

November 13, 2025

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 Thursday, November 13, 2025.

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;

Standalone and Consolidated Unaudited Financial Results and Cash Flow Statement for the half year ended September 30, 2025, 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.

The Board Meeting commenced at 06:20 P.M. & concluded at 06:44 P.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 October 01, 2025 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: L70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**  
**Part- 1**  
**Standalone Statement of Profit and loss for the half year ended 30 September 2025**

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)			
		Half Year Ended			Year Ended
		30-Sep-25	31-Mar-25	30-Sep-24	31-Mar-25
		Unaudited	Audited	Unaudited	Audited
<b>I</b>	Revenue from Operations	1,953.12	2,847.93	3,019.15	5,867.08
<b>II</b>	Other Income	83.10	82.58	55.94	138.52
<b>III</b>	<b>Total Income (I+II)</b>	<b>2,036.22</b>	<b>2,930.51</b>	<b>3,075.09</b>	<b>6,005.60</b>
<b>IV</b>	<b>Expenses</b>				
(a)	Cost of Material Consumed	-	-	-	-
(b)	Purchases of Stock in Trade	-	-	-	-
(c)	Change in Inventories of work in progress and finished goods	-	-	-	-
(d)	Employee Benefit Expenses	1,274.59	1,418.65	1,408.22	2,826.87
(e)	Finance Costs	0.89	1.32	18.51	19.83
(f)	Depreciation and Amortization Expenses	59.03	51.20	33.65	84.85
(g)	Other Expenses	1,544.46	1,459.60	1,413.29	2,872.89
	<b>Total expenses (IV)</b>	<b>2,878.97</b>	<b>2,930.77</b>	<b>2,873.67</b>	<b>5,804.44</b>
<b>V</b>	<b>Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)</b>	<b>(842.75)</b>	<b>(0.26)</b>	<b>201.42</b>	<b>201.16</b>
(a)	Exceptional Item	-	-	-	-
(b)	Prior Period Item	-	-	-	-
(c)	Extraordinary Item	-	-	-	-
<b>VI</b>	<b>Total of Exceptional and Extraordinary Item</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>VII</b>	<b>Profit/(Loss) before Tax (V-VI)</b>	<b>(842.75)</b>	<b>(0.26)</b>	<b>201.42</b>	<b>201.16</b>
<b>VIII</b>	<b>Tax Expenses</b>				
(a)	- Current Tax	-	(0.07)	50.69	50.62
(b)	- Deferred Tax	(0.78)	2.07	(2.22)	(0.15)
(c)	- MAT Credit Entitlement	-	-	-	-
(d)	- Prior Period Taxes	-	1.61	-	1.61
(e)	- Excess/Short Provision Written back/off	-	-	-	-
<b>IX</b>	<b>Profit/(Loss) for the period (VII-VIII)</b>	<b>(841.97)</b>	<b>(3.87)</b>	<b>152.95</b>	<b>149.08</b>
<b>X</b>	<b>Earnings Per Share (Face Value per Share Rs. each)</b>				
	Basic Earnings Per Share (in INR)	(26.10)	(0.13)	5.01	4.84
	Diluted Earnings Per Share (in INR)	(26.07)	(0.13)	5.01	4.83
	Earnings Per Share (not annualised for half year ended)				

**For Homesfy Realty Limited**

ASHISH  
PREMPRAKA  
SH KUKREJA

**Ashish Kukreja**  
Chairman & MD  
DIN: 03068422

MUKESH  
KUMAR  
MISHRA

**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025

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Suresh Patil

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**Homesfy Realty Limited**  
**Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited**  
**(CIN: L70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**  
**Part-2**  
**Standalone Statement of Assets & Liabilities as at 30 September 2025**

