074	3,407	4,074	3,407
		<b>1,55,438</b>	<b>1,13,723</b>	<b>1,62,385</b>	<b>1,20,217</b>
<b>TOTAL - ASSETS</b>		<b>1,69,033</b>	<b>1,27,286</b>	<b>1,76,206</b>	<b>1,33,919</b>
<b>B EQUITY AND LIABILITIES</b>					
<b>1 Equity</b>					
a Equity Share capital		2,047	2,047	2,047	2,047
b Other Equity		71,555	73,548	71,044	73,032
c Non Controlling Interest					2
		<b>73,603</b>	<b>75,593</b>	<b>73,091</b>	<b>75,080</b>
<b>2 Liabilities</b>					
<b>A Non-current liabilities</b>					
a Financial liabilities					
(i) Borrowings		16,267	4,659	16,267	4,659
(ii) Lease Liabilities		981	1,047	1,038	1,152
(iii) Other financial liabilities		202	202	3,211	2,913
b Provision				693	491
c Other non-current liabilities		547	349	789	748
		<b>17,997</b>	<b>6,257</b>	<b>21,997</b>	<b>9,962</b>
<b>B Current liabilities</b>					
a Financial liabilities					
(i) Borrowings		33	436	145	571
(ii) Lease Liabilities		203	334	265	391
(iii) Trade Payable					
- Dues of micro enterprises and small enterprises		83	96	88	114
- Dues of creditors other than micro enterprises and small enterprises		1,770	2,176	2,204	2,471
(iv) Other financial liabilities		2,710	2,337	3,086	2,563
b Other Current liabilities					
(i) Advance From Customers		72,044	39,315	72,311	39,815
(ii) Other		451	548	2,874	2,813
c Provisions		138	135	143	137
		<b>77,432</b>	<b>45,435</b>	<b>81,118</b>	<b>48,876</b>
<b>TOTAL - EQUITY AND LIABILITIES</b>		<b>1,69,033</b>	<b>1,27,286</b>	<b>1,76,206</b>	<b>1,33,919</b>



For ASHIANA HOUSING LIMITED



 VISHAL GUPTA  
 Managing Director

**Ashiana Housing Limited**

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CIN: L70109WB1986PLC040864

**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 in its meeting held on 11th February, 2022 and approved by the Board of Directors at their meeting held on 14th February, 2022. 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 Topwall Projects Consultants Ltd
  - 4 Ashiana Amar Developers  
**Associates and Joint Ventures:**
  - 1 Ashiana Greenwood Developers
  - 2 Meghe 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.
- 5 **Extent and nature of security created (For Non-Convertible Debentures - NCD under Series No. AHL 10.15% 2023)**  
NCD issued under series No. AHL10.15% 2023 is secured:  
  - i) by way of mortgage on completed unsold units of project 'Ashiana Town' located at Bhiwadi (Rajasthan), and
  - ii) by way of hypothecation of receivables from sold units and unsold units of Ashiana Town project at Bhiwadi (Rajasthan), and 'Ashiana Anmol' located at Sohna Road, Gurugram, (Haryana).
- 6 The Company has uncovered a fraud at one of its locations. The amount involved in the fraud is Rs. 4.08 Crs in Ashiana Housing Limited and Rs. 0.18 Crs in Ashiana Maintenance Services LLP (as disclosed earlier on 30th Dec.21). The Company has initiated recovery proceedings as well as has undertaken legal remedies in the case. The Company however has created a provision to the extent of 100% of the said amount, the same has been shown as exceptional items in the statement of Profit and Loss.
- 7 The company has considered the probable effects of COVID-19 in preparation of the interim financials results on matter like assessment of liquidity, going concern assumptions, recoverable values of its financials and non-financials assets, impact on revenues etc. The company has relied on internal and certain external sources of information while finalizing various estimates in relation to its financial results. The company is closely monitoring any material changes in future economic conditions.  
However, certain expenses may vary in the current quarter & nine months as compared to corresponding quarter & nine months of previous year due to COVID related situation.
- 8 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 9 1 investor complaint was received directly by the Company during the quarter ended 31st December 2021 and the same was resolved within the quarter. No investor complaint was pending at the end of the quarter on 31st December 2021.

Place : New Delhi  
Date : 14th February 2022



For ASHIANA HOUSING LIMITED

VISHAL GUPTA  
(MANAGING DIRECTOR)