

November 09, 2024

To,
National Stock Exchange of India Limited
SME Exchange
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai 400051
Maharashtra

Re.

Security	NSE SYMBOL	ISIN
Equity Shares	HOMESFY	INE0N7F01017

Sub: Outcome of the Board Meeting held on Saturday, November 09, 2024.

Dear Sir,

Pursuant to Regulation 30 & 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), we would like to inform you that the Board of Directors of the Company - Homesfy Realty Limited, has inter alia apart from other general business, considered and approved following;

1. Standalone and Consolidated Unaudited Financial Results and Cash Flow Statement for the half year ended 30th September 2024 along with Statement of Assets and Liabilities as per Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Limited Review Report.
2. Statement of Funds Utilized.

The Board Meeting commenced at 11:30 A.M. & concluded at 11:45 A.M.

Further, we wish to inform that in pursuance of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and Company's Code of Conduct for Regulating, Monitoring, and Reporting of Trading by Insiders, the Trading Window for dealing in the shares of the Company has been closed for all Designated Person and their immediate relatives from September 26, 2024 till 48 hours from the conclusion of this Board Meeting.

The Exchange may please take the above information on record.

For Homesfy Realty Limited

Ashish Kukreja
Chairman and Managing Director
DIN: 03068422

Homesfy Realty Limited
Formerly known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora, Near Cadbury Junction, Thane (W), Thane, Maharashtra 400601, India)
Part- 1
Standalone financial results for the six months ended 30th September, 2024

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)			
		Half Year Ended		Year Ended	
		30-Sep-24	31-Mar-24	30-Sep-23	31-Mar-24
		Unaudited	Audited	Unaudited	Audited
I	Revenue from Operations	2,989.97	3,631.64	2,407.69	6,039.33
II	Other Income	85.12	156.09	34.72	190.81
III	Total Income (I+II)	3,075.09	3,787.73	2,442.41	6,230.14
IV	Expenses				
(a)	Cost of Material Consumed	0.00	0.00	0.00	0.00
(b)	Purchases of Stock in Trade	0.00	0.00	0.00	0.00
(c)	Change in Inventories of work in progress and finished goods	0.00	0.00	0.00	0.00
(d)	Employee Benefit Expenses	1,408.22	1,366.78	1,494.36	2,861.14
(e)	Finance Costs	18.51	6.67	2.16	8.83
(f)	Depreciation and Amortization Expenses	33.65	20.40	5.74	26.14
(g)	Other Expenses	1,413.29	1,464.02	1,324.35	2,788.37
	Total expenses (IV)	2,873.67	2,857.88	2,826.61	5,684.48
V	Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)	201.42	929.85	(384.19)	545.66
(a)	Exceptional Item	0.00	0.00	33.75	33.75
(b)	Prior Period Item	0.00	22.33	0.00	22.33
(c)	Extraordinary Item	0.00	0.00	0.00	0.00
VI	Total of Exceptional and Extraordinary Item	0.00	22.33	33.75	56.08
VII	Profit/(Loss) before Tax (V-VI)	201.42	907.52	(417.94)	489.58
VIII	Tax Expenses				
(a)	- Current Tax	50.69	123.21	0.00	123.21
(b)	- Deferred Tax	(2.22)	(1.47)	(6.81)	(8.28)
(c)	- MAT Credit Entitlement	0.00	0.00	0.00	0.00
(d)	- Prior Period Taxes	0.00	0.00	0.00	0.00
(e)	- Excess/Short Provision Written back/off	0.00	0.00	0.00	0.00
IX	Profit/(Loss) for the period (VII-VIII)	152.95	785.78	(411.13)	374.65
X	Earnings Per Share (Face Value per Share Rs. each)				
	Basic / Diluted Earnings Per Share (in INR)	5.01	25.72	(13.46)	12.26
	Earnings Per Share (not annualised for half year ended)				



For Homesfy Realty Limited

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Mukesh Kumar Mishra

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: 09-11-2024



Homesfy Realty Limited

Formerly known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited

(CIN: U70100MH2011PLC217134)

(Address: 1602, 16th floor, Dev Corpora, Near Cadbury Junction, Thane (W), Thane, Maharashtra 400601, India)