Particulars	(INR in Lakhs, unless otherwise stated)	
	30-Sep-25	31-Mar-25
	Unaudited	Audited
<b>I. EQUITY AND LIABILITIES</b>		
<b>(1) Shareholders' Funds</b>		
(a) Share Capital	322.62	322.62
(b) Reserves and Surplus	3,981.36	4,817.49
(c) Money Received against Share Warrants	-	-
<b>Total</b>	<b>4,303.98</b>	<b>5,140.11</b>
<b>(2) Share application money pending allotment</b>	-	-
<b>(3) Non-current liabilities</b>		
(a) Long-term Borrowings	15.72	18.90
(b) Deferred Tax Liabilities (Net)	-	-
(c) Other Long term Liabilities	-	-
(d) Long-term Provisions	74.45	80.50
<b>Total</b>	<b>90.17</b>	<b>99.40</b>
<b>(4) Current liabilities</b>		
(a) Short-term Borrowings	-	-
(b) Trade Payables		
- Due to Micro and Small Enterprises	30.53	36.35
- Due to Others	207.33	169.08
(c) Other Current Liabilities	289.39	367.75
(d) Short-term Provisions	403.74	364.02
<b>Total</b>	<b>930.99</b>	<b>937.20</b>
<b>Total Equity and Liabilities</b>	<b>5,325.14</b>	<b>6,176.71</b>
<b>II. ASSETS</b>		
<b>(1) Non-current assets</b>		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	26.68	28.62
(ii) Intangible Assets	174.76	128.67
(iii) Capital Work-in-progress	-	-
(iv) Intangible Assets under Development	346.47	318.62
(b) Non-current Investments	36.22	34.94
(c) Deferred Tax Assets (net)	9.01	8.23
(d) Long-term Loans and Advances	-	-
(e) Other Non-current Assets	-	-
<b>Total</b>	<b>593.14</b>	<b>519.08</b>
<b>(2) Current assets</b>		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade Receivables	2,025.42	2,478.18
(d) Cash and Cash Equivalents	1,968.98	2,535.36
(e) Short-term Loans and Advances	252.24	234.20
(f) Other Current Assets	485.36	409.89
<b>Total</b>	<b>4,732.00</b>	<b>5,657.63</b>
<b>Total Assets</b>	<b>5,325.14</b>	<b>6,176.71</b>

**For Homesfy Realty Limited**

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**Ashish Kukreja**  
Chairman & MD  
DIN: 03068422

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**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025

**Homesfy Realty Limited**  
**Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited**  
**(CIN: L70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**  
**Part - 3**  
**Standalone Cash Flow Statement for the half year ended 30 September 2025**

Particulars	(INR in Lakhs, unless otherwise stated)	
	30-Sep-25	30-Sep-24
	Unaudited	Unaudited
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit after tax	(841.97)	152.95
Depreciation and Amortisation Expense	59.03	33.65
Provision for Tax	(0.78)	48.47
Bad debt, provision for doubtful debts	13.99	0.00
Interest Income	(66.74)	(44.64)
Finance Costs	0.89	18.51
Foreign exchange gain/loss	(4.20)	(0.11)
Contribution to Employee Stock Option Plan	5.91	0.00
<b>Operating Profit before working capital changes</b>	<b>(833.87)</b>	<b>208.81</b>
Adjustment for:		
Trade Receivables	438.77	263.18
Other Current Assets	(75.47)	(120.41)
Short term loans and advances	(13.90)	0.47
Trade Payables	32.42	58.20
Long Term Provisions	(6.05)	12.17
Other Current Liabilities	(78.36)	(90.81)
Short-term Provisions	39.72	92.12
Cash generated from Operations	(496.74)	423.75
Tax paid (Net)	0.00	50.69
<b>Net Cash from Operating Activities</b>	<b>(496.74)</b>	<b>373.06</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant and Equipment	(131.03)	(70.60)
Investment in Subsidiary Company	(1.28)	0.00
Interest received	66.74	44.64
<b>Net Cash (Used in) Investing Activities</b>	<b>(65.57)</b>	<b>(25.96)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Term Borrowings	0.00	9.74
Repayment of long-term borrowings	(3.18)	(2.19)
Interest Paid	(0.89)	(18.51)
Net Cash (Used in) / Generated from Financing Activities	(4.07)	(10.96)
<b>Net (Decrease) in Cash and Cash Equivalents</b>	<b>(566.38)</b>	<b>336.14</b>
Opening Balance of Cash and Cash Equivalents *	2535.36	1396.95
Exchange difference of Foreign Currency Cash and Cash equivalents	-	-
<b>Closing Balance of Cash and Cash Equivalents *</b>	<b>1968.98</b>	<b>1733.09</b>

\* Cash and cash equivalents includes term deposits.

