November 4th, 2023

To,
National Stock Exchange of India Limited,
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 4th, 2023.

Dear Sir,

Pursuant to Regulation 30 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 Unaudited Financial Results and Cash Flow Statement for the half year ended 30th September, 2023 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. Resignation of Mrs. Vrushali Darji from the post of Company Secretary and Compliance Officer.

The Board Meeting commenced at 12:30 P.M. & concluded at 03.10 P.M.

The Exchange may please take the above information on record.

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2023.11.04 15:29:08 +05'30'

Ashish Kukreja
Chairman and Managing Director
DIN: 03068422

VENUS SHAH & ASSOCIATES
CHARTERED ACCOUNTANTS

Auditor's Limited Review Report on unaudited Standalone Financial Result of the Company for the Half year ended September 30, 2023 Pursuant to the 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)

We have reviewed the accompanying statement of Unaudited Standalone 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, 2023. Management is responsible for the preparation and fair presentation of this interim financial information in accordance with the applicable financial reporting framework. Our responsibility is to express a conclusion on this interim Financial Information based on our review.

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 financial statements are free from material misstatement. A review is limited primary to inquire 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.

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 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

VENUS SHAH & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ FRN:- 120878W

Manish S Patil
Partner
Membership No. 140937
Place: Mumbai
Date: November 4, 2023
UDIN:23140937BGWYE06124

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, 2023

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)			
		Half Year Ended			Year Ended
		30-Sep-23	31-Mar-23	30-Sep-22	31-Mar-23
		Unaudited	Audited	Unaudited	Audited
I	Revenue from Operations	2,407.69	2,853.79	2,448.88	5,302.67
II	Other Income	34.72	44.42	0.11	44.53
III	**Total Income (I+II)**	**2,442.41**	**2,898.21**	**2,448.99**	**5,347.20**
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	1,494.36	1,242.37	1,021.51	2,263.87
(e)	Finance Costs	2.16	58.45	8.84	67.29
(f)	Depreciation and Amortization Expenses	5.74	6.99	6.04	13.04
(g)	Other Expenses	1,324.35	1,319.69	1,163.88	2,483.56
	Total expenses (IV)	**2,826.61**	**2,627.50**	**2,200.27**	**4,827.76**
V	**Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)**	**(384.20)**	**270.71**	**248.72**	**519.44**
(a)	Exceptional Item	33.75	38.25	0.00	38.25
(b)	Prior Period Item	0.00	2.48	106.82	109.30
(c)	Extraordinary Item	0.00	0.00	0.00	0.00
VI	**Total of Exceptional and Extraordinary Item**	**33.75**	**40.73**	**106.82**	**147.55**
VII	**Profit/(Loss) before Tax (V-VI)**	**(417.95)**	**229.98**	**141.90**	**371.89**
VIII	Tax Expenses				
(a)	- Current Tax	0.00	47.07	74.28	121.36
(b)	- Deferred Tax	(6.81)	(3.53)	6.10	2.57
(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)**	**(411.14)**	**186.44**	**61.52**	**247.96**
X	Earnings Per Share (Face Value per Share Rs. each)				
	Basic / Diluted Earnings Per Share (in INR)	(13.46)	14.19	123.04	18.87
	Earnings Per Share (not annualised for half year ended)				

For Homesfy Realty Limited

Homesfy Realty Limited THANE

Ashish Kanoja
Chairman & Managing Director
DIN: 03068422

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: November 4, 2023

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, 2023

(INR in Lakhs, Unless Otherwise Stated)