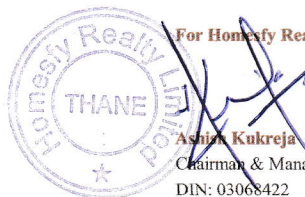
Part-2

Statement of assets & liabilities as at 30th September, 2024

(INR in Lakhs, Unless Otherwise Stated)

Particulars	30-Sep-24	31-Mar-24
	Unaudited	Audited
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	305.52	305.52
(b) Reserves and Surplus	3,879.80	3,726.86
(c) Money Received against Share Warrants	0.00	0.00
Total	4,185.32	4,032.38
(2) Share application money pending allotment	0.00	0.00
(3) Non-current liabilities		
(a) Long-term Borrowings	21.96	14.41
(b) Deferred Tax Liabilities (Net)	0.00	0.00
(c) Other Long term Liabilities	0.00	0.00
(d) Long-term Provisions	73.23	61.06
Total	95.19	75.47
(4) Current liabilities		
(a) Short-term Borrowings	0.00	0.00
(b) Trade Payables		
- Due to Micro and Small Enterprises	22.04	36.15
- Due to Others	222.20	149.89
(c) Other Current Liabilities	448.52	539.18
(d) Short-term Provisions	260.35	168.23
Total	953.11	893.45
Total Equity and Liabilities	5,233.62	5,001.30
II. ASSETS		
(1) Non-current assets		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	28.17	20.27
(ii) Intangible Assets	126.64	84.36
(iii) Capital Work-in-progress	0.00	0.00
(iv) Intangible Assets under Development	238.54	251.77
(b) Non-current Investments	34.18	34.03
(c) Deferred Tax Assets (net)	10.30	8.06
(d) Long-term Loans and Advances	0.00	0.00
(e) Other Non-current Assets	0.00	0.00
Total	437.83	398.49
(2) Current assets		
(a) Current investments	0.00	0.00
(b) Inventories	0.00	0.00
(c) Trade Receivables	1,622.49	2,660.71
(d) Cash and Cash Equivalents	1,733.09	1,396.95
(e) Short-term Loans and Advances	232.91	233.32
(f) Other Current Assets	1,207.30	311.83
Total	4,795.79	4,602.81
Total Assets	5,233.62	5,001.30

See accompanying notes to the financial results



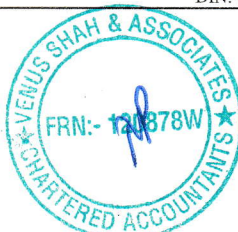
For Homesfy Realty Limited

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Mukesh Mishra
Director
DIN: 06450500

Place: Thane

Date: 09-11-2024



Homesfy Realty Limited

Formerly Known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited

(CIN: U70100MH2011PLC217134)

(Address: 1602, 16th floor, Dev Corpora, Near Cadbury Junction, Thane (W), Thane, Maharashtra 400601, India)

Part - 3

Statement of cash flow for six months ended 30th September, 2024

(INR in Lakhs, Unless Otherwise Stated)

Particulars	30-09-24	30-09-23
	Unaudited	Unaudited
CASH FLOW FROM OPERATING ACTIVITIES		
Net (loss)/profit after tax	152.95	(411.13)
Depreciation and Amortisation Expense	33.65	5.74
Provision for Tax	48.47	(6.82)
Bad debt, provision for doubtful debts	0.00	0.00
Interest Income	(44.64)	(31.74)
Finance Costs	18.51	2.16
Foreign exchange gain	(0.11)	
Non-cash expenses	0.00	0.00
Operating (loss)/profit before working capital changes	208.83	(441.79)
Adjustment for:		
Trade Receivables	1,038.22	(50.48)
Short term loans and advances	0.49	(18.03)
Other Current Assets	(895.47)	183.22
Trade Payables	58.20	(298.01)
Other current liabilities	(90.81)	0.00
Short-term Provisions	92.12	(178.33)
Long-term Provisions	12.17	16.53
Cash (used in)/generated from Operations	423.75	(786.89)
Tax paid (Net)	50.69	125.89
Net Cash used in Operating Activities	373.06	(912.78)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(70.60)	(126.90)
Interest received	44.64	31.74
Net Cash (used in)/generated from Investing Activities	(25.96)	(95.16)
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Long Term Borrowings	(2.19)	(2.00)
Proceeds from Term Borrowings	9.74	0.00
Proceeds from Short Term Borrowings	0.00	0.00
Interest Paid	(18.51)	(2.16)
Net Cash used in Financing Activities	(10.96)	(4.16)
Net (decrease)/increase in Cash and Cash Equivalents	336.14	(1,012.10)
Opening Balance of Cash and Cash Equivalents	1,396.95	2,122.56
Exchange difference of Foreign Currency Cash and Cash equivalents	0.00	0.00
Closing Balance of Cash and Cash Equivalents	1,733.09	1,110.46