**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**

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**Ashish Kukreja**  
Chairman & Managing Director  
DIN: 03068422

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**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025

**HOMESFY REALTY LIMITED****(FORMERLY KNOWN AS HOMESFY REALTY PRIVATE LIMITED /****CRAFT FINANCIAL ADVISORS PRIVATE LIMITED)****CIN: L70100MH2011PLC217134****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, 2025****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 September 30, 2025 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 13<sup>th</sup> November, 2025. 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 31<sup>st</sup> March, 2025 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1<sup>st</sup> 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 had 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-Sep-25	31-Mar-25	30-Sep-24	31-Mar-25
	Unaudited	Audited	Unaudited	Audited
Billed revenue	2,012.16	2,378.86	2,743.51	5,122.37
Unbilled revenue	584.38	963.65	563.29	1,526.94
Unbilled revenue converted into billed revenue	(643.43)	(494.58)	(287.66)	(782.23)
<b>Total</b>	<b>1,953.11</b>	<b>2,847.93</b>	<b>3,019.15</b>	<b>5,867.08</b>

10. From the FY 24-25, the Company has revised its estimate to include seat cost and laptop rent as part of capitalised development costs for domain and application. Previously, only salary cost, professional fees, and tool costs related to development were capitalised. The impact of this change in estimate has led to increase in the intangible assets under development and decrease in expenses by Rs. 26.45 lacs in the FY 24-25. This change reflects a more accurate allocation of directly attributable costs in line with applicable accounting standards and is applied prospectively.

11. During the financial half year and year ended March 31, 2025, the Company has issued and allotted 1,71,000 equity shares on a preferential basis, having face value of ₹10 at an issue price of ₹555 each (including premium of ₹545 per equity shares), which was approved by the members through special resolution by way of postal ballot on January 10, 2025.

12. The Status of investor's complaints during the half year ended on September 30, 2025 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**

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**Ashish Kukreja**  
Chairman & Managing Director  
DIN: 03068422

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**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025



**Auditor's Limited Review Report on Unaudited Standalone Interim Financial Results of Homesfy Realty Limited, for the Half Year Ended September 30, 2025, 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, 2025. 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 LLP**

**Chartered Accountants**

Firm Registration no. 120878W/ W101094



**Manish S Patil**

Partner

Membership No. 140937

Place: Mumbai

Date: November 13, 2025

UDIN: 25140937BMIJTP9859



**Homesfy Realty Limited**  
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**(CIN: L70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**  
**Part- 1**

**Consolidated Statement of Profit and loss for the half year ended 30 September 2025**

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)			
		Half Year Ended			Year Ended
		30-Sep-25	31-Mar-25	30-Sep-24	31-Mar-25
		Unaudited	Audited	Unaudited	Audited
<b>I</b>	Revenue from Operations	1,953.12	2,847.93	3,019.15	5,867.08
<b>II</b>	Other Income	83.10	82.58	55.94	138.52
<b>III</b>	<b>Total Income (I+II)</b>	<b>2,036.22</b>	<b>2,930.51</b>	<b>3,075.09</b>	<b>6,005.60</b>
<b>IV</b>	<b>Expenses</b>				
(a)	Cost of Material Consumed	-	-	-	-
(b)	Purchases of Stock in Trade	-	-	-	-
(c)	Change in Inventories of work in progress and finished goods	-	-	-	-
(d)	Employee Benefit Expenses	1,274.59	1,418.65	1,408.22	2,826.87
(e)	Finance Costs	0.89	1.33	18.55	19.88
(f)	Depreciation and Amortization Expenses	59.03	51.20	33.65	84.85
(g)	Other Expenses	1,556.36	1,460.66	1,423.76	2,884.42
	<b>Total expenses (IV)</b>	<b>2,890.87</b>	<b>2,931.84</b>	<b>2,884.18</b>	<b>5,816.02</b>
<b>V</b>	<b>Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)</b>	<b>(854.65)</b>	<b>(1.33)</b>	<b>190.91</b>	<b>189.58</b>
(a)	Exceptional Item	-	-	-	-
(b)	Prior Period Item	-	-	-	-
(c)	Extraordinary Item	-	-	-	-
<b>VI</b>	<b>Total of Exceptional and Extraordinary Item</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>VII</b>	<b>Profit/(Loss) before Tax (V-VI)</b>	<b>(854.65)</b>	<b>(1.33)</b>	<b>190.91</b>	<b>189.58</b>
<b>VIII</b>	<b>Tax Expenses</b>				
(a)	- Current Tax	-	(0.07)	50.69	50.62
(b)	- Deferred Tax	(0.78)	2.07	(2.22)	(0.15)
(c)	- MAT Credit Entitlement	-	-	-	-
(d)	- Prior Period Taxes	-	1.61	-	1.61
(e)	- Excess/Short Provision Written back/off	-	-	-	-
<b>IX</b>	<b>Profit/(Loss) for the period (VII-VIII)</b>	<b>(853.87)</b>	<b>(4.94)</b>	<b>142.44</b>	<b>137.50</b>
<b>X</b>	<b>Earnings Per Share (Face Value per Share Rs. each)</b>				
	Basic Earnings Per Share (in INR)	(26.47)	(0.16)	4.66	4.46
	Diluted Earnings Per Share (in INR)	(26.44)	(0.16)	4.66	4.46
	Earnings Per Share (not annualised for half year ended)				