Particulars	30-Sep-23	31-Mar-23
	Unaudited	Audited
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	305.52	305.52
(b) Reserves and Surplus	2,941.07	3,352.21
(c) Money Received against Share Warrants	0.00	0.00
Total	**3,246.59**	**3,657.73**
(2) Share application money pending allotment	0.00	0.00
(3) Non-current liabilities		
(a) Long-term Borrowings	16.56	18.56
(b) Deferred Tax Liabilities (Net)	(6.61)	0.20
(c) Other Long term Liabilities	0.00	0.00
(d) Long-term Provisions	61.06	44.53
Total	**71.01**	**63.29**
(4) Current liabilities		
(a) Short-term Borrowings	0.00	0.00
(b) Trade Payables		
- Due to Micro and Small Enterprises	0.00	0.00
- Due to Others	128.17	426.18
(c) Other Current Liabilities	0.00	0.00
(d) Short-term Provisions	596.87	775.20
Total	**725.04**	**1,201.38**
Total Equity and Liabilities	**4,042.64**	**4,922.40**
II. ASSETS		
(1)Non-current assets		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	23.13	28.42
(ii) Intangible Assets	0.00	0.00
(iii) Capital Work-in-progress	0.00	0.00
(iv) Intangible Assets under Development	244.45	118.00
(b) Non-current Investments	0.00	0.00
(c) Deferred Tax Assets (net)	0.00	0.00
(d) Long-term Loans and Advances	0.00	0.00
(e) Other Non-current Assets	0.00	0.00
Total	**267.58**	**146.42**
(2) Current assets		
(a) Current investments	0.00	0.00
(b) Inventories	0.00	0.00
(c) Trade Receivables	2,016.73	1,966.25
(d) Cash and Cash Equivalents	1,110.46	2,122.56
(e) Short-term Loans and Advances	134.05	116.02
(f) Other Current Assets	513.82	571.15
Total	**3,775.06**	**4,775.98**
Total Assets	**4,042.64**	**4,922.40**

See accompanying notes to the financial results

Homesfy Realty Limited THANE

For Homesfy Realty Limited

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Mukesh Kumar Mishra

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: November 4, 2023

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, 2023

(INR in Lakhs, Unless Otherwise Stated)

Particulars	30-09-23 Unaudited	30-09-22 Unaudited
CASH FLOW FROM OPERATING ACTIVITIES		
Net (loss)/profit after tax	(411.14)	61.52
Depreciation and Amortisation Expense	5.74	6.04
Provision for Tax	(6.81)	80.38
Bad debt, provision for doudtful debts	0.00	5.58
Interest Income	(31.74)	(0.11)
Finance Costs	2.16	8.84
Non-cash expenses	0.00	(64.54)
Operating (loss)/profit before working capital changes	(441.79)	97.71
Adustment for:		
Trade Receivables	(50.48)	(455.91)
Short term loans and advances	(18.03)	(35.36)
Other Current Assets	183.22	189.37
Trade Payables	(298.01)	15.19
Other current liabilities	0.00	46.69
Short-term Provisions	(178.33)	232.68
Long-term Provisions	16.53	0.00
Cash (used in)/generated from Operations	(786.89)	90.37
Tax paid (Net)	125.89	139.27
Net Cash used in Operating Activities	**(912.78)**	**(48.90)**
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(126.90)	(1.62)
Proceeds from Term Deposits	0.00	120.00
Interest received	31.74	0.11
Net Cash (used in)/generated from Investing Activities	**(95.16)**	**118.49**
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Long Term Borrowings	(2.00)	0.00
Proceeds from Short Term Borrowings	0.00	0.20
Interest Paid	(2.16)	(8.84)
Net Cash used in Financing Activities	**(4.16)**	**(8.64)**
Net (decrease)/increase in Cash and Cash Equivalents	**(1,012.10)**	**60.95**
Opening Balance of Cash and Cash Equivalents	2,122.56	70.72
Exchange difference of Foreign Currency Cash and Cash equivalents	0.00	0.00
Closing Balance of Cash and Cash Equivalents	**1,110.46**	**131.67**

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

Homesfy Realty Limited THANE

	Ashish Kukreja	**Mukesh Mishra**
Place: Thane	Chairman & Managing Director	Director
Date: November 4, 2023	DIN: 03068422	DIN: 06450500

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 ended on September 30, 2023

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 ended 30th September, 2023 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 4th November, 2023. Mr. Ashish Kukreja , Chairman & Managing Director & Mr. Mukesh Mishra, Director are authorized by the board of directors for signing of the financial results.
3. The 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,2023 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 current 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. The Status of investor's complaints during the year ended on March 31, 2023 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

Homesfy Realty Limited THANE

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: November 4, 2023