Real Progress. Real Possibilities

HOMESFY®
homes for you

ANNUAL REPORT **2025-26**

Real Progress.
Real Possibilities.

Homesfy Realty Limited enters a new chapter, shaped by a clear commitment to the future of organised property broking in India.

Over the past year the Company showed its ability to adapt in a shifting market, using technology and a wider reach to open opportunities across premium and emerging segments. Supported by regulatory reforms that continue to improve transparency and formalisation, Homesfy is well placed to serve changing aspirations across India's urban and growing cities.

As industry momentum builds and digital adoption accelerates, our focus stays on creating value through scalable platforms, strong partnerships and efficient service. Homesfy is ready to respond to evolving needs and to pursue new opportunities across residential and commercial real estate.

This moment is an invitation to imagine what comes next, as Homesfy embraces growth and innovation. The future holds promise for all stakeholders, and the company stands prepared to turn ambition into achievement.

Real Progress.
Real Possibilities.

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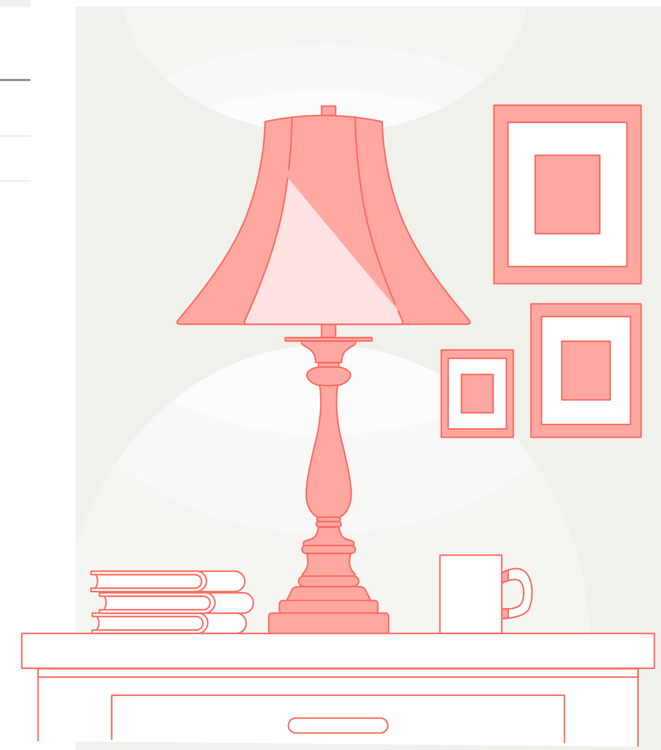
Click here to visit website
www.homesfy.in



Cautionary Note

This document contains forward-looking statements about anticipated future events and the financial and operational outcomes of Homesfy Realty Limited. These statements involve assumptions and are subject to uncertainties. It is important to note that there is a significant risk that these assumptions, predictions, and other forward-looking statements may prove to be inaccurate. Therefore, readers are advised not to place undue reliance on such statements as various factors can lead to substantial deviations in actual future results and events from those expressed in the forward looking statements. As such, this document is accompanied by a comprehensive disclaimer and is subject to the assumptions, qualifications, and risk factors outlined in Homesfy Realty Limited's Management Discussion and Analysis within the FY26 Annual Report.

Navigating the report

Transforming Home Buying through Digital Innovation

Homesfy stands as India's pioneering technology-enabled real estate services company and the first publicly listed real estate brokerage firm on the NSE Emerge platform. Incorporated in 2011 and headquartered in Thane, Maharashtra, the organisation has established itself as a distinctive PropTech leader transforming residential property transactions across India's metropolitan markets.

Homesfy addresses a fundamental challenge in property acquisition by bringing together builders, buyers and brokers. The Company's core mission is to simplify the traditionally complex home-buying process and to make real estate transactions more transparent, efficient and accessible to consumers nationwide.

Homesfy operates a hybrid model that pairs on-ground expertise with a strong digital capability. Process-driven marketing, automation and a purpose-built CRM support a consistent customer experience, while the Company's proprietary mymagnet platform extends its reach by equipping independent brokers with modern tools and collaborative networks.

Homesfy's comprehensive ecosystem encompasses direct broking services and home loan facilitation through strategic banking partnerships. This integrated approach positions the company as a complete solution provider managing the entire property transaction lifecycle from initial lead generation to final deal closure.

ABOUT THE COMPANY (CONTINUED)

Our Mission

Happy Agent.
Happy Customer.

A consistent commitment to transform the Broking Services Industry in India by

- Improving the quality and productivity of solution providers
- Keeping customer satisfaction as the top priority
- Investing continuously in people and technology

Our Vision

Our vision is to offer structured and trusted housing solutions, accompanied by exceptional customer service, for aspiring home buyers.

Driven by Four Pillars

01 People

02 Process

03 Technology

04 Platform

Commitment to Excellence in Transactions

We are committed to maintaining high standards of efficiency, transparency and service quality in every housing transaction. Operating under the Homesfy brand, our brokerage services are supported by mymagnet.io, a technology-driven co-broking platform that enhances our operational capability and market reach.

Customer Focus and Transparency

Our approach places the customer at the centre of every transaction, with a focus on clear processes and open communication. By using digital platforms and the reach of the internet, we provide clients with timely information, faster services and full visibility across the transaction process.

Skilled Team and Innovative Technology

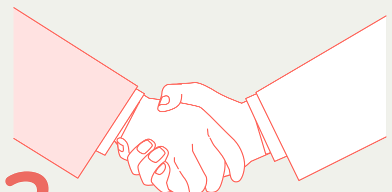
Our results reflect the skills of experienced professionals working in coordination with advanced technology systems. This integration enables us to deliver an efficient and consistent experience from start to finish, strengthening our position in the real estate sector.

Navigating the report

Homesfy in Numbers

12,560+ Cr
Homes Sold

7
Offices

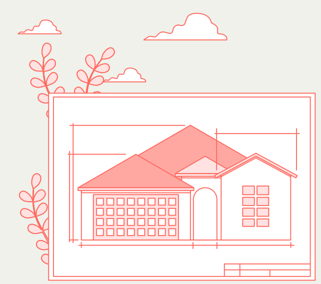


15,383
Channel Partners

12,560+
Happy Customers

5
Cities

363
Homies



518+
Trusted Developers associated since inception

Building Reach and Capability Year by Year

Since its inception, our company has continued to expand its presence and service offerings in the real estate sector through strategic moves and market entry. Each year has marked a clear step forward, from establishing a strong base in our early years to creating platforms and services that cater to the evolving needs of clients and partners.

FY26 was a defining phase in our journey. While we continued to strengthen our presence in growth markets such as Bengaluru, Hyderabad and Pune, our core focus remained on the MMR market, where we continue to capture the available opportunities.

In the same year, our mymagnet platform saw a dip in numbers as we sharpened our focus on quality business that contributes to our overall brokerage.

2013

Entered the real estate industry, marking the start of our operations.

2015

Expanded to Bengaluru with a team of 35 members.

2016

Team size grew beyond 50 members, reflecting steady expansion.

2018

Opened an office in Pune, increasing the team to 100 members.

OUR JOURNEY (CONTINUED)

2019

Introduced mymagnet.io, a platform created for real estate brokers.

2020

Expanded to over 100 members, exceeded 1,000 bookings, opened a Noida office, and grew to 3,000+ Magnet partners.

2021

Reached 250+ members, sold homes worth over ₹2,000 crore, completed 2,100+ bookings, expanded to 5,000+ partners, and opened a Mumbai office.

2022

Launched the mymagnet mobile app, partnered with over 6,000 brokers, introduced a home loans vertical, and grew to 400+ members and 7,500+ partners.

2023

Completed an IPO, raising ₹15.86 crore.

2024

Launched the real estate mandate business, expanded to 450+ members, and reached 11,900+ partners.

2025

Commenced operations in Hyderabad, contributing to business growth. By deepening collaboration with developers and expanding our project portfolio, we worked on the real estate mandate business and strengthened our position as a trusted growth partner.

2026

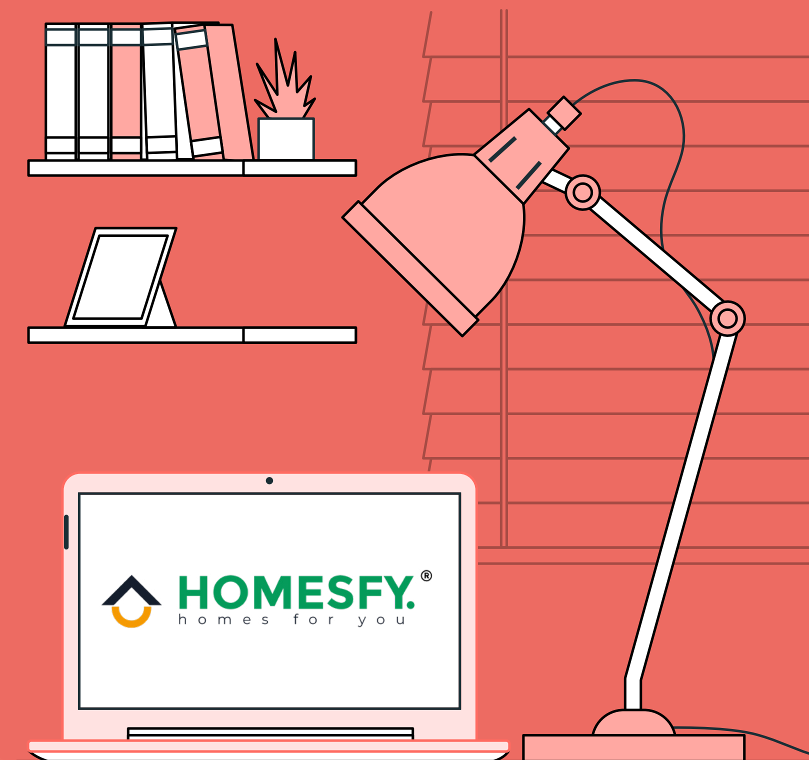
Sharpened focus on quality business and operational efficiency, scaled the home loans vertical with disbursements up 26%, and strengthened leadership depth as part of a broader transformation programme.

Navigating the report

OUR SERVICES

A Holistic Approach to Real Estate Transactions

Homesfy delivers a comprehensive suite of real estate broking services for developers, buyers and investors in residential property. Our aim is to improve the home-buying experience through tailored, technology-enabled solutions across our three core offerings of Direct Broking, mymagnet and Home Loans.



01 Direct Broking

This is the largest contributor to our business under the Homesfy brand, generating a substantial share of Gross Transaction Value. The service covers the complete real estate transaction process from lead generation to deal closure. Our experienced agents and performance marketers, positioned across key micro markets, are central to sales growth and sustaining strong client relationships.

02 mymagnet

An advanced platform designed to empower real estate brokers by enabling smooth transactions and increasing earnings. mymagnet uses modern CRM tools and a network-based approach to optimise the brokerage process, making it a valuable resource for broker partners.

03 Home Loans

Focused on simplifying property financing, this service delivers customised loan solutions through partnerships with leading financial institutions. It ensures a clear and efficient pathway for clients to achieve home ownership.

Navigating the report

OUR SERVICES (CONTINUED)

01

Direct Broking

Direct broking, under the Homesfy brand, remained our largest segment in FY26, contributing 85% of Gross Transaction Value. The business manages the full transaction cycle, from lead generation to deal closure, through our team of agents and performance marketers. During the year, a focused team of about 185 agents across key micro-markets drove sales and sustained close client relationships.

The segment recorded GTV of ₹2,005 crore with 1,363 gross bookings, a 17% rise in GTV and a 2% rise in bookings. This resilience came through even as launches were paced selectively and buyers stayed cautious. On-ground insight is shaping our Annual Operating Plan and deepening our developer partnerships for the year ahead.

Note: Total business/GTV includes Direct Broking and mymagnet.

17%

Growth in GTV in FY26

Navigating the report

OUR SERVICES (CONTINUED)

02

mymagnet

Co-broking platform

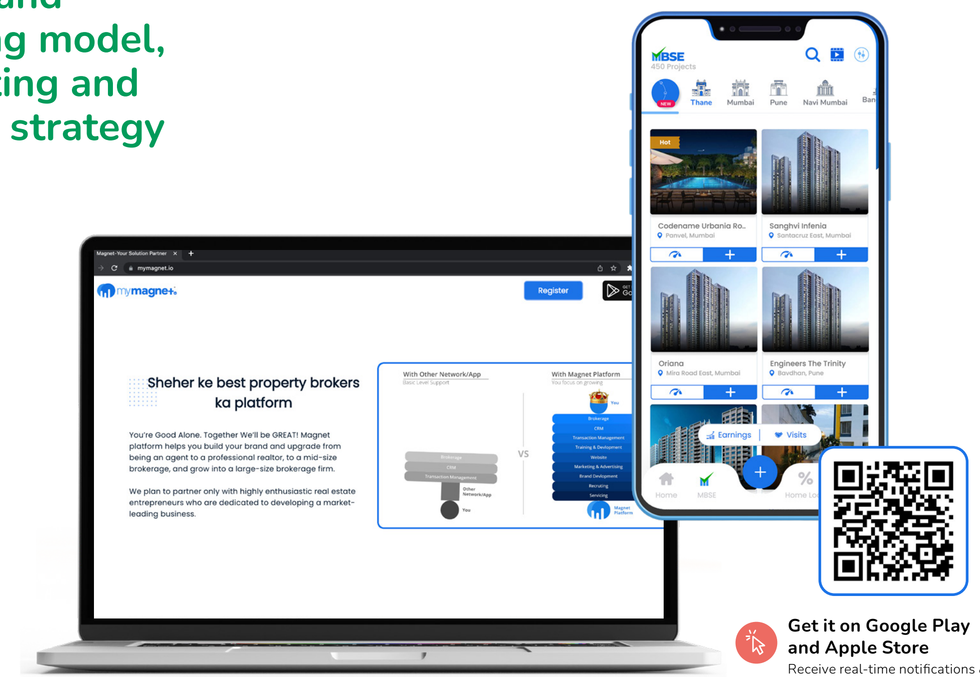
mymagnet.io

Launched in 2019, mymagnet has become an important platform for the broking sector. Built for brokers and agents, it offers tools that improve the efficiency and returns of real estate transactions, with strong CRM capabilities and an advisory team that helps navigate transactions. In FY26, mymagnet recorded GTV of ₹343 crore, a decline of 40% year on year, with 226 gross bookings, as we consciously prioritised quality of business over volume. The registered magnet base grew to 15,383 and initiatives such as the badge system and the Brokerage Slab Exchange supported adoption.

The mobile application continues to connect independent brokers and agents under a revenue sharing model, enabling registration, lead listing and execution, and supporting our strategy to extend market coverage.

40%

Decline in GTV in FY26



Get it on Google Play and Apple Store

Receive real-time notifications & manage leads

Navigating the report

OUR SERVICES (CONTINUED)

03

Home Loans

Our Home Loans vertical remains central to making home ownership achievable. Working with 51 partner banks and financial institutions, we offer loan products tailored to our clients' needs. In FY26, gross disbursement rose 26% year on year to ₹341 crore across 393 loans. Designed to reduce paperwork and speed up approvals, the service was supported by a team of 18 members as at 31 March 2026, guiding customers to the most suitable lender.

By facilitating loan transactions with nationalised, private and non-banking financial companies, we increase the consolidated brokerage per transaction while supporting our strategy to enhance the overall home buying experience.

26%

Growth in Gross Disbursement of home loans in FY26

Navigating the report

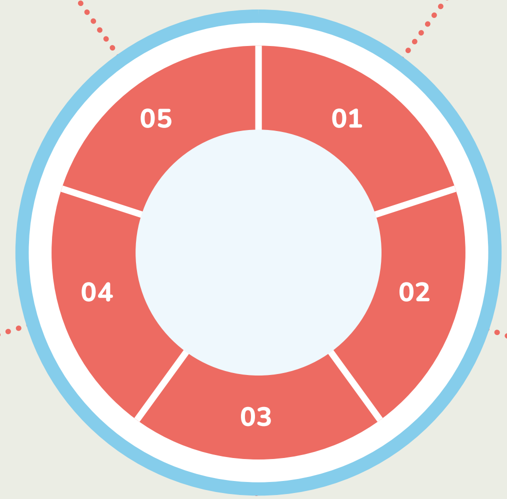
OUR SERVICES (CONTINUED)

03

Home Loans

Few of our DSA Partners

- SBI
- AXIS BANK HOME LOANS
- BAJAJ Housing Finance
- IDFC FIRST Bank
- pnb Housing Finance Limited
- HDFC HOME LOANS WITH YOU, RIGHT THROUGH
- बैंक ऑफ़ बड़ौदा Bank of Baroda
- ICICI Bank
- Mahindra FINANCE
- L&T Finance Home Loans



01 Diversified Revenue Streams
Home loans introduce a new stream of revenue that complements our existing services, contributing to more stable and sustainable financial growth.