**For Homesfy Realty Limited**

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**Ashish Kukreja**  
Chairman & MD  
DIN: 03068422

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**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025



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**Part-2**  
**Consolidated Statement of Assets & Liabilities as at 30 September 2025**

Particulars	(INR in Lakhs, unless otherwise stated)	
	30-Sep-25	31-Mar-25
	Unaudited	Audited
<b>I. EQUITY AND LIABILITIES</b>		
<b>(1) Shareholders' Funds</b>		
(a) Share Capital	322.62	322.62
(b) Reserves and Surplus	3,847.25	4,699.60
(c) Money Received against Share Warrants	-	-
<b>Total</b>	<b>4,169.87</b>	<b>5,022.22</b>
<b>(2) Share application money pending allotment</b>	-	-
<b>(3) Non-current liabilities</b>		
(a) Long-term Borrowings	15.72	18.90
(b) Deferred Tax Liabilities (Net)	-	-
(c) Other Long term Liabilities	-	-
(d) Long-term Provisions	74.45	80.50
<b>Total</b>	<b>90.17</b>	<b>99.40</b>
<b>(4) Current liabilities</b>		
(a) Short-term Borrowings	-	-
(b) Trade Payables		
- Due to Micro and Small Enterprises	30.53	36.35
- Due to Others	194.61	169.08
(c) Other Current Liabilities	253.16	332.81
(d) Short-term Provisions	416.46	364.02
<b>Total</b>	<b>894.76</b>	<b>902.26</b>
<b>Total Equity and Liabilities</b>	<b>5,154.80</b>	<b>6,023.88</b>
<b>II. ASSETS</b>		
<b>(1) Non-current assets</b>		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	26.68	28.62
(ii) Intangible Assets	174.76	128.67
(iii) Capital Work-in-progress	-	-
(iv) Intangible Assets under Development	346.47	318.62
(b) Non-current Investments	-	-
(c) Deferred Tax Assets (net)	9.01	8.23
(d) Long-term Loans and Advances	-	-
(e) Other Non-current Assets	-	-
<b>Total</b>	<b>556.92</b>	<b>484.14</b>
<b>(2) Current assets</b>		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade Receivables	2,025.42	2,478.18
(d) Cash and Cash Equivalents	1,968.98	2,535.36
(e) Short-term Loans and Advances	115.00	115.80
(f) Other Current Assets	488.48	410.40
<b>Total</b>	<b>4,597.88</b>	<b>5,539.74</b>
<b>Total Assets</b>	<b>5,154.80</b>	<b>6,023.88</b>

**For Homesfy Realty Limited**

ASHISH  
PREMPRAKA  
SH KUKREJA

**Ashish Kukreja**  
Chairman & MD  
DIN: 03068422

MUKESH  
KUMAR  
MISHRA

**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025

**Homesfy Realty Limited**  
**Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited**  
**(CIN: L70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**  
**Part - 3**

**Consolidated Cash Flow Statement for the half year ended 30 September 2025**

Particulars	(INR in Lakhs, unless otherwise stated)	
	30-Sep-25	30-Sep-24
	Unaudited	Unaudited
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit after tax	(853.87)	142.44
Depreciation and Amortisation Expense	59.03	33.65
Provision for Tax	(0.78)	48.47
Bad debt, provision for doubtful debts	13.99	0.00
Interest Income	(66.74)	(44.64)
Finance Costs	0.89	18.55
Foreign exchange gain/loss	(4.20)	(0.11)
Contribution to Employee Stock Option Plan	5.91	0.00
<b>Operating Profit before working capital changes</b>	<b>(845.77)</b>	<b>198.36</b>
Adjustment for:		
Trade Receivables	438.77	263.18
Other Current Assets	(73.88)	(119.75)
Short term loans and advances	0.80	12.07
Trade Payables	19.71	58.20
Long Term Provisions	(6.05)	12.17
Other Current Liabilities	(79.65)	(90.82)
Short-term Provisions	52.44	90.83
Cash generated from Operations	(493.63)	424.24
Tax paid (Net)	0.00	50.69
<b>Net Cash from Operating Activities</b>	<b>(493.63)</b>	<b>373.55</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant and Equipment	(131.03)	(70.60)
Investment in Subsidiary Company	0.00	0.00
Interest received	66.74	44.64
<b>Net Cash (Used in) Investing Activities</b>	<b>(64.29)</b>	<b>(25.96)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Term Borrowings	0.00	9.74
Repayment of long-term borrowings	(3.18)	(2.19)
Interest Paid	(0.89)	(18.55)
Net Cash (Used in) / Generated from Financing Activities	(4.07)	(11.00)
<b>Net (Decrease) in Cash and Cash Equivalents</b>	<b>(561.99)</b>	<b>336.58</b>
Opening Balance of Cash and Cash Equivalents *	2535.36	1396.95
Exchange difference of Foreign Currency Cash and Cash equivalents	(4.39)	(0.44)
<b>Closing Balance of Cash and Cash Equivalents *</b>	<b>1968.98</b>	<b>1733.09</b>

