

Dated: 02nd July 2026

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| The Secretary The Bombay Stock Exchange Ltd. Phiroz Jeejeebhoy Towers Dalal Street, Mumbai – 400 001 Security Code: 523716 | The Secretary, National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Security Symbol: ASHIANA |
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Sub: Corporate Announcement Under Regulation 30 of the SEBI (LODR) Regulations regarding penalty order under section 271C and 271H of the Income Tax Act 1961

This is to inform you that the Income Tax Department, Delhi, has levied penalties amounting to ₹2,08,286/- and ₹20,000/- under section 271C and 271H of the Income Tax Act, 1961 (the Act), respectively.

The details pertaining to the same and the requisite information, as per Para A of Part A of Schedule III under Regulation 30 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, is provided below:

A. Penalty Order under Section 271C Income Tax Act 1961:

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| Name of the Authority | Office of the Income Tax Officer Ward 73(2), Delhi, Income Tax Department |
| Nature and details of the action(s) taken, initiated or order(s) passed | Penalty Order under section 271C, demanding penalty of ₹2,08,286/-. |
| Date of receipt of direction or order, including any interim or interim orders, or any other communication from the Authority | Penalty Order dated June 29, 2026, received on July 01, 2026, the intimation of which is received on July 02, 2026. |
| Details of the violation(s)/contravention(s) committed or alleged to be committed | Penalty for non-deduction and non-deposit of TDS under Section 194-I on annual lease rentals paid to UIT (Bhiwadi) for FY 2013-14. The company has already deposited TDS, along with applicable interest on 23 rd December 2025 and is exploring legal avenues to contest this order. |

Ashiana Housing Ltd.

304, Southern Park, Saket District Centre, Saket, New Delhi – 110 017
 CIN: L70109WB1986PLC040864
 Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata – 700 071
 011-42654265, Email: investorrelations@ashianahousing.com
 Website: www.ashianahousing.com

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| Impact on financial, operation or other activities of the listed entity, quantifiable in monetary terms to the extent possible | No significant impact on financial or operational performance has been observed. As regards the monetary implications, the company is in the process of reviewing and reconciling its records. |
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B. Penalty Order under Section 271H Income Tax Act 1961:

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| Name of the Authority | Office of the Income Tax Officer Ward 73(2), Delhi, Income Tax Department |
| Nature and details of the action(s) taken, initiated or order(s) passed | Penalty of ₹20,000/- levied vide Order under section Section 271H of the Income Tax Act, 1961. |
| Date of receipt of direction or order, including any interim or interim orders, or any other communication from the Authority | Penalty Order dated June 29, 2026, received on July 01, 2026, intimation of which was received on July 02,2026 |
| Details of the violation(s)/contravention(s) committed or alleged to be committed | Delay in filing of TDS Statements (Form Type 27Q and 24Q) for FY 2013-14. The company has already deposited TDS, along with applicable interest on 23 rd December 2025 and is exploring legal avenues to contest this order. |
| Impact on financial, operation or other activities of the listed entity, quantifiable in monetary terms to the extent possible | No significant impact on financial or operational performance has been observed. As regards the monetary implications, the company is in the process of reviewing and reconciling its records. |

This is for your updation and record.

Thanking you

For Ashiana Housing Ltd.

Nitin Sharma

(Company Secretary & Compliance Officer)

Mem No: 21191

Address: Saket, New Delhi