02 Enhanced Customer Engagement
By offering a holistic solution, we're enhancing customer engagement and loyalty. Satisfied clients are more likely to turn into repeat customers and enthusiastic brand advocates.

03 One-stop Solution
Facilitating home loans allow us to position us as a one-stop destination for all real estate needs.

04 Cross-selling Opportunities
Our comprehensive approach opens doors to cross-selling opportunities.

05 Investor Confidence
It showcases our forward-thinking approach and the ability to identify and capitalise on lucrative market trends. This approach is bound to instil confidence and interest among potential investors.

Navigating the report

A Comprehensive Approach to Real Estate

Our business model at Homesfy Realty Limited blends both offline and online strategies, designed to equip our agents with market expertise, lead generation capabilities and the trust of our customers. This integrated approach delivers a comprehensive real estate experience for all stakeholders.

Through our digital presence on platforms such as Google, Facebook, Instagram and our website, we provide a wide range of real estate broking services. Our operations are supported by targeted lead generation, driven by process-based digital marketing and automation. These leads are allocated to our trained agents through a custom-built CRM designed for scalable brokerage operations. This system supports efficient and timely service delivery, improving customer satisfaction.

Our model is further strengthened by our region-focused offline presence, supported by our branch network. This combination of online reach with a physical agency footprint ensures depth in market coverage. We also assist clients in arranging property loans, adding to the scope of our services.

In FY26, 85% of our Gross Transaction Value came from direct broking, while 15% was facilitated through the mymagnet platform.

The platform continued its growth, supported by initiatives such as the badge system for lead quality and the Brokerage Slab Exchange, which encourage greater adoption.

85%
of GTV was generated through direct selling.

242
developer collaborations during the year.

15%
of GTV was facilitated through the mymagnet platform.

531
projects facilitated upto FY26.

Navigating the report

Building a Transparent and Scalable Business Framework

At Homesfy Realty Limited, our business model combines both offline and online strategies to create a strong framework that supports our agents in building market expertise, generating leads and maintaining customer trust.

As the first real estate brokerage firm to be listed on the Indian stock exchanges, we uphold a clear commitment to transparency, ensuring that investors have a sound understanding of our financial structure and strategic priorities.

Revenue from Operations

Our revenue streams are structured to support growth and enhance profitability:

BASE BROKERAGE

This represents the brokerage earned on facilitating transactions at a pre-agreed rate. It forms the central component of our revenue framework.

LADDER BROKERAGE

This project-specific arrangement allows us to earn additional brokerage when a defined Gross Transaction Value (GTV) for a project is exceeded. The threshold is agreed upon with the developer, and exceeding it results in incremental brokerage above the base level.

ANNUAL OPERATING PLAN

This developer-focused arrangement applies across multiple projects within a year. If the total GTV generated for a developer surpasses the agreed target, an additional brokerage component is earned, further contributing to revenue growth.

Operational Expenses

Our expense structure is managed with a focus on efficiency:

EMPLOYEE COSTS

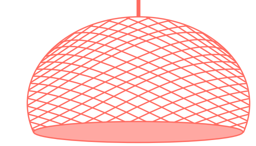
These represent the largest portion of our expenses. We continue to focus on improving the brokerage generated per employee through productivity gains and disciplined cost management, enabling sales growth without a corresponding rise in direct costs.

MARKETING INITIATIVES

As sales expand, marketing expenses are not expected to rise at the same rate. The use of technology supports targeted and cost-efficient campaigns.

TECHNOLOGY INVESTMENTS

These include both ongoing and forward-looking commitments. Recurring technology expenses support daily operations, while capitalised investments are intended to improve long-term operational efficiency.



BUSINESS MODEL (CONTINUED)

Strategic Initiatives for Growth and Efficiency

Operational leverage remains central to our strategic initiatives, guiding decisions aimed at improving scale and profitability.

ANCILLARY OFFERINGS

Home loans have been incorporated into our range of services through partnerships with financial institutions, enabling smooth facilitation for clients. This is expected to increase our consolidated brokerage income by an estimated 50 basis points per transaction where we arrange home loans, thereby enhancing operating leverage.

OPTIMISING LADDERS AND ANNUAL OPERATING PLANS

By aligning with developer thresholds and ensuring our sales teams are well trained to achieve these targets, we are positioned to fully capture the incentives available. This structure allows for incremental brokerage growth without a corresponding rise in costs.

CYCLICAL BALANCE

Our business model is designed to manage the cyclical nature of the real estate sector. During slower market conditions, we charge higher brokerage rates from developers to reflect the increased effort required to close transactions. In periods of market growth, rising property prices and higher transaction volumes naturally lift Gross Transaction Value and related brokerages, while operational costs remain stable.

The Bigger Picture

Our strategic focus goes beyond measuring progress solely by Gross Transaction Value. We aim to increase market share across all regions in which we operate, with particular emphasis on the Mumbai market, where we plan to achieve significant gains over the next four to five years.

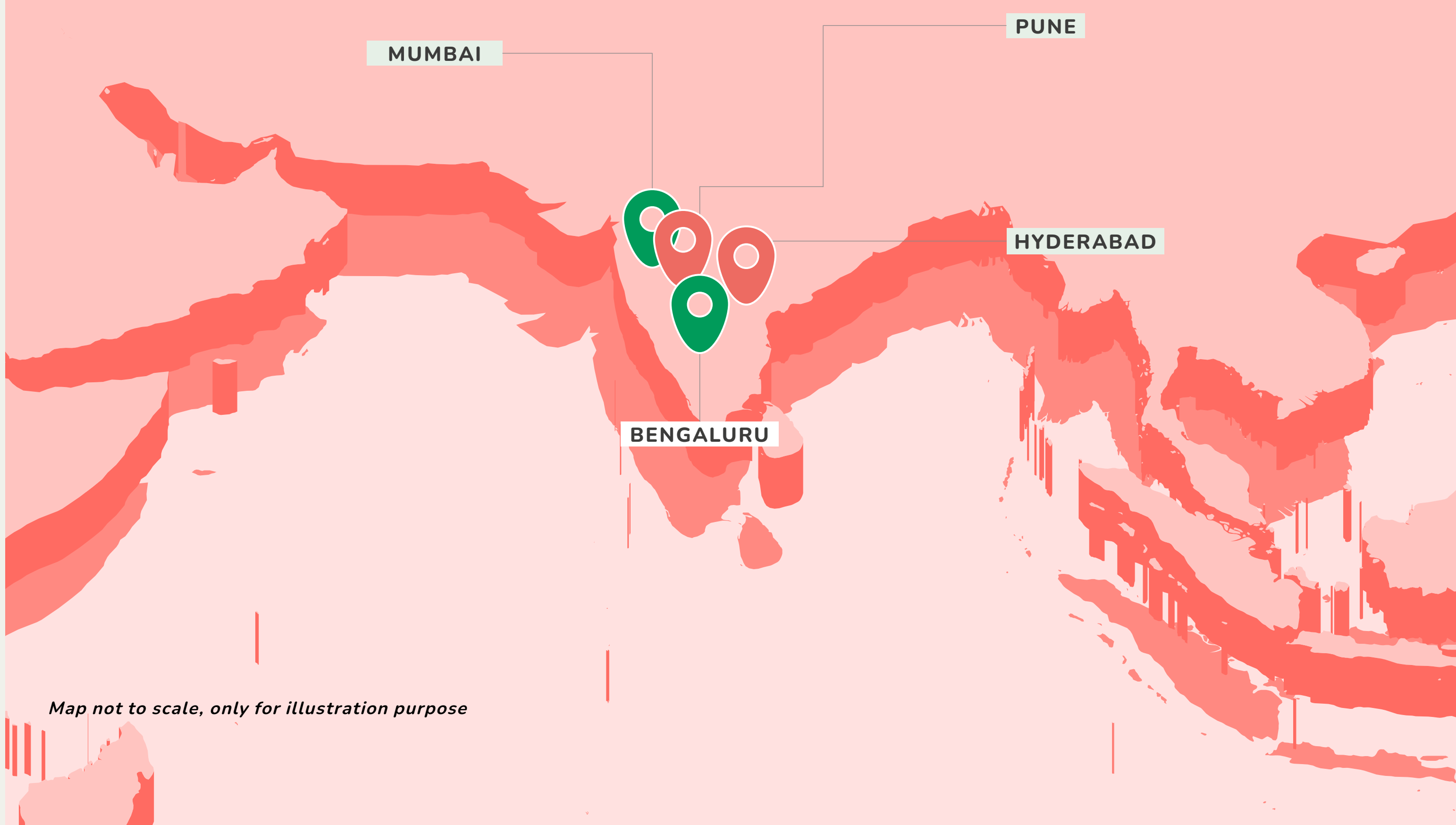
The mymagnet platform is expected to play a central role in this expansion, supported by targeted strategies in other cities. Continued efforts to improve consolidated brokerage per transaction, alongside disciplined cost management, are expected to unlock the potential of the operating leverage embedded in our business model and support our growth in the years ahead.

Navigating the report

OUR PRESENCE

Building Strong Foundations in Major Cities

Our presence rests on a network of offices across our key markets, which anchor our relationships, sales, marketing, recruitment, training and collections. Our registered office in Thane, Maharashtra houses administration, human resources, sales and service, and finance. This footprint underpins our commitment to seamless service and a widening reach.



Map not to scale, only for illustration purpose

OUR PRESENCE (CONTINUED)

Our journey began in Mumbai,

India's largest real estate market, where we have established a strong position as a trusted provider of housing solutions. From this foundation, we have expanded our influence to other key cities, including Hyderabad, Pune, Bengaluru.

This growth demonstrates our dedication to delivering quality housing solutions to a wider range of families and communities. Our strategic expansion reflects our vision to increase our market share and provide exceptional value across all regions we operate in.

GEOGRAPHYWISE BUSINESS
(In %)

MMR (MUMBAI METROPOLITAN REGION)

FY26	**60%**
FY25	64%

BENGALURU

FY26	**11%**
FY25	12%

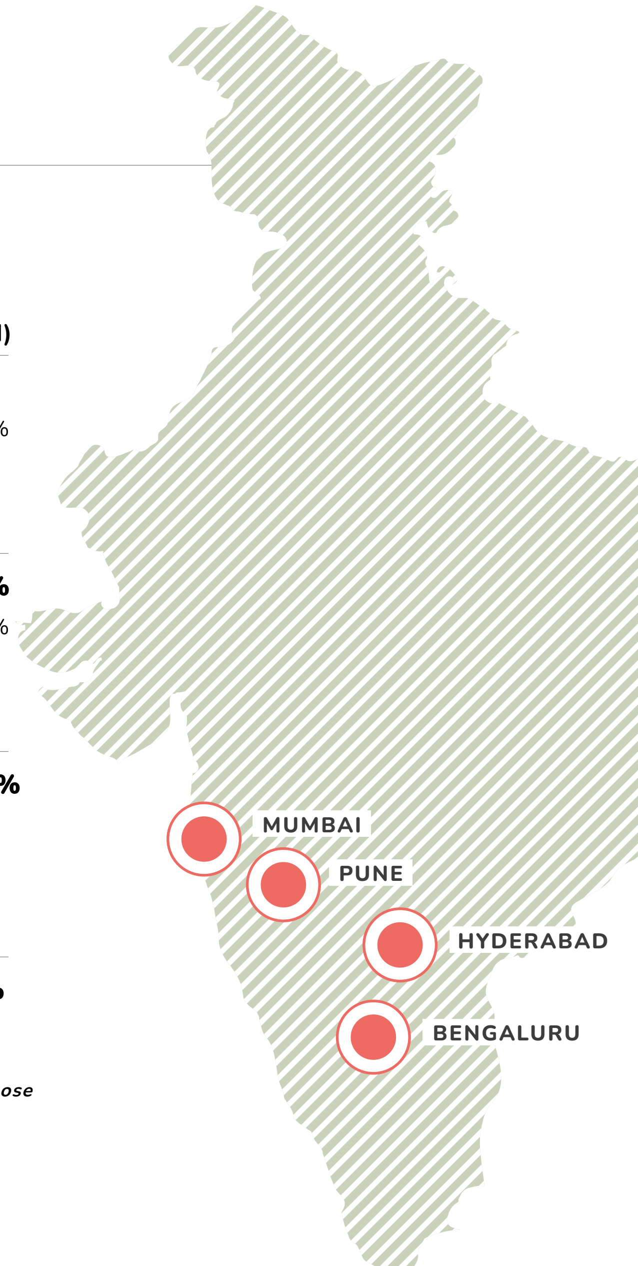
PUNE

FY26	**20%**
FY25	18%

HYDERABAD

FY26	**9%**
FY25	5%

Map not to scale, only for illustration purpose



Our Presence Continued

TOTAL NUMBER OF PROJECTS

FY26	**531**
FY25	459
FY24	421

TOTAL NUMBER OF DEVELOPERS ASSOCIATED WITH

FY26	**242**
FY25	210
FY24	188

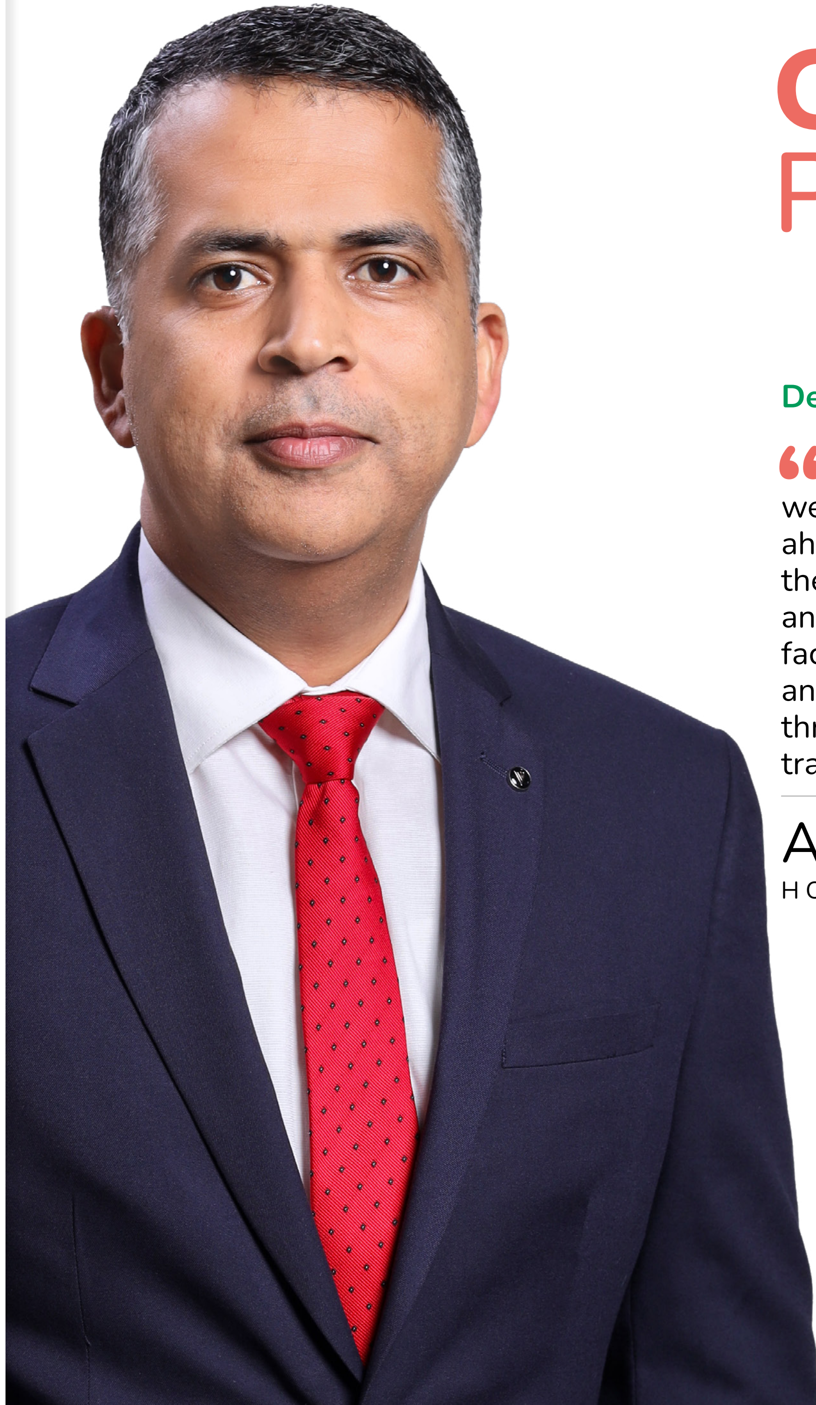
TOTAL NUMBER CUSTOMERS*

FY26	**12,560+**
FY25	10,975+
FY24	9,200+

TOTAL NUMBER CHANNEL PARTNERS^

FY26	**15,383**
FY25	14,000+
FY24	11,900+

*Note: *Customers served till FY26,*
^Channel partners at the end of FY26 on mymagnet platform



Crafting Our Path Forward

Dear Shareholders,

" It is my privilege to write to you as we review FY26 and consider the path ahead for Homesfy Realty Limited. Over the past twelve months, our Company and the broader real estate sector have faced both challenges and opportunities, and I am grateful for your continued trust through what has been an important and transformative year for us. "

Ashish Kukreja
HOMESFY REALTY LIMITED

I extend my sincere thanks to our shareholders, employees, channel partners and clients for your steady support. Through this letter I want to share my perspective on the year gone by, explain the choices we made, and set out how we intend to build from here.