Components of cash and cash equivalents	30-09-24	30-09-23
Cash on hand	5.38	6.14
Cheques, drafts on hand	-	-
Balances with banks in current accounts	315.71	134.47
Bank Deposit having maturity of less than 3 months	-	-
Bank Deposit having original maturity of more than 12 months	1,412.00	969.85
Cash and cash equivalents as per Cash Flow Statement	1,733.09	1,110.46

Note:

1. The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard 3 (AS-3), "Cash Flow Statements".

2. Previous Years Figures have been regrouped/ reclassified/ rearranged wherever applicable.



For Homesfy Realty Limited

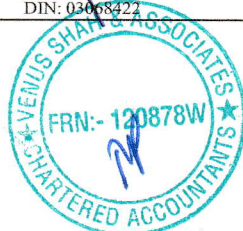
Ashish Kukreja
Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Mukesh Kumar Mishra

Mukesh Mishra
Director
DIN: 06450500

Place: Thane

Date: 09-11-2024



HOMESFY REALTY LIMITED
(FORMERLY KNOWN AS HOMESFY REALTY PRIVATE LIMITED /
CRAFT FINANCIAL ADVISORS PRIVATE LIMITED)

CIN: U70100MH2011PLC217134

**1602, 16th Floor, Dev Corpora, Near Cadbury Junction, Thane (W), Thane-400601,
Maharashtra, India**

**Statement of Standalone Financial Results for the half year and year ended on September 30,
2024**

Part – 1

Notes for Financial Results

1. The financial results are prepared in accordance with the Accounting Standard Prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounting) Rules, 2014 (as amended) and other accounting practices and policies, as applicable.
2. The above audited financials of M/s Homesfy Realty Limited (the company) for the half year and year ended September 30, 2024 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 9th November, 2024. Mr. Ashish Kukreja, Chairman & Managing Director & Mr. Mukesh Mishra, Director are authorized by the board of directors for signing of the financial results.
3. Company is mainly engaged in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial space. We deal in new constructed properties & plotting projects, whereby we assist the Real Estate Developers in selling and potential customers in purchasing the properties. We operate our business through direct selling from our in-house sales team and Direct Selling Agent listed on mymagnet platform for referral services.
4. The management is in process of identifying parties which are covered under MSME. The amount relating to MSME are disclosed to the extent identified.
5. The statement includes the results for the half year ended 31st March, 2024 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1st half year of the previous financial year.
6. Previous year's/period's figure have been regrouped/rearranged/reclassified wherever necessary, to make them comparable with the figures of the current period.
7. In accordance with regulation 33 of SEBI (LODR) Regulation 2015, the above results have been reviewed by the Statutory Auditors of the Company.
8. During the F.Y. 23-24, the Parent Company has invested in 150 equity shares amounting to Rs. 34.03 lakhs of Homesfy Global Realty LLC, a subsidiary company of Homesfy Realty Limited incorporated during the year on July 12, 2023.



9. Unbilled revenue:

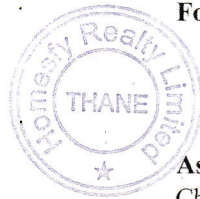
The Company has recognised unbilled revenue which is in accordance with Accounting Standard 9 (AS 9). The detailed breakup between billed and unbilled revenue is as follows:

Revenue from operations	Half Year Ended			Year Ended
	30-09-24	31-03-24	30-09-23	31-03-24
	Audited	Unaudited	Audited	Audited
Billed revenue	2,426.68	3,250.46	2,407.69	5,658.15
Unbilled revenue	563.29	381.18	-	381.18
Total	2,989.97	3,631.64	2,407.69	6,039.33