\* Cash and cash equivalents includes term deposits.

**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**

ASHISH  
PREMPRAKA  
SH KUKREJA

**Ashish Kukreja**  
Chairman & Managing Director  
DIN: 03068422

MUKESH  
KUMAR  
MISHRA

**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: November 13, 2025

**HOMESFY REALTY LIMITED****(FORMERLY KNOWN AS HOMESFY REALTY PRIVATE LIMITED /****CRAFT FINANCIAL ADVISORS PRIVATE LIMITED)****CIN: L70100MH2011PLC217134****1602, 16th Floor, Dev Corpora, Near Cadbury Junction, Thane (W), Thane-400601,  
Maharashtra, India****Statement of Consolidated Financial Results for the half year ended on September 30, 2025****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 September 30, 2025 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 13<sup>th</sup> November, 2025. 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 31<sup>st</sup> March, 2025 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1<sup>st</sup> 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 had 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:

<b>Name of subsidiary company</b>	<b>Status</b>
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-Sep-25	31-Mar-25	30-Sep-24	31-Mar-25
	Unaudited	Audited	Unaudited	Audited
Billed revenue	2,012.16	2,378.86	2,743.51	5,122.37
Unbilled revenue	584.38	963.65	563.29	1,526.94
Unbilled revenue converted into billed revenue	(643.43)	(494.58)	(287.66)	(782.23)
<b>Total</b>	<b>1,953.11</b>	<b>2,847.93</b>	<b>3,019.15</b>	<b>5,867.08</b>

11. From the FY 24-25, the Company has revised its estimate to include seat cost and laptop rent as part of capitalised development costs for domain and application. Previously, only salary cost, professional fees, and tool costs related to development were capitalised. The impact of this change in estimate has led to increase in the intangible assets under development and decrease in expenses by Rs. 26.45 lacs in the FY 24-25. This change reflects a more accurate allocation of directly attributable costs in line with applicable accounting standards and is applied prospectively.

12. During the financial half year and year ended March 31, 2025, the Company has issued and allotted 1,71,000 equity shares on a preferential basis, having face value of ₹10 at an issue price of ₹555 each (including premium of ₹545 per equity shares), which was approved by the members through special resolution by way of postal ballot on January 10, 2025.

13. The Status of investor's complaints during the half year ended on September 30, 2025 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  
PREMPRAKASH  
SH KUKREJA

Digitally signed by  
ASHISH  
PREMPRAKASH  
KUKREJA  
Date: 2025.11.13  
18:59:33 +05'30'

**Ashish Kukreja**  
Chairman & Managing Director  
DIN: 03068422

Place: Thane  
Date: November 13, 2025

MUKESH  
KUMAR  
MISHRA

Digitally signed  
by MUKESH  
KUMAR MISHRA  
Date: 2025.11.13  
19:11:57 +05'30'

**Mukesh Mishra**  
Director  
DIN: 06450500



**Auditor's Limited Review Report on Unaudited Consolidated Interim Financial Results of Homesfy Realty Limited, for the Half Year Ended September 30, 2025, 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, 2025, 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 information of foreign subsidiary i.e. "Homesfy Global Realty L.L.C" included in the consolidated unaudited results, whose interim financial information reflect total revenues of AED 0.00 (in Lakhs), total net profit/(loss) after tax of AED (0.49) (in Lakhs) and net cash flow of AED 0.00 (in Lakhs) for the half year ended September 30, 2025, respectively, as considered in the consolidated unaudited results, whose interim financial information results have not been reviewed by us. These interim financial information 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 LLP**

Chartered Accountants

Firm Registration no. 120878W/ W101094



**Manish S Patil**

Partner

Membership No. 140937

Place: Mumbai

Date: November 13, 2025

UDIN: 25140937BMIJTQ7281