A Sector on the Rise

India's real estate industry remains a significant driver of national economic activity, supporting more than 250 ancillary industries and engaging close to a fifth of the country's workforce. Independent research places the market at around USD 0.66 trillion today, with the potential to approach USD 1.04 trillion by 2030 as urbanisation, rising incomes and changing aspirations sustain demand. Across the leading cities, residential demand stayed resilient through the year even as it became more selective, with a clear shift towards premium homes and a rising share of transactions above one crore rupees. This premiumisation sits well with our established developer relationships and our strength in the leading metropolitan markets. Growth was also evident in commercial real estate and logistics, supported by technology, manufacturing and the continued expansion of Global Capability Centres. Government measures, from the digitisation of records to incentives for affordable housing and a progressive regulatory framework under RERA, continue to raise standards and deepen formalisation. Homesfy is well placed to benefit from these shifts, with compliance, professionalism and ethical practice at the core of how we operate.

Note: GTV and no. of bookings are Gross figures and does not involve cancellations

Navigating the report

FROM THE DESK OF THE FOUNDER AND MD (CONTINUED)

Financial Performance and Business Developments

FY26 was a year of deliberate consolidation, in which we chose to prioritise quality of business, operating discipline and the strengthening of internal processes over pure scale. This transition weighed on near-term financial performance but is intended to build a more resilient and sustainable business. Consolidated Gross Transaction Value grew 3% to ₹2,347 crore. Our core direct broking business was resilient, with GTV rising 17% to ₹2,005 crore, while the average ticket size improved 15% to about ₹1.47 crore. On the mymagnet platform we consciously prioritised quality of business over volume, and its GTV was lower for the year at ₹343 crore, a 40% decline with 226 gross bookings. Our home loans vertical continued to scale, with disbursements up 26% to ₹341 crore.

Revenue from operations was ₹40.32 crore, compared with ₹58.67 crore in the previous year. While the operational business recorded steady growth, the moderation in reported revenue was primarily attributable to lower recognition of unbilled revenue, following the strengthening of the Company’s internal validation processes.

On the profitability front, EBITDA stood at ₹(20.44) crore against ₹1.56 crore in FY25, and Profit After Tax was ₹(20.49) crore against ₹1.38 crore in the previous year. Profitability was affected by continued investment in technology, salesforce productivity and leadership depth under the Company's transformation programme.

Investing in People and Technology

Our progress rests on the dedication and expertise of our people. During the year we sharpened our focus on productivity and a leaner, higher-performing organisation, while continuing to invest in training, well-being and career growth. We strengthened our leadership team with senior additions across human resources, sales and corporate strategy, and deepened our culture of collaboration and accountability. Our sales and service teams remained central to building lasting client relationships, offering personalised guidance and local market insight, while we worked to simplify processes for our partners and improve the way we onboard and support them. These changes may take time to show fully in our results, but we believe they are essential to building a more scalable and resilient business.

Embracing Scale and Opportunity

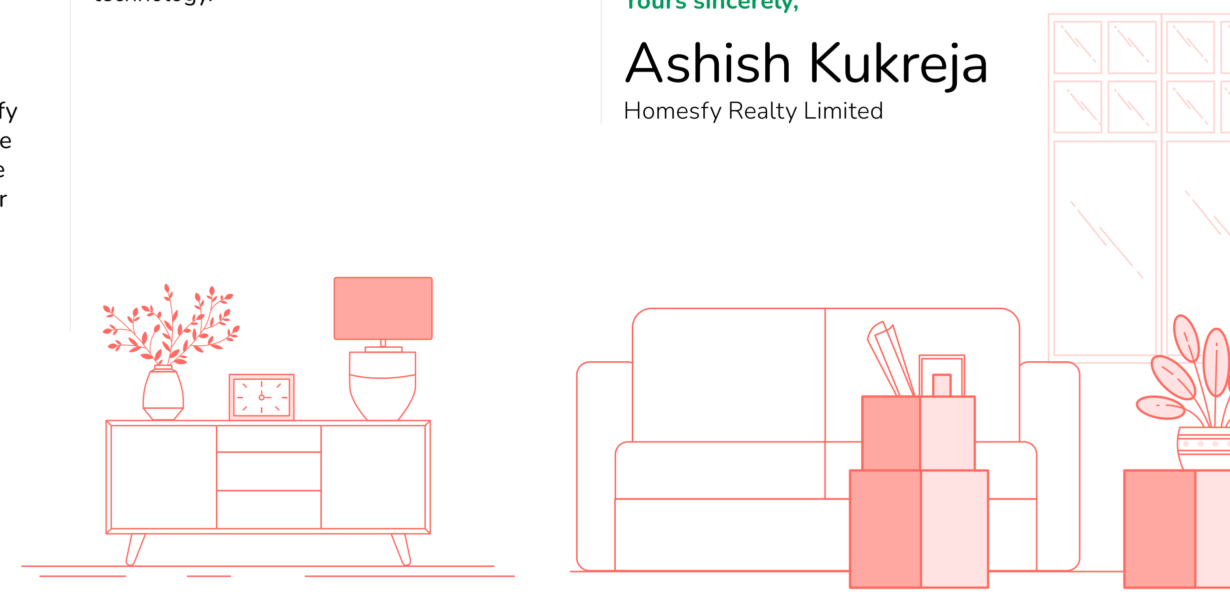
FY26 marked the beginning of Project LEAP, our structured transformation spanning salesforce productivity, core-market reinforcement, technology and process re-engineering. Entering FY27, our direction is clear: to convert these investments into productivity and profitability, to double down on our core markets of Thane, Pune, Central Mumbai and Bangalore, and to expand in Western Mumbai, Harbour and South Mumbai. Our long-term ambition is unchanged, to facilitate 5,000 home sales annually by FY29. As the first listed pure-play brokerage in the country, Homesfy benefits from strong market credibility and better access to growth capital, and we intend to use these advantages with discipline and a purposeful approach to technology.

Conclusion

In closing, I thank our shareholders, employees, channel partners and clients for your trust and support through this important phase of our journey. Together, we are building the foundations for a stronger and more resilient Homesfy, defined by efficiency, innovation and service. We look forward to the opportunities ahead and remain committed to delivering sustainable, long-term value in the years to come.

Yours sincerely,

Ashish Kukreja
Homesfy Realty Limited



Navigating the report

KEY PERFORMANCE INDICATORS

Charting the Course
Amidst Adversity

REVENUE FROM OPERATIONS
(In ₹ Crores)

40.32

FY26	40.32
FY25	58.67

EBITDA
(In ₹ Crores)

-20.44

FY26	-20.44
FY25	1.56

EBITDA MARGINS
(In %)

-51%

FY26	-51%
FY25	3%

PBT
(In ₹ Crores)

-20.61

FY26	-20.61
FY25	1.90

PAT
(In ₹ Crores)

-20.49

FY26	-20.49
FY25	1.38

PAT MARGIN
(In %)

-51%

FY26	-51%
FY25	2%

EPS
(In ₹)

-63.50

FY26	-63.50
FY25	4.46

ROE
(In %)

-51.26%

FY26	-51.26%
FY25	3.07%

Note: Total revenue includes home loan commission as well.

Navigating the report

Building Trust Through Governance

Our company is steadfast in its commitment to upholding strong corporate governance principles, which include accountability in our interactions with stakeholders, effective communication, and transparent reporting. Our governance framework is built on the foundation of an independent Board that oversees the executive management team.

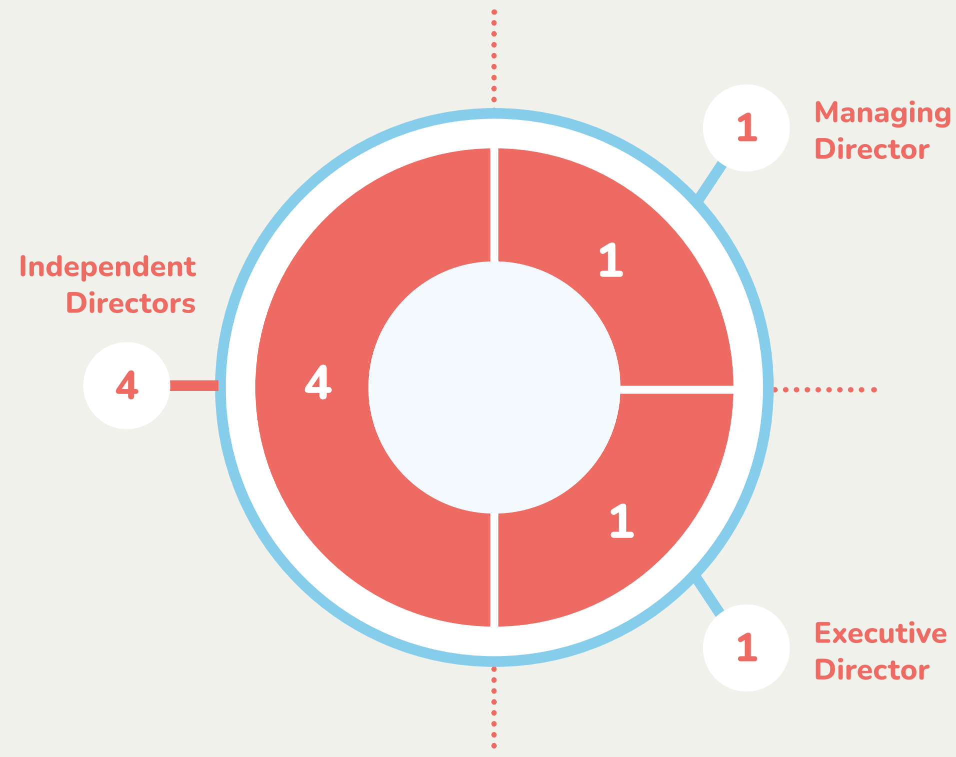
Various Board Committees have been constituted as required by law to ensure efficient oversight of specific operational areas.

We believe that a strong governance framework fosters transparency, accountability, and responsible decision-making, enhancing stakeholder trust and contributing to the long-term sustainable growth of our company.

Board of Directors

Our Board's composition complies with the provisions of the Companies Act, 2013, and aligns with best practices in corporate governance.

Currently, our Board comprises six Directors, including one Managing Director, one Executive Director, and four Independent Directors. The Board and its committees regularly receive detailed reports from the executive management team to assess and review the company's performance.



CORPORATE GOVERNANCE (CONTINUED)

Mr. Ashish Kukreja

FOUNDER AND MANAGING DIRECTOR

Ashish Kukreja serves as the Founder and Managing Director of Homesfy as well as mymagnet.io. He holds an MBA in Finance from ICFAI, Hyderabad and possesses over seventeen years of experience in leading teams within real estate brokerage and private wealth management at prominent investment organisations. Since founding Homesfy in 2011, Mr Kukreja has been committed to simplifying the home buying process, aiming to enhance reliability, trust, and ease within real estate transactions.

He identified the inherent challenges in the real estate market and recognised the opportunity to bridge the gap between developers, advisors, and home buyers. Currently, his focus is on integrating advanced technology with high-quality services, providing comprehensive solutions that benefit all stakeholders.

Audit Committee: Member
Stakeholders Relationship Committee: Member

Mr. Mukesh Mishra

EXECUTIVE DIRECTOR

Mukesh Mishra brings extensive expertise in sales and financial services to Homesfy. Prior to joining the Company, he managed teams at well-regarded financial institutions, beginning his career at HDFC Bank before progressing to the position of Senior Wealth Manager at Unicon Investment Solutions.

Recognised for his determination and innovative approach, Mr Mishra is dedicated to leveraging cutting-edge technologies to transform and modernise the sales process. His goal is to elevate customer experience, ensuring that client satisfaction is continuously transformed into genuine customer delight.

Mr. Sachin Tagra

INDEPENDENT DIRECTOR

Sachin Tagra is an Independent Director of the Company and Partner at JSW Ventures, an early-stage technology-focused venture capital fund. He is experienced in driving P&Ls of large businesses across the consumer, retail, and media sectors.

Mr Tagra co-founded and served as Board Director at GetVantage, a revenue-based financing platform for e-commerce, and has been recognised among the most active angel investors by Inc42. He has contributed to the scale journey book "Kites in a Hurricane" and currently holds board positions in multiple technology start-ups, including Zvolv, CureSkin, and HealthPlix.

Audit Committee: CHAIRMAN
Nomination and Remuneration Committee: Member
Stakeholders Relationship Committee: Member

CORPORATE GOVERNANCE (CONTINUED)

Mr. Jayant Chauhan

INDEPENDENT DIRECTOR

Jayant Chauhan serves as an Independent Director and is the Chief Product and Technology Officer at Honasa Consumer Private Limited. He is responsible for strategy and roadmap management across insurance, telecommunications, food delivery, smartphones, and electronics industries.

Mr Chauhan graduated with an Integrated Master of Technology in Mathematics and Computing from IIT Delhi and has significant experience in leading technology, product, and digital marketing teams. At present, he is developing a proprietary multi-tenant shopping platform to support over six House of Brands.

Audit Committee: Member
Nomination and Remuneration Committee: Member
Stakeholders Relationship Committee: CHAIRMAN

Mr. Dinesh Bojwani

INDEPENDENT DIRECTOR

Dinesh Bojwani is an Independent Director with a distinguished career in human resources, underpinned by more than twenty years of experience and an MBA in Human Resources Management.

He is well-regarded for his expertise in aligning people, policies, processes, and technology with organisational goals, thus fostering a high-performing and inclusive culture. Currently associated with Star Union Dai-ichi Life Insurance in Mumbai, Mr Bojwani has previously worked with TATA AIA Life Insurance, Reliance Retail, and ICICI Lombard. He is an advocate of meritocracy, recognition of performance, and fairness across all levels.

Audit Committee: Member
Nomination and Remuneration Committee: CHAIRMAN
Stakeholders Relationship Committee: Member

Shraboni Mazumder

INDEPENDENT DIRECTOR

Shraboni Mazumder serves as an Independent Director and brings over twenty-five years of industry experience in organisational development, coaching, and business advisory roles.

An alumnus of IIM Ahmedabad, she has previously held senior human resources positions in leading corporates before commencing her practice as an independent consultant. Ms Mazumder specialises in shaping strategies for business, organisational, and personal transformation, guiding clients through substantive change at both the individual and systemic levels.

CORPORATE GOVERNANCE (CONTINUED)

Board Committees

Our Board Committees comprise independent members who possess wide-ranging expertise and provide valuable insights to uphold the highest standards of corporate governance. Through proactive and transparent functioning, these committees contribute to sustained progress and success, safeguarding the interests of all stakeholders.

In line with corporate governance regulations, our Company has constituted the following committees to ensure effective oversight and accountability in decision-making:

AUDIT COMMITTEE

The Audit Committee supervises financial reporting, internal controls and risk management. It ensures the accuracy and reliability of financial statements and reviews the efficacy of internal audit procedures.

STAKEHOLDERS RELATIONSHIP COMMITTEE

This committee centres its efforts on strengthening communication with shareholders, investors and customers. It addresses concerns raised by stakeholders and aims to enhance their experience with the organisation.

NOMINATION AND REMUNERATION COMMITTEE

This committee is responsible for identifying and appointing suitable individuals as directors and senior management. It also formulates and implements policies on remuneration to promote fairness and competitiveness in compensation.