10. The Status of investor's complaints during the year ended on September 30, 2024 as under: -

Complaints pending at the beginning of the period.	Nil
Complaints received during the period.	Nil
Complaints disposed during the period.	Nil
Complaints resolved at the end of the period	Nil

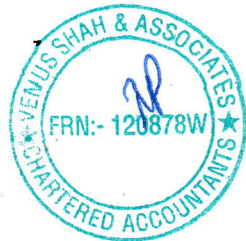
For Homesfy Realty Limited



Ashish Kukreja
Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Place: Thane
Date: November 9, 2024

Mukesh Kumar Mishra
Mukesh Mishra
Director
DIN: 06450500





VENUS SHAH & ASSOCIATES

CHARTERED ACCOUNTANTS

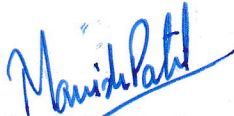
Auditor's Limited Review Report on Unaudited Standalone Interim Financial Results of Homesfy Realty Limited, for the Half Year Ended September 30, 2024, pursuant to Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, as amended

**To the Board of Directors of
Homesfy Realty Limited
(Erstwhile known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited)**

1. We have reviewed the accompanying statement of Unaudited Standalone Interim Financial Results of **Homesfy Realty Limited (Erstwhile known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited)** for the half year ended September 30, 2024. The Interim Financial Statement is the responsibility of the Company's Management and has been approved by the board of directors. Our responsibility is to express a conclusion on this Financial Information based on our review.
2. We conducted our review in accordance with Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard required that we plan and perform the review to obtain moderate assurance as to whether the Interim financial statements are free from material misstatement. A review is limited primary to inquiry 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.
3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited Standalone interim financial results prepared in accordance with applicable standards and other recognized accounting practices and policies has not disclosed the information require to be disclosed in terms of Regulation 33 of 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 Venus Shah & Associates
Chartered Accountants**

Firm Registration no. 120878W


Manish S Patil

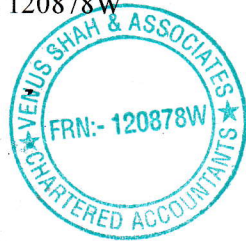
Partner

Membership No. 140937

Place: Mumbai

Date: November 9, 2024

UDIN: 24140937BKDI8I3817



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(CIN: U70100MH2011PLC217134)
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Part- 1
Consolidated financial results for the six months ended 30th September, 2024

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)			
		Half Year Ended			Year Ended
		30-Sep-24	31-Mar-24	30-Sep-23	31-Mar-24
		Unaudited	Audited	Unaudited	Audited
I	Revenue from Operations	2,989.97	3,631.64	2,407.69	6,039.33
II	Other Income	85.12	156.09	34.72	190.81
III	Total Income (I+II)	3,075.09	3,787.73	2,442.41	6,230.14
IV	Expenses				
(a)	Cost of Material Consumed	0.00	0.00	0.00	0.00
(b)	Purchases of Stock in Trade	0.00	0.00	0.00	0.00
(c)	Change in Inventories of work in progress and finished goods	0.00	0.00	0.00	0.00
(d)	Employee Benefit Expenses	1,408.22	1,366.78	1,494.36	2,861.14
(e)	Finance Costs	18.55	6.58	2.16	8.74
(f)	Depreciation and Amortization Expenses	33.65	20.40	5.74	26.14
(g)	Other Expenses	1,423.76	1,566.82	1,324.35	2,891.17
	Total expenses (IV)	2,884.18	2,960.59	2,826.61	5,787.19
V	Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)	190.91	827.14	(384.19)	442.95
(a)	Exceptional Item	0.00	0.00	33.75	33.75
(b)	Prior Period Item	0.00	22.33	0.00	22.33
(c)	Extraordinary Item	0.00	0.00	0.00	0.00
VI	Total of Exceptional and Extraordinary Item	0.00	22.33	33.75	56.08
VII	Profit/(Loss) before Tax (V-VI)	190.91	804.81	(417.94)	386.87
VIII	Tax Expenses				
(a)	- Current Tax	50.69	123.21	0.00	123.21
(b)	- Deferred Tax	(2.22)	(1.47)	(6.81)	(8.28)
(c)	- MAT Credit Entitlement	0.00	0.00	0.00	0.00
(d)	- Prior Period Taxes	0.00	0.00	0.00	0.00
(e)	- Excess/Short Provision Written back/off	0.00	0.00	0.00	0.00
IX	Profit/(Loss) for the period (VII-VIII)	142.44	683.07	(411.13)	271.94
X	Earnings Per Share (Face Value per Share Rs. each)				
	Basic / Diluted Earnings Per Share (in INR)	4.66	22.36	(13.46)	8.90
	Earnings Per Share (not annualised for half year ended)				