PREVENTION OF SEXUAL HARASSMENT COMMITTEE

The Prevention of Sexual Harassment (POSH) Committee is fundamental to our focus on providing a safe and respectful environment for all employees.

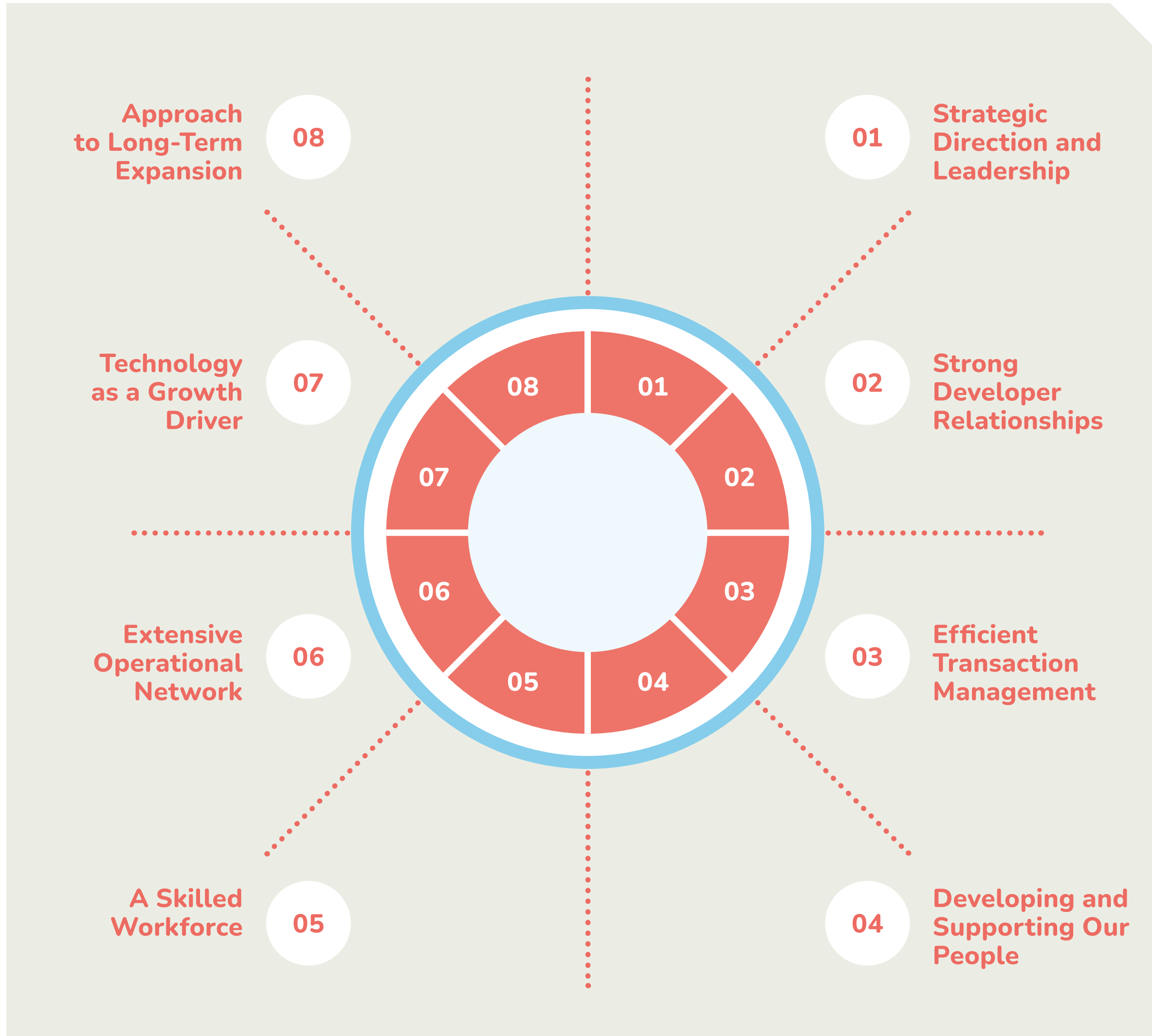
Policies

At Homesfy, we place emphasis on well-articulated policies that guide our operations, support ethical standards and foster a positive environment for employees. The principal policies include:

- ARCHIVAL POLICY
- CODE OF PRACTICES AND PROCEDURES FOR FAIR DISCLOSURE OF UPSI POLICY
- POLICY FOR DETERMINATION OF LEGITIMATE PURPOSE FOR SHARING UPSI
- CODE OF CONDUCT
- FAMILIARISATION PROGRAMME FOR INDEPENDENT DIRECTORS
- POLICY FOR BOARD DIVERSITY
- MATERIAL SUBSIDIARY POLICY
- POLICY RELATED PARTY TRANSACTION
- POLICY ON IDENTIFICATION OF MATERIAL CREDITORS AND MATERIAL LITIGATIONS
- NOMINATION AND REMUNERATION POLICY
- VIGIL MECHANISM
- INVESTOR GRIEVANCE CONTACT
- POLICY FOR DETERMINATION OF MATERIALITY OF EVENTS OR INFORMATION

A solid Base for Continuing Market Leadership

At Homesfy, our core strengths anchor our growth in a changing real estate landscape. A clear commitment to innovation, service quality and customer focus, combined with experienced leadership, strong developer relationships and advanced technology, supports the sustained value we aim to deliver for our stakeholders.



Navigating the report

OUR STRENGTHS (CONTINUED)

01

Strategic Direction and Leadership

Our organisation benefits from a management team with a record of successful delivery and foresight.

Under the guidance of Ashish Kukreja, our leadership focuses on building a seamless platform for real estate transactions. Drawing on operational expertise and the experience of developing a mid-sized service enterprise, the team has played a central role in expanding the business and driving revenue growth.

02

Strong Developer Relationships

We have established long-standing partnerships with some of India's most respected real estate developers.

Our consistent delivery of transparent, efficient and effective services has resulted in a client list that includes L&T Realty, Raymond Realty, Prestige, Piramal, Godrej, Hiranandani, Brigade, Lodha, Sobha, Kalpataru Parkcity, Dosti, Puravankara, Rustomjee and Runwal. These associations reflect the trust placed in us across the sector.

03

Efficient Transaction Management

A proprietary customer relationship management system defines our structured transaction process.

This platform equips our agents with productivity tools and a robust commission framework comparable with the best in the sector. The process is regularly adapted to meet prevailing market conditions and supports our objective of implementing consistent transaction standards across diverse markets.

04

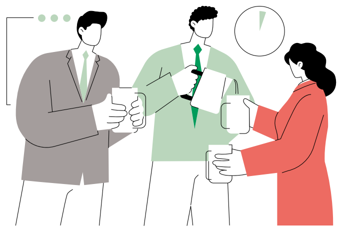
Developing and Supporting Our People

Service quality is closely linked to the effectiveness of our agents and managers.

We work to enhance their capability through defined career development paths and targeted training programmes. Managers are able to build and retain larger teams, increasing lead conversion and transaction efficiency while delivering stronger customer outcomes.

OUR STRENGTHS (CONTINUED)

05



A Skilled Workforce

With more than 363 employees, our policies emphasise professional development and well-being.

Structured incentives, equity participation programmes and performance-based variable pay encourage employees to achieve their goals while aligning with company objectives. Our focus on people has helped us establish a platform that attracts and retains high-quality talent in real estate transactions.

06

Extensive Operational Network

Our 7 offices in 5 cities across India serve as important centres for customer acquisition, support and payment facilitation.

This physical network, coupled with modern technology, enables us to serve a range of customer preferences, including those who prefer in-person interaction for property transactions.

07

Technology as a Growth Driver

Our technology team works to advance our systems and services continually.

From enhancing our websites to introducing new tools, the team ensures that our offerings match the requirements of clients and partners. In doing so, we remain equipped to respond to changing market expectations.

08

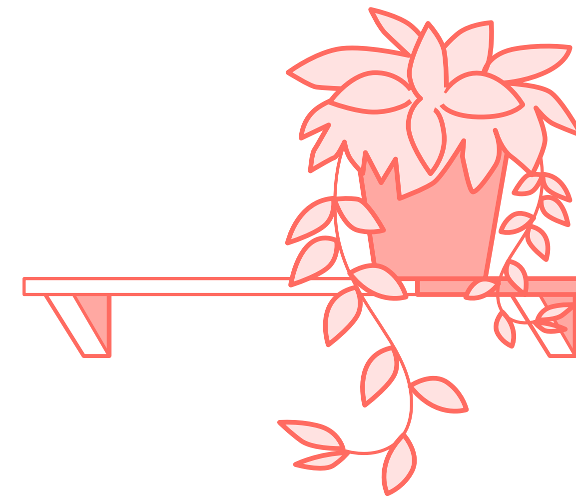
Approach to Long-Term Expansion

We follow a growth plan that balances acquisitions with organic development.

Strategic partnerships and selected acquisitions are evaluated to ensure the business remains adaptable to market changes. This approach helps maintain a pathway for sustainable growth across the sector.

Navigating the report

Building a Culture of Excellence



Our people are at the heart of Homesfy's progress. We work to build an environment that values and supports our team, drawing on a diverse mix of professionals across real estate, engineering, business, marketing and design. In FY26 we sharpened our focus on productivity and a leaner, higher-performing organisation, while continuing to invest in learning, well-being and career growth for our 363 colleagues.

Our focus is on nurturing talent, promoting continuous learning, and encouraging innovation, ensuring that our employees thrive and reach their fullest potential.

INNOVATIVE PROGRAMMES AND BENEFITS

We offer a range of programmes and benefits designed to support our employees' professional and personal growth. Our Young Leaders Programme provides opportunities for bright minds to collaborate with senior leaders, fostering positive change. The BYOB (Be Your Own Boss) Programme offers flexibility in work-life balance, allowing homies to choose their working hours and pace. Our pet-friendly Thane office, known as Paw-Office, brings joy and relaxation to the workplace, while comprehensive health coverage ensures the well-being of all homies.

OPEN AND INCLUSIVE CULTURE

At Homesfy, we foster an open-door culture that encourages communication and collaboration. Our team members feel a strong sense of belonging and are empowered to share their ideas and creativity. This inclusive environment promotes innovation and ensures that work goes hand-in-hand with fun, creating a fulfilling work experience.

COMMITMENT TO EMPLOYEE DEVELOPMENT

At Homesfy, we are dedicated to the growth and development of our employees, whom we affectionately call "homies." We provide thoughtful initiatives and ample support to help them thrive and achieve their fullest potential. Our experimental platform encourages innovation and skill honing, empowering our employees to stay ahead in their fields. We understand the significance of human emotions and empathy, making them a cornerstone of our approach.

CAREER DEVELOPMENT AND EMPOWERMENT

We believe in supporting our team members' career aspirations through well-defined career paths and internal growth opportunities. Our structured performance incentives, equity-linked incentive programmes, and performance-linked variable pay structures motivate our employees to strive for excellence. We uphold a people-first culture, setting new benchmarks in the real estate sector as a desirable platform for building a career.

LEADERSHIP AND DEVELOPMENT INITIATIVES

We are committed to enhancing our employees' skills and leadership capabilities through various development initiatives. Our revamped induction programme equips new hires with the tools to deliver credible sales pitches, while the Learning Mantra sessions focus on soft skills, behavioural skills, and leadership development. The Train the Trainer Certification Programme enhances training delivery methodologies and fosters a culture of continuous improvement.

The Bigger Picture

At Homesfy, our people are not just employees; they are the driving force behind our success. By nurturing talent, providing opportunities for growth, and fostering a supportive and inclusive work culture, we create an environment where individuals thrive, innovate, and contribute to a brighter future. With a talented team of over 363 homies, Homesfy continues to be a place where excellence and creativity flourish.

Management Discussion and Analysis

Indian Economy

India retained its position as the fastest growing major economy during FY26. Real Gross Domestic Product growth is estimated at 7.4% for the year, an acceleration from 6.5% in FY25, supported by resilient domestic consumption, a sustained public capital expenditure programme, and a recovery in private investment. Growth was broad based through the year, with the economy expanding 7.8% in the first quarter and 8.2% in the second quarter, the latter its fastest pace in several years.

The inflation environment remained benign. Headline consumer price inflation eased to an eight-year low of 1.6% in July 2025 before firming in the closing months, and stayed within the Reserve Bank of India's tolerance band of 2% to 6% through the year. The moderation was driven by a prolonged decline in food prices and was reinforced by the rationalisation of Goods and Services Tax rates from September 2025 into a simplified two-rate structure, which lowered the tax incidence on a range of essential goods. A revised consumer price index series, with 2024 as the base year, was introduced in February 2026.

In response to contained inflation, the Reserve Bank of India continued its accommodative approach, reducing the policy repo rate over the course of the year. Gross Goods and Services Tax collections rose to approximately ₹22 lakh crore for the year, an increase of about 8% over FY25, reflecting the continued formalisation of the economy and a widening taxpayer base. The financial, real estate and professional services segment grew 10.2% in the second quarter, underlining the strength of services-led demand.

Growth for FY27 is projected in the range of 6.8% to 7.2%, with domestic demand, ongoing structural reforms and a stable monetary environment expected to underpin steady medium-term expansion, even as global trade conditions remain uncertain.

Source: Economic Survey 2025-26 and First Advance Estimates, Ministry of Statistics and Programme Implementation; Reserve Bank of India Monetary Policy, 2025-26; Press Information Bureau, Government of India

Indian Real Estate Industry

India's real estate sector remains integral to the national economy, supporting more than 250 ancillary industries and contributing to employment generation at a significant scale. With around 18% of the country's workforce engaged in the sector, it stands as one of the largest employment creators after agriculture. Independent market research estimates the Indian real estate market at approximately USD 0.66 trillion, contributing close to 7.3% of national output, and projects it to reach around USD 1.04 trillion by 2030 at a compound annual growth rate of about 9.5%, with its share of output rising over the longer term.

Source: Mordor Intelligence; India Brand Equity Foundation (IBEF).

The residential segment is the primary addressable market for a broker and aggregator. Independent research estimates the Indian residential real estate market at approximately USD 399 to 400 billion in 2025, with a forecast compound annual growth rate of about 9% to 10% to 2030. Demand is broad based, fuelled by a rapidly urbanising population, rising disposable incomes, greater aspirations for quality housing, and strong growth in the commercial segment. Government policy has played a pivotal role in driving growth and formalisation, through the focus on affordable housing, the Smart Cities Mission, tax relief on home loans, and the Real Estate (Regulation and Development) Act, which has improved transparency and safeguarded buyers' interests.

Source: Mordor Intelligence; IBEF.

Residential Real Estate

The residential market remained resilient through 2025, although demand became increasingly differentiated across ticket sizes and cities. Housing sales across the major cities moderated on a volume basis, even as total sales value rose, supported by a continued shift towards higher-value homes and selective price increases. Sales of homes priced below ₹50 lakh and in the ₹50 lakh to ₹1 crore band declined, while homes priced above ₹1 crore recorded growth, reflecting a clear premiumisation of demand. Mumbai remained the largest market in absolute terms, accounting for close to 28% of sales across the major cities.

Affordability improved across most leading cities during 2025, aided by lower home loan rates following the Reserve Bank of India's cumulative repo rate reductions and by rising incomes. Average residential prices continued to firm, with the strongest appreciation recorded in the National Capital Region, Bengaluru and Hyderabad, driven largely by the expanding share of luxury and ultra-luxury supply. This combination of firm pricing, improving affordability and premiumisation shaped a more selective but well-supported demand environment.

Source: ANAROCK Research; Knight Frank India; Reserve Bank of India House Price Index, 2025-26.

Commercial Real Estate

India's commercial real estate sector continued to demonstrate resilience and outperformance when measured against global benchmarks. Growth in information technology and business process management, the establishment of Global Capability Centres, and the expansion of co-working and flexible office space sustained healthy absorption in office and industrial assets. The continued development of technology, manufacturing and services industries, along with increased foreign capital participation, is expected to support absorption levels, while demand for logistics infrastructure and data centres is projected to accelerate in tandem with the digital transformation of the economy.

Outlook

The prospects for India's real estate sector remain robust and broad based. Rapid urbanisation, rising income levels, strong demographics and supportive government policy are set to underpin consistent and sustainable growth. Demand is expected to extend across affordable, mid-price and luxury housing, reinforced by potential in smaller towns and upcoming urban centres, even as premiumisation continues to shape the composition of sales in the leading metropolitan markets.

The Real Estate Broking Industry

The real estate broking industry is witnessing a foundational transformation, shaped by regulatory clarity, market formalisation, technological innovation, and rising consumer expectations. As demand strengthens across both residential and commercial segments, brokerage firms are evolving rapidly to stay relevant in a more transparent and service-oriented ecosystem. The shift from fragmented, commission-driven models to structured, technology-enabled and multi-service platforms is evident across urban and semi-urban markets.

KEY TRENDS

Rise of Formalisation and Regulatory Oversight

The implementation of the Real Estate (Regulation and Development) Act has mandated agent registration, periodic renewal and adherence to compliance norms across states. Brokers are now regarded as regulated professionals under the supervision of state authorities, which has built trust among homebuyers, developers and institutional clients, and is expected to attract skilled talent and institutional partnerships into the ecosystem.

Digital Transformation and Technology Integration

From artificial-intelligence-driven property recommendations to immersive virtual tours, digital tools are becoming integral to property transactions. Brokers are leveraging customer relationship management platforms, video consultations and mobile-first engagement to improve response times and client satisfaction, while integrations such as instant home loan approvals and online documentation streamline the buyer journey. Firms that embrace a technology-first approach are best placed to scale efficiently.

Shift from pure brokerage to data-led advisory

As clients become more discerning and informed, the broker's role is evolving from deal-making to insight-driven advisory. Firms increasingly rely on market intelligence, behavioural analytics and transaction data to guide clients on pricing, investment timing and project selection, and developers rely on brokers for feasibility studies, absorption forecasts and micro-market mapping.

Platform-led aggregation and consolidation

The industry is witnessing a shift towards platform-led aggregation, where digital-first firms combine centralised lead generation, proprietary data analytics and standardised customer journeys to create scale advantages. Well-capitalised players are expanding through partnerships, leading to consolidation across leading markets, and the landscape is likely to be increasingly dominated by professionally run, brand-led broker networks that offer both reach and reliability.

OPPORTUNITIES

- Scalable growth and network expansion, as platform-led models allow brokers to serve multiple geographies and client segments without proportionate physical branch expansion, keeping operational costs in check.
- Improved conversion and client experience, as access to verified inventory from multiple sources increases the likelihood of a property match, resulting in faster deal closure and higher client satisfaction.
- Professionalisation through technology, as integrated documentation, lead tracking and centralised dashboards standardise operations and reinforce client trust.
- Entry into institutional and premium segments, as co-broking platforms provide the visibility and operational rigour required to engage with developers and institutional clients on higher-value transactions.

THREATS AND CHALLENGES

- Cautious buyer sentiment and delayed project launches can temper transaction momentum in specific micro-markets within a given period.
- Uneven digital adoption, as agents in smaller cities continue to rely on informal processes, creating inconsistency in service delivery.
- Absence of standardised protocols for commission sharing, documentation and dispute resolution across the industry.
- Fragmentation of platforms and limited awareness of the long-term benefits of co-broking models, particularly in smaller markets.

Company Overview

Homesfy Realty Limited is one of India's leading real estate broking companies and the first real estate brokerage firm listed on the NSE Emerge platform. Incorporated in 2011 and headquartered in Thane, Maharashtra, the Company operates at the intersection of technology, scale and service, serving as a critical enabler in the home-buying value chain by connecting developers, brokers and homebuyers through structured processes and technology-led platforms.

The Company's core broking business is anchored by a team of in-house agents who manage the complete transaction lifecycle, from lead generation and property discovery to site visits and deal closure. This is complemented by the Company's proprietary technology platform, mymagnet.io, which aggregates third-party brokers under a single digital ecosystem, providing them with access to inventory, workflow tools, customer relationship management capabilities and transparent commission structures, thereby creating a scalable and asset-light model of market penetration. The Company also operates a growing home loans vertical that provides financing solutions through partnerships with banks and non-banking financial institutions, supporting buyers across the affordability spectrum.

With a presence in the Mumbai Metropolitan Region, Pune, Bengaluru and Hyderabad, the Company is strategically positioned in India's high-demand urban corridors. Its emphasis on technology, standardisation and customer experience is aligned with the ongoing formalisation of the real estate sector, positioning it as a trusted partner in the organised residential real estate ecosystem.

FY26 Performance Review

FY26 was a year of deliberate consolidation and operational transformation for Homesfy. The Company chose to prioritise quality of business, operating discipline and the strengthening of internal processes over pure scale. This transition weighed on near-term financial performance but is intended to build a more resilient and sustainable business. Gross Transaction Value stood at ₹2,347 crore, a 3% increase over FY25, supported by a higher average ticket size, which rose 15% year on year to approximately ₹1.47 crore per home. The core direct broking business demonstrated resilience, with direct Gross Transaction Value growing 17% to ₹2,005 crore and direct gross bookings rising 2% to 1,363.

Note: figures are taken as per consolidated financial statements

MD&A (CONTINUED)

The mymagnet channel business recorded Gross Transaction Value of ₹343 crore, a decline of 40%, with 226 gross bookings, as the Company consciously prioritised higher-quality business and operating discipline over volume. The home loans vertical disbursed loans worth ₹341 crore during the year, an increase of 26% over FY25, reflecting growing adoption among end-users and the depth of the Company's network of lending partners.

Revenue from operations was ₹40.32 crore, compared with ₹58.67 crore in FY25. While the operational business recorded steady growth, the moderation in reported revenue was primarily attributable to lower recognition of unbilled revenue, following the strengthening of the Company's internal validation processes. This is confirmed by the issuance of an unqualified audit opinion by the auditors. This reflects a more conservative and disciplined approach to revenue recognition and does not affect the underlying operating performance of the business. On the profitability front, EBITDA stood at ₹(20.44) crore against ₹1.56 crore in FY25, and Profit After Tax was ₹(20.49) crore against ₹1.38 crore in the previous year. The reduction in profitability reflected the lower revenue recognition majorly due to strengthen internal validation process, together with continued investment in technology, salesforce productivity and leadership depth undertaken as part of the Company's transformation programme.

GROSS TRANSACTION VALUE AND OPERATING SNAPSHOT (FY26)

PARTICULARS	FY26	FY25	CHANGE
Gross Transaction Value (₹ crore)	2,347	2,280	+3%
GTV – Direct (₹ crore)	2,005	1,714	+17%
GTV – mymagnet (₹ crore)	343	572	(40%)
Home loans disbursed (₹ crore)	341	271	+26%
Total gross bookings (no.)	1,589	1,766	(10%)
Direct gross bookings (no.)	1,363	1,336	+2%
mymagnet gross bookings (no.)	226	435	(48%)
Average ticket size per home (₹ crore)	~1.47	~1.28	+15%

CONSOLIDATED FINANCIAL PERFORMANCE

PARTICULARS	FY26	FY25
Revenue from Operations	40.32	58.67
Employee Expenses	26.73	28.27
Other Expenses	33.67	28.84
Exceptional and Prior Period Items	0.36	–
EBITDA	(20.44)	1.56
EBITDA Margin (%)	(51%)	3%
Other Income	1.65	1.39
Depreciation	1.80	0.85
Finance Cost	0.02	0.20
Profit Before Tax	(20.61)	1.90
Tax Expenses	(0.12)	0.52
Profit After Tax	(20.49)	1.38
PAT Margin (%)	(51%)	2%

Composition of Revenue from Operations. The reduction in reported revenue is best understood through the movement in billed and unbilled revenue. Billed revenue was ₹45.30 crore against ₹51.22 crore in FY25, unbilled revenue was ₹10.77 crore against ₹15.27 crore, and unbilled revenue converted into billed revenue was ₹(15.75) crore against ₹(7.82) crore. The reduction in unbilled revenue recognition is primarily driven by strengthened internal validation processes.

REVENUE FROM OPERATIONS (₹ CRORE)	FY26	FY25
Billed revenue	45.30	51.22
Unbilled revenue	10.77	15.27
Unbilled revenue converted into billed revenue	(15.75)	(7.82)
Total	**40.32**	**58.67**

Note: figures are taken as per consolidated financial statements

Risks and Concerns

The Company operates in a cyclical industry, and its performance is closely linked to the health of the residential real estate market. A slowdown in housing demand, a sustained rise in interest rates, or a correction in property prices could reduce transaction volumes and brokerage income. As a large share of business is concentrated in the Mumbai Metropolitan Region, any adverse development in this market may have a disproportionate impact on results.

The Company also depends on the availability of saleable inventory from developers and on the continued participation of channel partners on the mymagnet platform. Delays in project launches, weaker developer relationships, or lower partner engagement could affect the transaction pipeline. Slower adoption of technology in smaller markets remains a further constraint.

Regulatory changes, including amendments to the Real Estate (Regulation and Development) Act, taxation, and compliance norms, could raise the cost of doing business. The Company is also exposed to competition from both organised and unorganised brokers, and to the challenge of attracting and retaining skilled talent.

The Company seeks to mitigate these risks through diversification across markets and service lines, disciplined cost management, strengthened internal processes, and continued investment in technology and people.

Navigating the report

MD&A (CONTINUED)

Key Financial Ratios

PARTICULARS	NUMERATOR/ DENOMINATOR	FY26	FY25	% CHANGE	REASON
Current Ratio	Current Assets Current Liabilities	3.03	5.94	-49%	The Current Ratio stood at 3.03 times as at March 31, 2026, compared with 5.94 times as at March 31, 2025. The movement primarily reflects the optimisation of the Company's working capital position during the year. The ratio continues to remain at a healthy level, reflecting the Company's adequate liquidity position and ability to meet its short-term obligations.
Debt-Equity Ratio	Total Debts Equity	0.00	0.00	0%	-
Debt Service Coverage Ratio	Earning available for Debt Service Interest + Installments	(280)	45	-722%	The Debt Service Coverage Ratio stood at negative 280 times as at March 31, 2026, compared with 45 times in the previous year. The movement is primarily attributable to the change in earnings during the year, while the Company continues to maintain a relatively low level of debt obligations. The Company's low leverage profile provides flexibility to support its business strategy and future growth initiatives. The adverse movement is also influenced by the relatively low level of debt service obligations, which magnifies the ratio movement when earnings decline.
Return on Equity Ratio/Return on Net Worth Ratio	Profit after Tax Average Shareholder's Equity	-51.26%	3.07%	-1,770%	The Return on Equity stood at -51.26% in FY26 compared with 3.07% in FY25. The movement primarily reflects the earnings profile for the year and the Company's continued investment in improving operating efficiencies, optimising its cost structure and enhancing returns as the benefits of these initiatives scale up. While these changes may take time to fully reflect in financial outcomes, we believe they are important for building a more scalable, resilient, and profitable business over the long term.
Inventory turnover ratio	Total Trunover Average Inventories	-	-	-	-
Trade receivables turnover ratio	Total Turnover Average Account Receivable	2.02	2.28	-11%	-
Trade payables turnover ratio	Total Purchases Average Account Payable	11.42	14.05	-19%	-
Net capital turnover ratio	Total Turnover Net Working Capital	1.60	1.27	26%	The Net Capital Turnover Ratio improved to 1.60 times in FY26 from 1.27 times in FY25. The improvement reflects more efficient utilisation of the Company's net working capital and demonstrates the Company's focus on maintaining an efficient capital structure. The higher ratio indicates improved turnover generated relative to the net capital deployed in the business.
Net profit ratio	Net Profit Total Turnover	-50.80%	2.34%	-2,271%	The Net Profit Ratio stood at -50.80% in FY26 compared with 2.34% in FY25. The movement primarily reflects the Company's business transition during the year, including investments towards strengthening its operating capabilities and business platform. During FY26, the Company continued to focus on building a scalable operating model, with the expectation that the benefits of these initiatives will accrue progressively as business volumes and operating leverage improve.
Return on Capital employed	EBIT Average Capital Employed [Net worth + Borrowings + DTL (net)]	-53.88%	2.58%	-2,188%	The Return on Capital Employed stood at -53.88% in FY26 compared with 2.58% in FY25. The movement is primarily attributable to the earnings profile during the year and the investments undertaken to strengthen the Company's operating platform and future growth capabilities. The Company remains focused on improving asset utilisation, operational efficiency and internal validation processes, which is expected to support improved returns on capital employed over the medium term.
Return on investment	Return on Investment Total Investment	-39.52%	2.51%	-1,675%	The Return on Investment stood at -39.52% in FY26 compared with 2.51% in FY25. The movement primarily reflects the earnings profile for the year and the Company's continued investment in business development and strengthening its operating capabilities. The Company remains focused on improving the productivity of its investments and enhancing returns through greater scale, operating efficiencies and improved business performance.
Interest Coverage Ratio	EBIT Interest	-1,61,937%	634%	-25,638%	The Interest Coverage Ratio stood at -161937% as at March 31, 2026, compared with 634% in the previous year. The movement is primarily attributable to the change in earnings during the year, while the Company continues to maintain a relatively low level of interest obligations. The Company's low interest profile provides flexibility to support its business strategy and future growth initiatives. The adverse movement is also influenced by the relatively low level of interest obligations, which magnifies the ratio movement when earnings decline.
Operating Profit Margin	EBIT Revenue	-53.42%	1.97%	-2,814%	The Operating Profit Ratio stood at -53.42% in FY26 compared with 1.97% in FY25. The movement primarily reflects the Company's business transition during the year, including investments towards strengthening its operating capabilities and business platform. During FY26, the Company continued to focus on building a scalable operating model, with the expectation that the benefits of these initiatives will accrue progressively as business volumes and operating leverage improve.

Note: figures are taken as per consolidated financial statements

Outlook

The year marked the beginning of a deeper operational transformation at Homesfy. Across functions, the Company increased its focus on productivity, conversion efficiency, accountability, technology integration and stronger operating rhythms. While these changes may take time to be fully reflected in financial outcomes, the Company believes they are important for building a more scalable, resilient and profitable business over the long term.

Entering FY27, the Company's strategic direction is centred on strengthening operational efficiency, internal process re-engineering and productivity across the organisation. Investments in customer relationship management systems, funnel optimisation and disciplined execution are expected to support operating leverage and improve lead-to-sale conversions over time. Through a balanced approach spanning direct broking and channel aggregation via mymagnet, the Company remains focused on building a more scalable, resilient and profitable business.

Human Resources and Industrial Relations

Homesfy Realty Limited regards its workforce as the foundation of its continued progress. The organisation draws strength from a diverse team of professionals whose expertise spans real estate, engineering, business, marketing and design, allowing for interdisciplinary collaboration and a unified pursuit of excellence. The Company maintains a well-structured recruitment framework, complemented by robust incentive mechanisms and significant investment in comprehensive training programmes.

During FY26, the Company sharpened its focus on salesforce productivity and a leaner, higher-performing organisation, with the share of sales roles in the workforce rising to 76%. Employee development remained a central focus, supported by an open-door culture and dedicated initiatives including the Young Leaders Programme and the Be Your Own Boss scheme. The year also saw the Company strengthen its leadership depth with senior additions across human resources, sales and corporate strategy.

PEOPLE METRICS	FY26	FY25
Employees (as at 31 March)	363	452
Men (%)	73%	69%
Women (%)	27%	31%
Sales roles as share of workforce (%)	76%	63%

Internal Control Systems and Their Adequacy

The Company has in place robust internal control systems suited to its size and industry. These systems and procedures are designed to provide reasonable assurance regarding the effectiveness and efficiency of operations, the reliability of financial reporting, and strict compliance with all applicable laws and regulations. Safeguarding the Company's assets remains a fundamental priority, with established measures aimed at preventing and detecting both errors and fraudulent activities. The internal team, supported by the Audit Committee, closely monitors operations and promptly informs the Board of any significant findings. Ongoing risk assessment and the implementation of mitigation strategies ensure that the internal control framework remains both effective and responsive to emerging challenges. During the year, the Company further strengthened its internal validation processes, which is reflected in the more conservative recognition of unbilled revenue.

Cautionary Statement

Certain statements in this report regarding the Company's objectives, projections, estimates, expectations or predictions may constitute forward-looking statements under applicable securities laws and regulations. While these expectations are based on reasonable assumptions, actual results could differ materially from those expressed or implied. Important factors that could make a difference to the Company's operations include economic conditions affecting demand and supply, price conditions in the domestic and overseas markets, changes in government regulations, tax laws and other statutes, and other incidental factors. The Company assumes no responsibility to publicly amend, modify or revise any forward-looking statements on the basis of any subsequent developments, information or events.