For Homesfy Realty Limited

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Mukesh Kumar Mishra

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: 09-11-2024



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Part-2

Statement of assets & liabilities as at 30th September, 2024

(INR in Lakhs, Unless Otherwise Stated)

Particulars	30-Sep-24	31-Mar-24
	Unaudited	Audited
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	305.52	305.52
(b) Reserves and Surplus	3,765.44	3,623.44
(c) Money Received against Share Warrants	0.00	0.00
Total	4,070.96	3,928.96
(2) Share application money pending allotment	0.00	0.00
(3) Non-current liabilities		
(a) Long-term Borrowings	21.96	14.41
(b) Deferred Tax Liabilities (Net)	0.00	0.00
(c) Other Long term Liabilities	0.00	0.00
(d) Long-term Provisions	73.23	61.06
Total	95.19	75.47
(4) Current liabilities		
(a) Short-term Borrowings	0.00	0.00
(b) Trade Payables		
- Due to Micro and Small Enterprises	22.04	36.15
- Due to Others	222.20	149.89
(c) Other Current Liabilities	414.33	505.15
(d) Short-term Provisions	272.36	181.53
Total	930.93	872.72
Total Equity and Liabilities	5,097.08	4,877.15
II. ASSETS		
(1) Non-current assets		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	28.17	20.27
(ii) Intangible Assets	126.64	84.36
(iii) Capital Work-in-progress	0.00	0.00
(iv) Intangible Assets under Development	238.54	251.77
(b) Non-current Investments	0.00	0.00
(c) Deferred Tax Assets (net)	10.30	8.06
(d) Long-term Loans and Advances	0.00	0.00
(e) Other Non-current Assets	0.00	0.00
Total	403.65	364.46
(2) Current assets		
(a) Current investments	0.00	0.00
(b) Inventories	0.00	0.00
(c) Trade Receivables	1,622.49	2,660.71
(d) Cash and Cash Equivalents	1,733.09	1,396.95
(e) Short-term Loans and Advances	129.09	141.07
(f) Other Current Assets	1,208.76	313.96
Total	4,693.43	4,512.69
Total Assets	5,097.08	4,877.15

See accompanying notes to the financial results



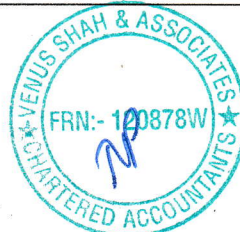
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Part - 3

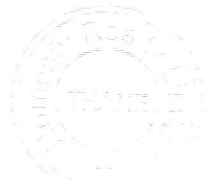
Statement of cash flow for six months ended 30th September, 2024

(INR in Lakhs, Unless Otherwise Stated)