Note: figures are taken as per consolidated financial statements

Navigating the report

Corporate Information

BOARD OF DIRECTORS

Mr. Ashish Kukreja
Chairman & Managing Director

Mr. Mukesh Kumar Mishra
Executive Director

Mr. Sachin Tagra
Independent & Non- Executive Director

Mr. Jayant Chauhan
Independent & Non- Executive Director

Mr. Dinesh Harishankar Bojwani
Independent & Non- Executive Director

Ms. Shraboni Mazumder
Woman Independent & Non- Executive Director

CHIEF FINANCIAL OFFICER

Mr. Shashank Devendra Mewada

COMPANY SECRETARY & COMPLIANCE OFFICER

Mr. Atul Arya Agrahari

STATUTORY AUDITORS

M/s. Venus Shah & Associates LLP,
Chartered Accountant,
Add: 611/612, The Gateway Mulund
Goregaon Link Road Mulund West, Mumbai,
Maharashtra 400080
Website: www.venusshah.com

SECRETARIAL AUDITORS

CS Deepak Rane,
Practicing Company Secretary,
Add: 501, Sheetal Dwar, Daftary Road, Shivaji Chowk,
Near Centre Plaza Mall, Malad East, Mumbai 400097

INTERNAL AUDITORS

M/s. ATMS & Co. LLP

BANKERS AS ON MARCH 31, 2026

ICICI Bank Limited
State Bank of India Limited
Kotak Mahindra Bank Limited
IndusInd Bank
Bank of Maharashtra

REGISTRAR AND SHARE TRANSFER AGENT –

Bigshare Services Private Limited,
Add: Office No S6-2 | 6th floor Pinnacle Business Park,
Next to Ahura Centre | Mahakali Caves Road | Andheri (East)
Mumbai – 400093 | Maharashtra | India.
Website: www.bigshareonline.com

CORPORATE IDENTITY NUMBER-

L70100MH2011PLC217134

REGISTERED & CORPORATE OFFICE-

HO: 1602, 16th Floor, Dev Corpora Near Cadbury Junction,
Thane (West), Thane – 400601, Maharashtra, India

WESTERN OFFICE

208-209, Atlanta Estate Premises Co-op Hou Soc Ltd,
Goregaon East, Mumbai, Maharashtra: 400063

PUNE OFFICE

E-17/18, Viviana Enterprises LLP, Ganga Tirth,
Behind Aranyeshwar Temple, Sahakarnagar-1,
Pune-411009, Maharashtra

HYDERABAD OFFICE

819-R7, Manjeera Majestic, Commercial, Beside KPHB Rythu Bazar, JNTU Kukatpally, Ranga Reddy,
Telangana-500085, Hyderabad

BANGALORE OFFICE

3rd Floor, Unit No. 210/2, Upper Palace Orchards, Bellary Road, Sadashiva Nagar, Bengaluru – 560080

NAVI MUMBAI OFFICE

Rush Co-Works, 7th Floor, Mayuresh Square, Sector 15,
CBD Belapur, Navi Mumbai – 400614

DUBAI OFFICE

Empire Heights A-16F-A-04, Business Bay,
Plot No. 75-0, Dubai, UAE

WEBSITE

www.homesfy.in

LISTED ON

NSE - National Stock Exchange of India Ltd.

Notice of 15th Annual General Meeting

Notice is hereby given that the 15th Annual General Meeting ("AGM") of the members of **Homesfy Realty Limited** (CIN: L70100MH2011PLC217134) will be held on Saturday, September 26, 2026 at 10.00 A.M. (IST) through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM") to transact the following businesses as mentioned below:

ORDINARY BUSINESS:

1. TO CONSIDER AND ADOPT THE AUDITED FINANCIAL STATEMENTS, ON STANDALONE AND CONSOLIDATED BASIS, OF THE COMPANY FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026 TOGETHER WITH THE REPORTS OF THE BOARD OF DIRECTORS AND INDEPENDENT AUDITORS THEREON.

2. TO APPOINT MR. MUKESH KUMAR MISHRA (DIN: 06450500), WHO RETIRES BY ROTATION AND BEING ELIGIBLE, OFFERS HIMSELF FOR RE-APPOINTMENT.

3. **TO APPOINT THE STATUTORY AUDITORS OF THE COMPANY AND FIX THEIR REMUNERATION**

   To consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution:

   "**RESOLVED THAT** pursuant to the provisions of Section 139, 141, 142 read with Companies (Audit and Auditors) Rules, 2014 and other applicable provisions, if any, under the Companies Act, 2013 ("the Act") and the applicable provisions of the SEBI Listing Regulations, and any other applicable laws or regulations (including any amendments thereto or re-enactment thereof for the time being in force), and based on recommendation of the Audit Committee and the Board of Directors, the consent of the members be and is hereby accorded for the appointment of M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) as the Statutory Auditors of the Company for the first term of five (5) consecutive years from conclusion of 15th Annual General Meeting ("AGM") till the conclusion of 20th AGM at such remuneration plus applicable taxes, and out of pocket expenses as may be recommended by the Audit Committee in consultation with the Auditors and duly approved by the Board of Directors of the Company.

   RESOLVED FURTHER THAT any of the Directors and the Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be necessary, desirable or expedient to give effect to this resolution, including but not limited to filing the necessary forms, returns and documents with the Registrar of Companies, Stock Exchanges and other statutory/regulatory authorities."

SPECIAL BUSINESSES:

4. **TO APPOINT THE STATUTORY AUDITORS OF THE COMPANY TO FILL CASUAL VACANCY**

   To consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution:

   "**RESOLVED THAT** pursuant to the provisions of Section 139, 141, 142 read with Companies (Audit and Auditors) Rules, 2014 and other applicable provisions, if any, under the Companies Act, 2013 ("the Act") and the applicable provisions of the SEBI Listing Regulations, and any other applicable laws or regulations (including any amendments thereto or re-enactment thereof for the time being in force), and based on recommendation of the Audit Committee and the Board of Directors, the consent of the members be and is hereby accorded for the appointment of M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) as the Statutory Auditors of the Company to hold office from August 29, 2026 till the conclusion of ensuing Annual General Meeting of the Company to fill the casual vacancy caused by the resignation of M/s Venus Shah & Associates LLP, Chartered Accountants, at such remuneration plus applicable taxes, and out of pocket expenses as may be recommended by the Audit Committee in consultation with the Auditors and duly approved by the Board of Directors of the Company.

   RESOLVED FURTHER THAT any of the Directors and the Company Secretary of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be necessary, desirable or expedient to give effect to this resolution, including but not limited to filing the necessary forms, returns and documents with the Registrar of Companies, Stock Exchanges and other statutory/regulatory authorities."

5. APPROVAL OF REMUNERATION PAYABLE TO MR. MUKESH KUMAR MISHRA (DIN: 06450500) EXECUTIVE DIRECTOR, IN EXCESS OF PRESCRIBED LIMIT

To consider and if thought fit, to pass, with or without modification(s), the following resolution as **Special Resolution**:

"**RESOLVED THAT** pursuant to Sections 196 and 197 read with Schedule V and other applicable provisions, if any, of the Companies Act, 2013 (including any amendments, modifications or re-enactment), rules made thereunder, each as amended ("Companies Act"), Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other applicable provisions of law, if any, and pursuant to the provisions of the Articles of Association of the Company, and upon recommendation of Nomination & Remuneration Committee and approval of the Audit Committee and Board, consent of the members be and is hereby accorded to increase remuneration payable to Mr. Mukesh Kumar Mishra, Executive Director, an amount not exceeding ₹ 60,00,000 (Rupees Sixty Lakh Only) per annum, notwithstanding that such remuneration may exceed prescribed limit as specified under the Companies Act, 2013.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, the Board and/or Nomination and Remuneration Committee constituted by the Board be and is hereby authorized to do all such acts, deeds, matters and things and to take all such steps as may be required in this connection including seeking all necessary approvals to give effect to this Resolution and to settle any questions, difficulties or doubts that may arise in this regard."

By Order of the Board of Directors
For Homesfy Realty Limited

Sd/-
Atul Arya Agrahari
Company Secretary and Compliance Officer

Date: August 29, 2026
Place: Thane

Notes:

1. The Ministry of Corporate Affairs ("MCA") has, vide, General Circular No. 14/2020 dated 8th April 2020, General Circular No. 17/2020 dated 13th April 2020, General Circular No. 20/2020 dated 5th May 2020, General Circular No. 22/2020 dated 15th June 2020, General Circular No. 33/2020 dated 28th September 2020, General Circular No. 39/2020 dated 31st December 2020, General Circular No. 02/2021 dated 13th January 2021, General Circular No. 10/2021 dated 23rd June 2021, General Circular No. 20/2021 dated 8th December 2021, General Circular No. 21/2021 dated 14th December 2021, General Circular No. 3/2022 dated 5th May 2022, General Circular No. 09/2023 dated 25th September, 2023, General Circular No. 09/2024 dated 19th September, 2024 and General Circular No. 03/2025 dated 22nd September, 2025 and read with Securities and Exchange Board of India (SEBI) Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated 12th May 2020, SEBI Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated 15th January 2021 and SEBI Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated 13th May 2022, SEBI Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05th January, 2023, SEBI Circular No. SEBI/HO/DDHS/P/CIR/2023/0164 dated 06th October, 2023 and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 03rd October, 2024 (collectively referred to as 'MCA and SEBI Circulars'/'the Circulars'), the Company is being permitted for sending of the Notice of the AGM along with Annual Report only through electronic mode to those Members whose e-mail IDs were registered with the Company/Depositories as well as for convening the 15th Annual General Meeting ("AGM"/"Meeting") through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), without physical presence of the members at a common venue. In accordance with the MCA Circulars, provisions of the Companies Act, 2013 (" The Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the AGM of the Company is being held through VC/OAVM. The deemed venue for the AGM shall be the Registered Office of the Company situated at 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane – 400601, Maharashtra, India.

2. The Statement, pursuant to Section 102 of the Companies Act, 2013, as amended ('Act') setting out material facts concerning the business with respect to Item No. 3, 4 and 5 forms part of this Notice. Additional information, pursuant to Regulation 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ('SEBI Listing Regulations') and Secretarial Standard – 2 as annexed to the notice.

3. Pursuant to the provisions of the Act, a member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA and SEBI Circulars through VC/OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence the Proxy Form and Attendance Slip are not annexed to this Notice.

4. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.

5. Since the AGM will be held through VC/OAVM, the Route Map is not annexed in this Notice.

6. Dispatch of AGM Notice through Electronic Mode: In compliance with the MCA Circulars and SEBI Circular, Notice of the AGM along with Annexures is being sent only through electronic mode to those Members whose e-mail address is registered with the Company/Depository Participants. Members may note that the AGM Notice will also be available on the Company's website www.homesfy.in, website of the Stock Exchange, that is, National Stock Exchange of India Limited at www.nseindia.com, and on the website of Company's Registrar and Transfer Agent, Bigshare Services Private Limited ("Bigshare") at https://www.bigshareonline.com respectively.

7. To support 'Green Initiative' for receiving all communication (including AGM Notice) from the Company electronically, members holding shares in dematerialised mode are requested to register/update their e-mail address with the relevant Depository Participant.

8. Institutional/Corporate Shareholders (i.e. other than individuals/HUF, NRI, etc.) are required to send a scanned copy (PDF/JPG Format) of its Board or governing body Resolution/Authorization etc., authorizing its representative to attend the AGM through VC/OAVM on its behalf and to vote through remote e-voting. The said Resolution/Authorization shall be sent to the Scrutinizer by email through its registered email address to maithili@mnapcs.com with a copy marked to cs@homesfy.in.

   However, the Body Corporate are entitled to appoint authorised representatives to attend the AGM through VC/OAVM and participate thereat and cast their votes through e-voting.

9. Members seeking any information with regard to the matter to be placed at the AGM, are requested to write to the Company at least seven days before the date of the Meeting, to email id cs@homesfy.in. The same will be replied by the Company suitably.

10. Members who hold shares in dematerialized form are requested to write their Client ID and DP ID Nos. and those who hold shares in physical form are requested to write their Folio No. while login for attending the Meeting.

11. The members who have cast their vote by remote e-voting prior to the meeting may also attend the meeting but shall not be entitled to cast their vote again. In case vote is cast by both the modes, then vote cast by remote e-voting prior to the meeting shall prevail. The Members attending the meeting, who have not cast their vote through remote e-voting shall be able to exercise their voting rights during the meeting also.

12. The voting rights of members shall be in proportion to their share of the paid-up equity share capital of the Company as on the Cut-off Date i.e. Friday, September 18, 2026.

13. SEBI has introduced Online Dispute Resolution ("ODR") portal for dispute resolution in addition to the existing SEBI Complaints Redress System ("SCORES") platform, which can be utilised by the investors and the Company for dispute resolution. The SMART ODR Portal can be accessed at: https://smartodr.in/login.

14. As per the provisions of Section 72 of the Act, the facility for making nomination is available for the Members in respect of the shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting prescribed form. Members are requested to submit these details to their DP in case the shares are held by them in electronic form.

15. The members who wish to nominate, any person to whom his securities shall vest in the event of his death may do so by submitting the attached nomination Form to the Company or the Registrar and Transfer Agent of the Company. A nomination may be cancelled, or varied by nominating any other person in place of the present nominee, by the holder of securities who has made the nomination, by giving a notice of such cancellation or variation.

16. Ms. Maithili Nandedkar, Designated Partner of M/s. MNB & Co. LLP, Company Secretaries and in her absence Mr. Nithish Bangera, Designated Partner of M/s. MNB & Co. LLP, Company Secretaries has been appointed as the scrutinizer to scrutinize the votes to be casted through remote e-voting and e-voting during the meeting in a fair and transparent manner. The Scrutinizer shall, immediately after and not later than 48 hours from conclusion of the meeting, make a Scrutinizer's Report.

17. Members attending the AGM through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.

18. All documents referred to in the accompanying Notice shall be available electronically, during the General Meeting and from the date of circulation of Notice upto the date of General Meeting, for inspection by the Members by writing an e-mail to the Company cs@homesfy.in.

19. The Company's Registrar and Transfer Agent for its share registry work (Physical and Electronic) is Bigshare Services Private Limited (herein after referred to as "RTA"). All documents, transfers, dematerialization requests and other communications in relation thereto should be addressed directly to the Company's Registrar & Share Transfer Agents, at the address mentioned below:

    Bigshare Services Pvt Ltd
    Office No S6-2 | 6th floor Pinnacle Business Park
    Next to Ahura Centre | Mahakali Caves Road | Andheri (East)
    Mumbai – 400093 | Maharashtra | India.
    Tel: 022 – 62638200
    Email: investor@bigshareonline.com
    Website: https://www.bigshareonline.com/

20. As directed by SEBI, Members are requested to:

    i. Intimate to the DP, changes if any, in their registered addresses and/or changes in their bank account details, if the shares are held in dematerialized form.

    ii. Intimate to the Company's RTA, changes if any, in their registered addresses, in their bank account details, if the shares are held in physical form (share certificates).

    iii. Consolidate their holdings into one folio in case they hold Shares under multiple folios in the identical order of names.

    iv. Dematerialize the Physical Shares to Electronic Form (Demat) to eliminate all risks associated with Physical Shares. Our Registrar and Transfer Agents viz., Bigshare Services Private Limited, Mumbai (Phone 022-62638200) may be contacted for assistance, if any, in this regard. Further, as per amendment to Regulation 40 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 except in case of transmission or transposition of securities, requests for effecting transfer of securities shall not be processed unless the securities are held in the dematerialized form effective 1st April, 2019. Members are advised to Dematerialize the shares held by them in physical form.

21. The Securities and Exchange Board of India has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form who have not done so are requested to submit the PAN to their Depository Participant with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to RTA.

22. The Scrutinizer shall, immediately after the conclusion of voting at the AGM, first count the votes cast during the AGM, thereafter unblock the votes cast through remote e-voting and make, not later than 48 hours of conclusion of the AGM, a consolidated Scrutinizer's Report of the total votes cast in favour or against, if any, to the Chairman or a person authorised by him in writing, who shall countersign the same.

23. The result declared along with the Scrutinizer's Report shall be placed on the Company's website www.homesfy.in under the section "Investors Corner" and on the website of Bigshare Services Private Limited https://ivote.bigshareonline.com/immediately. The Company shall simultaneously forward the results to National Stock Exchange of India Limited, where the shares of the Company are listed.

24. Bigshare Services Private Limited e-Voting System – For e-voting and Joining Virtual meetings:

    a. As you are aware, in view of the situation arising due to COVID-19 global pandemic, the general meetings of the companies shall be conducted as per the guidelines issued by the Ministry of Corporate Affairs (MCA) vide Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020 and Circular No. 20/2020 dated May 05, 2020. The forthcoming AGM will thus be held through video conferencing (VC) or other audio-visual means (OAVM). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM.

    b. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has appointed Bigshare Services Private Limited for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by Bigshare Services Private Limited.

    c. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.

    d. Pursuant to MCA Circular No. 14/2020 dated April 08, 2020, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.

    e. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at www.homesfy.in. The Notice can also be accessed from the website of the Stock Exchange i.e. National Stock Exchange of India Limited at www.nseindia.com. The AGM Notice is also disseminated on the website of Bigshare Services Private Limited (agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. https://ivote.bigshareonline.com/.

    f. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circulars as stated above.

THE INSTRUCTIONS OF SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:

i. The voting period begins on **Wednesday, September 23, 2026 (09:00 A.M. IST) and ends on Friday, September 25, 2026 (05:00 P.M. IST)**. During this period shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date September 18, 2026, for E-Voting may cast their vote electronically. The e-voting module shall be disabled by Bigshare for voting thereafter.

ii. Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.

iii. Pursuant to SEBI Circular No. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020**, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

    Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

    In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/websites of Depositories/Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

iv. In terms of SEBI circular no. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020** on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

1. Pursuant to above said SEBI Circular, Login method for e-Voting and joining virtual meetings for Individual shareholders holding securities in Demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with **CDSL**	1) Users who have opted for CDSL Easi/Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi/Easiest is https://web.cdslindia.com/myeasitoken/home/login or visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then use your existing my easi username & password. 2) After successful login the Easi/Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of **BIGSHARE** the e-Voting service provider and you will be re-directed to **i-Vote** website for casting your vote during the remote e-Voting period. Additionally, there is also links provided to access the system of all e-Voting Service Providers i.e. **BIGSHARE**, so that the user can visit the e-Voting service providers' website directly. 3) If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasitoken/Registration/EasiRegistration 4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a link https://evoting.cdslindia.com/Evoting/EvotingLogin The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress, and also able to directly access the system of all e-Voting Service Providers. Click on BIGSHARE and you will be re-directed to **i-Vote** website for casting your vote during the remote e-voting period.
Individual Shareholders holding securities in demat mode with **NSDL**	1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name BIGSHARE and you will be re-directed to i-Vote website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select "Register Online for IDeAS "Portal or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name BIGSHARE and you will be redirected to i-Vote website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting

1. Pursuant to above said SEBI Circular, Login method for e-Voting and joining virtual meetings for Individual shareholders holding securities in Demat mode is given below: (Contd.)

Type of shareholders	Login Method
	4) For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID,8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page with all e-Voting Service Providers. Click on BIGSHARE and you will be re-directed to i-vote (E-voting website) for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
Individual Shareholders (holding securities in demat mode) login through their **Depository Participants**	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with **CDSL**	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free No. 1800 22 55 33.
Individual Shareholders holding securities in Demat mode with **NSDL**	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022- 48867000.

2. Login method for e-Voting for shareholder other than individual shareholders holding shares in Demat mode & physical mode is given below:

- You are requested to launch the URL on internet browser: https://ivote.bigshareonline.com
- Click on "**LOGIN**" button under the '**INVESTOR LOGIN**' section to Login on E-Voting Platform.
- Please enter you '**USER ID**' (User id description is given below) and '**PASSWORD**' which is shared separately on you register email id.
  - o Shareholders holding shares in CDSL demat account should enter 16 Digit Beneficiary ID as user id.
  - o Shareholders holding shares in NSDL demat account should enter 8 Character DP ID followed by 8 Digit Client ID as user id.
  - o Shareholders holding shares in physical form should enter Event No + Folio Number registered with the Company as user id.

  Note If you have not received any user id or password please email from your registered email id or contact i-vote helpdesk team. (Email id and contact number are mentioned in helpdesk section).

- Click on **I AM NOT A ROBOT (CAPTCHA)** option and login.

  NOTE: If Shareholders are holding shares in demat form and have registered on to e-Voting system of https://ivote.bigshareonline.com and/or voted on an earlier event of any company then they can use their existing user id and password to login.

- If you have forgotten the password: Click on '**LOGIN**' under '**INVESTOR LOGIN**' tab and then Click on '**Forgot your password**?
- Enter "**User ID**" and "**Registered email ID**" Click on **I AM NOT A ROBOT (CAPTCHA)** option and click on '**Reset**'.

  (In case a shareholder is having valid email address, Password will be sent to his/her registered e-mail address).

Voting method for shareholders on i-Vote E-voting portal:

- After successful login, **Bigshare E-voting system** page will appear.
- Click on "**VIEW EVENT DETAILS (CURRENT)**" under '**EVENTS**' option on investor portal.
- Select event for which you are desire to vote under the dropdown option.
- Click on "**VOTE NOW**" option which is appearing on the right hand side top corner of the page.
- Cast your vote by selecting an appropriate option "**IN FAVOUR**", "**NOT IN FAVOUR**" or "**ABSTAIN**" and click on "**SUBMIT VOTE**". A confirmation box will be displayed. Click "OK" to confirm, else "**CANCEL**" to modify. Once you confirm, you will not be allowed to modify your vote.
- Once you confirm the vote you will receive confirmation message on display screen and also you will receive an email on your registered email id. During the voting period, members can login any number of times till they have voted on the resolution(s). Once vote on a resolution is casted, it cannot be changed subsequently.
- Shareholder can "**CHANGE PASSWORD**" or "**VIEW/UPDATE PROFILE**" under "**PROFILE**" option on investor portal.

3. Custodian registration process for i-Vote E-Voting Website:

- You are requested to launch the URL on internet browser: https://ivote.bigshareonline.com
- Click on "**REGISTER**" under "**CUSTODIAN LOGIN**", to register yourself on Bigshare i-Vote e-Voting Platform.
- Enter all required details and submit.
- After Successful registration, message will be displayed with "**User id and password will be sent via email on your registered email id**".

  NOTE: If Custodian have registered on to e-Voting system of https://ivote.bigshareonline.com and/or voted on an earlier event of any company then they can use their existing user id and password to login.

- If you have forgotten the password: Click on '**LOGIN**' under '**CUSTODIAN LOGIN**' tab and further Click on '**Forgot your password**?
- Enter "**User ID**" and "**Registered email ID**" Click on **I AM NOT A ROBOT (CAPTCHA)** option and click on '**RESET**'.

  (In case a custodian is having valid email address, Password will be sent to his/her registered e-mail address).

Voting method for Custodian on i-Vote E-voting portal:

- After successful login, **Bigshare E-voting system** page will appear.

Investor Mapping:

- First you need to map the investor with your user ID under "**DOCUMENTS**" option on custodian portal.
  - o Click on "**DOCUMENT TYPE**" dropdown option and select document type power of attorney (POA).
  - o Click on upload document "**CHOOSE FILE**" and upload power of attorney (POA) or board resolution for respective investor and click on "**UPLOAD**".

    Note: The power of attorney (POA) or board resolution has to be named as the "**InvestorID.pdf**" (Mention Demat account number as Investor ID.)

  - o Your investor is now mapped and you can check the file status on display.

Investor vote File Upload:

- To cast your vote select "**VOTE FILE UPLOAD**" option from left hand side menu on custodian portal.

- Select the Event under dropdown option.
- Download sample voting file and enter relevant details as required and upload the same file under upload document option by clicking on "**UPLOAD**". Confirmation message will be displayed on the screen and also you can check the file status on display (Once vote on a resolution is casted, it cannot be changed subsequently).
- Custodian can "**CHANGE PASSWORD**" or "**VIEW/UPDATE PROFILE**" under "**PROFILE**" option on custodian portal.

Helpdesk for queries regarding e-voting:

Login type	Helpdesk details
Shareholder's other than individual shareholders holding shares in Demat mode & Physical mode.	In case shareholders/investor have any queries regarding E-voting, you may refer the Frequently Asked Questions ('FAQs') and i-Vote e-Voting module available at https://ivote.bigshareonline.com, under download section or you can email us to ivote@bigshareonline.com or call us at: 022-62638338

4. Procedure for joining the AGM/EGM through VC/OAVM:

For shareholder other than individual shareholders holding shares in Demat mode & physical mode is given below:

- The Members may attend the AGM through VC/OAVM at https://ivote.bigshareonline.com under Investor login by using the e-voting credentials (i.e., User ID and Password).
- After successful login, Bigshare E-voting system page will appear.
- Click on "**VIEW EVENT DETAILS (CURRENT)**" under '**EVENTS**' option on investor portal.
- Select event for which you are desire to attend the AGM/EGM under the dropdown option.
- For joining virtual meeting, you need to click on "VC/OAVM" link placed beside of "**VIDEO CONFERENCE LINK**" option.
- Members attending the AGM/EGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

The instructions for Members for e-voting on the day of the AGM/EGM are as under:

- The Members can join the AGM/EGM in the VC/OAVM mode 15 minutes before the scheduled time of the commencement of the meeting. The procedure for e-voting on the day of the AGM/EGM is same as the instructions mentioned above for remote e-voting.
- Only those members/shareholders, who will be present in the AGM/EGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM/EGM.
- Members who have voted through Remote e-Voting will be eligible to attend the EGM. However, they will not be eligible to vote at the AGM/EGM.
- Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their requesting in advance atleast 7 days prior to meeting mentioning their name, demat account number/folio number, email id, mobile number at cs@homesfy.in. The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance 7 days prior to meeting mentioning their name, demat account number/folio number, email id, mobile number at cs@homesfy.in. These queries will be replied to by the company suitably by email.

Helpdesk for queries regarding virtual meeting:

In case shareholders/investor have any queries regarding virtual meeting, you may refer the Frequently Asked Questions ('FAQs') available at https://ivote.bigshareonline.com, under download section or you can email us to ivote@bigshareonline.com or call us at: 1800 22 54 22, 022-62638338.

By Order of the Board of Directors
For Homesfy Realty Limited

Sd/-
Atul Arya Agrahari
Company Secretary and Compliance Officer

Date: August 29, 2026
Place: Thane

Annexure to the Notice

DETAILS OF DIRECTOR SEEKING RE-APPOINTMENT AT THE 15TH ANNUAL GENERAL MEETING

Pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Clause 1.2.5 of Secretarial Standard - 2 (SS-2) issued by ICSI on General Meetings, the particulars of the aforesaid Director seeking re-appointment at the AGM are given below:

Sr. No.	Particulars	Details of Director
1	Name of Director	Mukesh Kumar Mishra
2	Directors Identification Number (DIN)	06450500
3	Date of Birth	01/06/1984
4	Age	42
5	Original Date of Appointment	01/02/2021
6	Designation (at which appointment was made)	Executive Director
7	Qualification	HSC
8	Areas of experience	Mukesh Mishra is the Co-Founder & Head of Sales at Homesfy.in, a real estate brokerage institution. Before starting Homesfy, Mukesh oversaw sizable teams at prestigious financial institutions like HDFC Bank & Unicon Investments.
9	List of Directorship held in other Companies	Nil
10	Listed entities from which the person has resigned in the past three years	Nil
11	Names of other listed entities in which the person holds the Directorship	Nil
12	No. of Board Meetings attended during Financial Year 2025-26	05
13	Chairman/Member of Committees of other Companies	Nil
14	No. of shares held in the Company	136800
15	Remuneration last drawn (FY 2025-26)	₹ 50.42 Lakh
16	Relationship between Directors interse	N.A
17	Remuneration proposed to be paid	Remuneration as decided by the Board for the FY 2026-2027

By Order of the Board of Directors
For Homesfy Realty Limited

Sd/-
Atul Arya Agrahari
Company Secretary and Compliance Officer

Date: August 29, 2026
Place: Thane

EXPLANATORY STATEMENT PURSUANT TO PROVISIONS OF SECTION 102 OF THE COMPANIES ACT, 2013:

The following statements sets out all material facts relating to the Special Business mentioned in the Notice:

Item No. 03 and 04: To Appoint the Statutory Auditors of the Company and Fix Their Remuneration

Pursuant to the provisions of Section 139 of the Companies Act, 2013, M/s Venus Shah & Associates LLP, were appointed as the Statutory Auditors of the Company at the AGM held on September 16, 2023 to hold office for a period of 5 years till the conclusion of the 17th AGM of the Company to be held in the year 2028. However, on August 12, 2026, M/s Venus Shah & Associates LLP, Chartered Accountants, have tendered their resignation as the Statutory Auditors of the Company before completion of their term.

This had resulted in a casual vacancy in the office of Statutory Auditors of the Company as envisaged by Section 139(8) of the Companies Act, 2013. Further, as per the provisions of Section 139(8) of the Companies Act, 2013, casual vacancy caused by the resignation of auditor shall be approved by the shareholders in a General Meeting within 3 (three) months from the date of recommendation of the Board of Directors of the Company.

The Board of Directors at their meeting held on August 29, 2026, based on the recommendation of the Audit Committee, and pursuant to the provisions of Section 139(8) of the Companies Act, 2013 or any other applicable law, has appointed M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W), to fill the casual vacancy caused by the resignation of M/s Venus Shah & Associates LLP, Chartered Accountants and to hold office of the Statutory Auditor until the conclusion of this AGM. Accordingly, shareholders' approval by way of Ordinary resolution is sought.

Further, the Board of Directors at their meeting held on August 29, 2026, based on the recommendation of the Audit Committee, has also recommended the appointment of M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W), to hold office as Statutory Auditors of the Company for a term of five (5) consecutive years from conclusion of this AGM till the conclusion of 20th Annual General Meeting to be held in the year 2031, subject to approval of members at the ensuing AGM of the Company.

Shah Sanghvi & Associates is a firm of Chartered Accountants. The firm has vast experience in providing professional services in the area of Statutory and Tax Audits, Corporate Advisory Services, Management Consultancy, Company Law Matters and Due-Diligence for various Listed as well as Unlisted entities.

Profile of new auditors

Sr. No.	Particulars	Details
1	Proposed Statutory Auditor	M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W)
2	Proposed Fees payable to the Statutory Auditor	Limited Review Fees: ₹ 75,000/- Statutory Audit Fees: ₹ 2,50,000/- The above fees are exclusive of out-of-pocket expenses (OPE) and any additional certifications, reports, or other services that may be required to meet statutory, regulatory, or other legal obligations. The Board of Directors on the recommendation of the Audit Committee is authorised to approve revisions to the remuneration of the Statutory Auditors for the remaining part of the term of appointment.
3	Terms of Appointment	With effect from August 29, 2026, till the conclusion of 15th AGM. Thereafter, for a period of five (5) consecutive years commencing from the conclusion of 15th AGM till the conclusion of the 20th AGM of the Company to be held in the year 2031.
4	In case of a new Auditor, any material change in the fee payable to such Auditor from that paid to the outgoing Auditor along with the rationale for such change	Fees payable is lower than the proposed fee increase sought by the outgoing auditors. There are no material changes.

Profile of new auditors (Contd.)

Sr. No.	Particulars	Details
5	Basis of recommendation for appointment including the details in relation to and credentials of the statutory auditor proposed to be appointed	Shah Sanghvi & Associates is a firm of Chartered Accountants. The firm has vast experience in providing professional services in the area of Statutory and Tax Audits, Corporate Advisory Services, Management Consultancy, Company Law Matters and Due-Diligence for various Listed as well as Unlisted entities. For the purpose of recommending the appointment, the management evaluated various audit firms based on defined technical and commercial criteria, including audit methodology and risk assessment approach, understanding of the Company's business and industry, experience and expertise of the engagement team, use of technology and data analytics, quality control framework, governance standards, and communication approach. Based on such evaluation and taking into account the firm's audit experience, industry expertise, and commitment to high standards of governance and independence, the Audit Committee is of the view that M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) is suitably qualified and possesses the requisite experience and capabilities for appointment as the Statutory Auditors of the Company. Accordingly, the Audit Committee has recommended, and the Board of Directors has approved, the appointment of M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) as the Statutory Auditors of the Company.

The Board recommends the Ordinary Resolution set out at item no. 3 and 4 of this Notice for the approval by the Members. None of the Directors, Key Managerial Personnel and their respective relatives are in anyway concerned or interested, financially or otherwise, in the said resolution.

Item No. 05: APPROVAL OF REMUNERATION PAYABLE TO MR. MUKESH KUMAR MISHRA (DIN: 06450500) EXECUTIVE DIRECTOR, IN EXCESS OF PRESCRIBED LIMIT

Pursuant to the provisions of Section 196, 197 and 198 of the Companies Act, 2013 read with Schedule V, a company having inadequate/no profits, may subject to certain conditions including the passing of a special resolution, pay such remuneration to its managerial personnel as may be decided by the Board of Directors on the recommendation of Nomination and Remuneration Committee.