Particulars	30-09-24	30-09-23
	Unaudited	Unaudited
CASH FLOW FROM OPERATING ACTIVITIES		
Net (loss)/profit after tax	142.44	(411.13)
Depreciation and Amortisation Expense	33.65	5.74
Provision for Tax	48.47	(6.82)
Bad debt, provision for doubtful debts	0.00	0.00
Interest Income	(44.64)	(31.74)
Finance Costs	18.55	2.16
Foreign exchange gain	(0.11)	0.00
Non-cash expenses	0.00	0.00
Operating (loss)/profit before working capital changes	198.36	(441.79)
Adjustment for:		
Trade Receivables	1,038.22	(50.48)
Short term loans and advances	12.08	(18.03)
Other Current Assets	(894.80)	183.22
Trade Payables	58.20	(298.01)
Other current liabilities	(90.82)	0.00
Short-term Provisions	90.83	(178.33)
Long-term Provisions	12.17	16.53
Cash (used in)/generated from Operations	424.24	(786.89)
Tax paid (Net)	50.69	125.89
Net Cash used in Operating Activities	373.55	(912.78)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(70.60)	(126.90)
Proceeds from Term Deposits	0.00	0.00
Interest received	44.64	31.74
Net Cash (used in)/generated from Investing Activities	(25.96)	(95.16)
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Long Term Borrowings	(2.19)	(2.00)
Proceeds from Term Borrowings	9.74	0.00
Proceeds from Short Term Borrowings	0.00	0.00
Interest Paid	(18.55)	(2.16)
Net Cash used in Financing Activities	(11.00)	(4.16)
Net (decrease)/increase in Cash and Cash Equivalents	336.58	(1,012.10)
Opening Balance of Cash and Cash Equivalents	1,396.95	2,122.56
Exchange difference of Foreign Currency Cash and Cash equivalents	(0.44)	0.00
Closing Balance of Cash and Cash Equivalents	1,733.09	1,110.46
Components of cash and cash equivalents		
	30-09-24	30-09-23
Cash on hand	5.38	6.14
Cheques, drafts on hand	-	-
Balances with banks in current accounts	315.71	134.47
Bank Deposit having maturity of less than 3 months	-	-
Bank Deposit having original maturity of more than 12 months	1,412.00	969.85
Cash and cash equivalents as per Cash Flow Statement	1,733.09	1,110.46

Note:

- The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Accounting Standard 3 (AS-3), "Cash Flow Statements".
- Previous Years Figures have been regrouped, reclassified, rearranged wherever applicable.



For Homesfy Realty Limited

Amit Kukreja
Chairman & Managing Director
DIN: 03063422

Mukesh Kumar Mishra

Mukesh Mishra
Director
DIN: 06450500

Place: Thane

Date: 09-11-2024



HOMESFY REALTY LIMITED
(FORMERLY KNOWN AS HOMESFY REALTY PRIVATE LIMITED /
CRAFT FINANCIAL ADVISORS PRIVATE LIMITED)

CIN: U70100MH2011PLC217134

1602, 16th Floor, Dev Corpora, Near Cadbury Junction, Thane (W), Thane-400601, Maharashtra, India

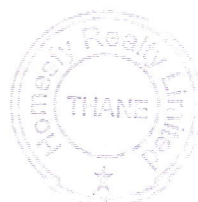
Statement of Consolidated Financial Results for the half year and year ended on September 30, 2024

Part – 1

Notes for Consolidated Financial Results

1. The financial results are prepared in accordance with the Accounting Standard Prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounting) Rules, 2014 (as amended) and other accounting practices and policies, as applicable.
2. The above audited financials of M/s Homesfy Realty Limited (the company) for the half year and year ended September 30, 2024 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 9th November, 2024. Mr. Ashish Kukreja, Chairman & Managing Director & Mr. Mukesh Mishra, Director are authorized by the board of directors for signing of the financial results.
3. Company is mainly engaged in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial space. We deal in new constructed properties & plotting projects, whereby we assist the Real Estate Developers in selling and potential customers in purchasing the properties. We operate our business through direct selling from our in-house sales team and Direct Selling Agent listed on mymagnet platform for referral services.
4. The management is in process of identifying parties which are covered under MSME. The amount relating to MSME are disclosed to the extent identified.
5. The statement includes the results for the half year ended 31st March, 2024 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1st half year of the previous financial year.
6. Previous year's/period's figure have been regrouped/rearranged/reclassified wherever necessary, to make them comparable with the figures of the current period.
7. In accordance with regulation 33 of SEBI (LODR) Regulation 2015, the above results have been reviewed by the Statutory Auditors of the Company.
8. During the F.Y. 23-24, the Parent Company has invested in 150 equity shares amounting to Rs. 34.03 lakhs of Homesfy Global Realty LLC, a subsidiary company of Homesfy Realty Limited incorporated during the year on July 12, 2023.
9. List of entities consolidated in the statement:

Name of subsidiary company	Status
Homesfy Global Realty LLC	Wholly owned subsidiary



10. Unbilled revenue:

The Company has recognised unbilled revenue which is in accordance with Accounting Standard 9 (AS 9). The detailed breakup between billed and unbilled revenue is as follows:

Revenue from operations	Half Year Ended			Year Ended
	30-09-24	31-03-24	30-09-23	31-03-24
	Audited	Unaudited	Audited	Audited
Billed revenue	2,426.68	3,250.46	2,407.69	5,658.15
Unbilled revenue	563.29	381.18	-	381.18
Total	2,989.97	3,631.64	2,407.69	6,039.33

11. The Status of investor's complaints during the year ended on September 30, 2024 as under: -

Complaints pending at the beginning of the period.	Nil
Complaints received during the period.	Nil
Complaints disposed during the period.	Nil
Complaints resolved at the end of the period	Nil

For Homesfy Realty Limited

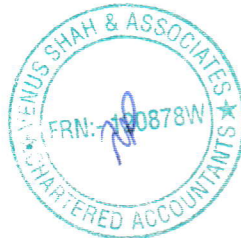


Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Place: Thane
Date: November 9, 2024

Mukesh Kumar Mishra

Mukesh Mishra
Director
DIN: 06450500





VENUS SHAH & ASSOCIATES

CHARTERED ACCOUNTANTS

Auditor's Limited Review Report on Unaudited Consolidated Interim Financial Results of Homesfy Realty Limited, for the Half Year Ended September 30, 2024, pursuant to Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, as amended

**To the Board of Directors of
Homesfy Realty Limited
(Erstwhile known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited)**

1. We have reviewed the accompanying statement of Unaudited Consolidated Interim Financial Results of **Homesfy Realty Limited** (the company) and its foreign subsidiary **Homesfy Global Realty L.L.C.** (the holding company and its subsidiary together referred to as "the group") for the half year ended September 30, 2024, 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 ("the Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard 25 "Interim Financial Reporting" ("AS 25") prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review in accordance with Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. We also performed procedures in accordance with the circular issued by the SEBI under regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended to the extent applicable.
4. The Statement includes the results of the following entities:
 - i. Homesfy Realty limited ("Parent")
 - ii. Homesfy Global Realty L.L.C ("Foreign Subsidiary")
5. Based on our review conducted and procedures performed as stated above and based on the statement provided by the Management related to parent & Subsidiary, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Accounting Standard and other accounting principles generally accepted in India has not disclosed the information require to be disclosed in terms of Regulation 33 of 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.



6. We did not review the interim financial statements/ financial information/ financial results of foreign subsidiary i.e. "Homesfy Global Realty L.L.C" included in the consolidated unaudited results, whose interim financial statements/ financial information/ financial results reflect total revenues of AED 0.00 (in Lakhs), total net profit/(loss) after tax of AED (0.46) (in Lakhs) and net cash flow of AED 0.00 (in Lakhs) for the half year ended September 30, 2024, respectively, as considered in the consolidated unaudited results, whose interim financial statements/ financial information/ financial results have not been reviewed by us. These interim financial statements/ financial information/ financial results have been provided by the Management and our conclusion is based solely on the reports of the Management and the procedures performed by us as stated in above.

Our Conclusion on the statement is not modified in respect of the above matters.

For Venus Shah & Associates

Chartered Accountants

Firm Registration no. 120878W



Manish S Patil

Partner

Membership No. 140937

Place: Mumbai

Date: November 9, 2024

UDIN: 24140937 BKDI BJ1737



Statement of Deviation / Variation in utilisation of funds raised

Name of listed entity	Homesfy Realty Limited
Mode of Fund Raising	SME IPO
Date of Raising Funds	2-Jan-23
Amount Raised	INR 1,586.24 Lakhs
Report filed for half year ended	30-Sep-24
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	Not Applicable
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not Applicable
If Yes, Date of shareholder Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable
Objects for which funds have been raised and where there has been a deviation, in the following table	Not Applicable

(All Amounts are in Lakhs)

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
Working Capital	Not Applicable	1,161.24	Not Applicable	773.95	Not Applicable	None
General Corporate Purpose	Not Applicable	290.00	Not Applicable	-	Not Applicable	None
Issue Expenses	Not Applicable	135.00	Not Applicable	135.00	Not Applicable	None

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 or
- (c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc



(Signature)
 Ashish Kukreja
 Chairperson and Managing Director
 DIN: 03068422

Place: Thane
 Date: November 9, 2024