Based on the recommendation of the Nomination and Remuneration Committee and considering his outstanding leadership and prevailing industry standards for remuneration, the Board of Directors, at its meeting held on August 29, 2026, has recommended an increase in the remuneration of Mr. Mukesh Kumar Mishra, Executive Director of the Company, subject to the approval of members.

The proposed remuneration has been determined after considering the scale and complexity of the business, his experience, responsibilities and performance, as well as prevailing market practices for comparable leadership positions, and is considered appropriate and commensurate with his role.

The details of remuneration payable to Mr. Mukesh Kumar Mishra (DIN 06450500), Executive Director is as under:

1. Maximum Remuneration: ₹ 60,00,000 (Rupees Sixty Lakh Only) per annum.

Particulars of information required pursuant to Part II, Section II, Clause (A) of Schedule V to the Companies Act, 2013:

I. General Information

a. **Nature of industry:** The Company operates in the real estate industry, primarily engaged in providing real estate brokerage and related property advisory services. The Company facilitates transactions relating to residential and commercial properties by connecting property buyers with developers and sellers.

b. **Date or expected date of commencement of commercial production:** Not applicable, being an existing company.

c. **In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus:** Not applicable

d. **Financial performance based on given indicators:** Kindly refer to the Financial Statements of the Company forming part of the Annual Report for the financial year 2025-26.

e. **Foreign investments or collaborations, if any:** Kindly refer to the Financial Statements of the Company forming part of the Annual Report for the financial year 2025-26.

II. Information about the appointee:

a. **Background details:** Mr. Mukesh Mishra before starting with Homesfy oversaw sizable teams at prestigious financial institutions. He began his career at HDFC Bank and eventually advanced as Senior Wealth Manager at Unicon Investment Solutions. Mukesh is a determined, goal-oriented person who is constantly ecstatic about ground-breaking projects. He is focused on using cutting-edge technologies to innovate the sales process in order to transform client contentment into customer joy. Mukesh has been innovating the sales process with leading technology to move from customer satisfaction to customer delight.

b. **Past remuneration (for FY 2025-26):** Mentioned in the Annexure given above.

c. **Recognition or awards:** None

d. **Job profile and his suitability:** Considering the qualifications, experience, expertise, and overall profile of the Director, and taking into account his respective roles and responsibilities in the management and affairs of the Company, the proposed remuneration is considered commensurate with industry standards and is placed before the members for their approval.

e. **Remuneration proposed:** Details of the proposed remuneration are set out in the explanatory statement above.

f. **Comparative remuneration profile with respect to industry, size of the company, profile of the position and person:** Considering the size, complexity and scale of operations of the Company, the responsibilities entrusted to the Director and the prevailing remuneration practices in comparable companies operating in similar industries, the proposed remuneration is considered reasonable and commensurate with their experience and responsibilities.

g. **Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel or other director:** None, except as disclosed in the explanatory statement and to the extent of remuneration and shareholding, if any, in the Company.

III. Other information:

a. **Reasons of loss or inadequate profits:** FY 2025-26 marked the beginning of a deeper operational transformation journey at Homesfy Realty Limited. Across functions, we increased our focus on productivity, conversion efficiency, accountability, technology integration, and stronger operating rhythms within the organization. While these changes may take time to fully reflect in financial outcomes, we believe they are important for building a more scalable, resilient, and profitable business over the long term.

b. **Steps taken or proposed to be taken for improvement:** To enhance performance, the Company plans to implement several strategic initiatives. The company will focus on optimizing operations to boost efficiency, invest in product development to drive innovation. Additionally, the Company is committed to expanding its sustainability initiatives.

c. **Expected increase in productivity and profits in measurable terms:** To improve performance, the Company anticipates significant gains in productivity and profitability. By optimizing operations, investing in product development, the company expects to see marked improvements in efficiency. Additionally, expanding sustainability initiatives is projected to contribute positively to cost savings and overall revenue growth.

The Board recommends the Special Resolution set out at item no. 5 of this Notice for the approval by the Members. Except, Mr. Mukesh Kumar Mishra and his relatives to the extent of their shareholding interest, if any, in the Company, none of the other Directors, Key Managerial Personnel and their respective relatives are in anyway concerned or interested, financially or otherwise, in the said resolution.

By Order of the Board of Directors
For Homesfy Realty Limited

Date: August 29, 2026
Place: Thane

Sd/-
Atul Arya Agrahari
Company Secretary and Compliance Officer

Board's Report

To
The Members,
HOMESFY REALTY LIMITED

Your directors are pleased to present the 15th Annual Report of "**Homesfy Realty Limited**" ("the Company") on the business and operations and Audited Financial Statements of the Company for the year ended March 31, 2026

1. FINANCIAL SUMMARY OR HIGHLIGHTS/PERFORMANCE OF THE COMPANY:

The financial highlights for the financial year ended March 31, 2026 is summarized below:

(₹ in Lakhs)

Particulars	Consolidated 2025-2026	Standalone 2025-2026	Consolidated 2024-2025	Standalone 2024-2025
Revenue from Operations	4,032.08	4,032.08	5,867.08	5,867.08
Other Income	165.01	165.01	138.52	138.52
Total Income	**4,197.09**	**4,197.09**	**6,005.60**	**6,005.60**
Less: Total Expenses	6,221.91	6,208.03	5,816.02	5,804.44
Profit/(Loss) before Exceptional and Extraordinary Item and Tax	**(2,024.82)**	**(2,010.94)**	**189.58**	**201.16**
Exceptional Item	18.60	18.60	-	-
Profit/(Loss) before Extraordinary Item and Tax	**(2,043.42)**	**(2,029.54)**	**189.58**	**201.16**
Prior Period Item	17.32	17.32	-	-
Profit/(Loss) before Tax	**(2,060.74)**	**(2,046.86)**	**189.58**	**201.16**
Tax Expenses	(12.25)	(12.25)	52.08	52.08
Profit/(Loss) for the period	**(2,048.49)**	**(2,034.61)**	**137.50**	**149.08**

2. OVERVIEW AND COMPANY PERFORMANCE:

figures are as per standalone financial statements

During the year under review, the company has recorded a total revenue from operations of ₹ 4,032.08 Lakh as compared to the previous year which was ₹ 5,867.08 Lakh. Further during the year, the Company has incurred loss of ₹ 2,034.61 Lakh as compared to net profit of ₹ 149.08 Lakh in the previous year. The Subsidiary Company has yet to commence revenue-generating operations.

The year presented several challenges, including market volatility and economic headwinds, which impacted overall revenue and profitability. Despite these external factors, the Company continued to focus on operational efficiency, customer engagement, and strategic investments to strengthen its position in the Indian real estate brokerage sector.

While headline figures reflect a decline, the Company remained resilient and has made process improvements to maintain competitiveness. Strategic initiatives undertaken during the year included streamlining internal processes. The Company remains committed to operational excellence with a view to driving sustainable growth in the years ahead.

The support and strategic oversight of the Board of Directors have been integral to navigating a complex business environment and setting the direction for future success. We deeply value their expertise and dedication, their ongoing engagement in high-level decision-making and their proactive approach to governance have provided the foundation for our success.

3. CHANGE IN THE NATURE OF BUSINESS, IF ANY:

The Company is into the business of service provider of real estate brokerage industry, estate agents, manages housing and land agents, property dealers related activity. There is no change in nature of business of the Company during the year under review.

4. DIVIDEND:

During the year under review, your Board of Directors has not recommended any dividend for the financial year ended March 31, 2026.

5. RESERVES:

During the year under review, apart from transfer of profits to surplus, Company has transferred ₹ 9.08 lakh towards ESOP Reserve.

6. SHARE CAPITAL:

During the year under review, there was no change in authorized share capital and paid-up share capital of the Company. As on March 31, 2026, the authorized share capital of the Company is ₹ 10,50,00,000 and paid-up share capital is ₹ 3,22,62,000.

The Company at its Board meeting held on October 25, 2025, approved the proposal for the buyback of 64,800 equity shares. The same was approved by members through postal ballot on April 19, 2026. However, after closure of year under review, the Company at its Board meeting held on April 29, 2026, considered and approved withdrawal of the proposed buyback of equity shares of the Company due to certain inadvertent errors identified in the computation of the buyback size and other related parameters.

7. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

Composition of Board:

The Board of Directors of the Company comprises of 6 Directors as on financial year ended March 31, 2026, who have wide and varied experience in different disciplines and fields of corporate functioning. The composition of the Board consists of one Managing Director, one Executive Director, one Woman Independent Non- Executive Director and Three Independent Non- Executive Directors.

The Company is maintaining an optimum combination of Executive, Non-Executive and Independent Directors.

The Board of Directors of your Company comprised of the following Directors, as on March 31, 2026:

Sr. No.	Name of Director	Designation
1	Mr. Ashish Kukreja	Chairman & Managing Director
2	Mr. Mukesh Kumar Mishra	Executive Director
3	Mr. Sachin Tagra	Independent & Non- Executive Director
4	Mr. Jayant Chauhan	Independent & Non- Executive Director
5	Mr. Dinesh Harishankar Bojwani	Independent & Non- Executive Director
6	Ms. Shraboni Mazumder	Independent & Non- Executive Director

Appointment and Re-appointment

During the year under review, no such event took place.

Director retiring by rotation:

In accordance with the provisions of Section 152 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 and Articles of Association of the Company, Mr. Mukesh Kumar Mishra (DIN: 06450500), Director of the Company retires by rotation at the ensuing Annual General Meeting ("AGM") and being eligible, has offered himself for re-appointment and your Board recommends his reappointment.

Cessation

During the financial year under review, no such event took place.

Declarations given by Independent Directors under Section 149(6) of the Companies Act, 2013:

The Company has received necessary declaration from all the Independent Directors of the Company confirming that they meet the criteria of independence as prescribed both under Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulations. The Independent Directors have also confirmed that they have complied with Schedule IV of the Act and the Company's Code of Conduct.

Your directors have made necessary disclosures as required under various provisions of the Act and the Listing Regulations and in the opinion of the Board, all the Independent Directors are persons of integrity and possess relevant expertise and experience and are independent of the management.

Key Managerial Personnel (KMP):

The following are the Key Managerial Personnel (KMP) of your Company pursuant to the provisions of Section 203 of the Companies Act, 2013, throughout the Financial Year 2025-26:

Sr. No.	Name of Key Managerial Personnel (KMP)	Designation
1	Mr. Ashish Kukreja	Chairman & Managing Director
2	Mr. Shashank Devendra Mewada	Chief Financial Officer
3	Mr. Atul Arya Agrahari	Company Secretary

Disclosures By Directors:

The Board of Directors have submitted notice of interest in Form MBP 1 under Section 184(1) as well as Declaration by Directors in Form DIR 8 under Section 164(2) and other declarations as to compliance with the Companies Act, 2013.

Disqualifications of Directors:

None of the Directors of your Company is disqualified under the provisions of Section 164(2) of the Companies Act, 2013 read with Companies (Appointment and Qualification of Directors) Rules, 2014 thereof.

8. INDEPENDENCE & OTHER MATTERS PERTAINING TO INDEPENDENT DIRECTORS:

As on March 31, 2026, the following Directors on your Company's Board were Independent Directors:

1	Mr. Sachin Tagra	Non – Executive Independent Director
2	Mr. Jayant Chauhan	Non – Executive Independent Director
3	Mr. Dinesh Bojwani	Non – Executive Independent Director
4	Ms. Shraboni Mazumder	Non – Executive Independent Director

The criteria for determining qualification, positive attributes and independence of Directors is provided in the Nomination and Remuneration Policy of the Company and is available on the Company's website at https://homesfy-portal-data.s3.ap-south-1.amazonaws.com/investor-documents/83d8ee12-8a3d-4069-b347-3b5e6b46fb6d.pdf

All the Independent Directors of your Company have complied with the Code for Independent Directors prescribed in Schedule IV to the Companies Act, 2013 and policy on familiarization programmes are for Independent Directors is available on the website of the Company and can be accessed through the web-link https://hfy-factsheet-projects.s3.ap-south-1.amazonaws.com/live/Portal-PDF-Files/Familirization+Programme+for+Independent+Directors.pdf

All the Independent Directors of your Company are registered with the Indian Institute of Corporate Affairs, Manesar ("IICA") and have their name included in the 'Independent Directors Data Bank' maintained by the IICA.

Familiarization Programme for Independent Directors

The Company proactively keeps its Directors informed of the activities of the Company, its management and operations and provide an overall industry perspective as well as issues being faced by the industry. Details of the Familiarization program for Independent Directors forms part of the website of the Company.

9. PERFORMANCE EVALUATION OF THE BOARD, ITS COMMITTEES AND INDIVIDUAL DIRECTORS:

The Board has devised a policy pursuant to the applicable provisions of the Act and the SEBI (Listing Obligation and Disclosure Requirements Regulation), 2015 ("Listing Regulations") for performance evaluation of the Board and individual Directors (including Independent Directors) and Committees which includes criteria for performance evaluation of non-executive directors and executive directors. The Independent directors have set a formal process for evaluation of Board's performance.

10. DEMATERIALIZATION OF SHARES

All the Shares of your Company are dematerialized as on March 31, 2026. The ISIN of the Equity Shares of your Company is INE0N7F01017.

11. DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES:

Company has a wholly owned subsidiary company in the name of "**HOMESFY GLOBAL REALTY L.L.C**" based in Dubai (UAE).

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013, a statement containing salient features of Financial Statements of subsidiary companies in Form No. AOC-1 forms part of Board's Report as **"Annexure - A"**.

12. BOARD MEETINGS:

The Board of Directors (herein after called as "the Board") met 5 (Five) times during the year on May 24, 2025, August 23, 2025, October 25, 2025, November 13, 2025 and March 07, 2026, under review as mentioned below. The gap between any two consecutive board meetings did not exceed 120 days as per the provisions of Companies Act, 2013 and rules made thereunder and as per SEBI listing Regulations.

Sr. No.	Name of the Directors	Category	No. of Meetings held during tenure	No. of Meetings Attended
1	Mr. Ashish Kukreja	Managing Director	5	5
2	Mr. Mukesh Kumar Mishra	Executive Director	5	5
3	Mr. Sachin Tagra	Non – Executive Independent Director	5	4
4	Mr. Jayant Chauhan	Non – Executive Independent Director	5	5
5	Mr. Dinesh Harishankar Bojwani	Non – Executive Independent Director	5	4
6	Ms. Shraboni Mazumder	Non – Executive Independent Director	5	4

13. COMMITTEES OF THE BOARD:

Presently, the Board has following Statutory Committees viz. the Audit Committee, Nomination and Remuneration Committee, Stakeholders' Relationship Committee.

Audit Committee

The Board has constituted an Audit Committee in compliance with the provisions of Section 177 of Companies Act, 2013 read with relevant rules and regulations and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. As on March 31, 2026, the Audit Committee comprised of 4 (four) members with 3 (three) Independent Directors. The Chairman of the Audit Committee is Non-Executive Independent Director. Three Meetings of the Audit Committee held during the Financial Year 2025-26 on May 24, 2025, August 23, 2025, and November 13, 2025. The requisite quorum was present for all the meetings.

Sr. No.	Name of Member	Designation in the Committee	Nature of Directorship	No. of Meetings held during tenure	No. of Meetings Attended
1	Sachin Tagra	Chairman	Non-Executive & Independent Director	3	2
2	Jayant Chauhan	Member	Non-Executive & Independent Director	3	3
3	Dinesh Bojwani	Member	Non-Executive & Independent Director	3	2
4	Ashish Kukreja	Member	Managing Director	3	3

The primary objective of the Audit Committee is to monitor and provide an effective supervision of the Management's financial reporting process, to ensure accurate and timely disclosures, with the highest levels of transparency, integrity and quality of financial reporting. The Committee oversees the work carried out in the financial reporting process by the Management, the internal auditor, the statutory auditor and the cost auditor and notes the processes and safeguards employed by each of them. The Committee further reviews the processes and controls including compliance with laws, Code of Conduct and Insider Trading Code, Whistle Blower Policies and related cases thereto.

Nomination and Remuneration Committee("NRC"):

The Board has constituted a Nomination and Remuneration Committee in compliance with the provisions of Section 178 of Companies Act, 2013 read with relevant rules and regulations and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. Two Meetings of the Nomination and Remuneration Committee held during the Financial Year 2025-26 on August 23, 2025 and March 07, 2026. The requisite quorum was present for all the meetings.

Sr. No.	Name of Member	Designation in the Committee	Nature of Directorship	No. of Meetings held during tenure	No. of Meetings Attended
1	Dinesh Bojwani	Chairman	Non-Executive & Independent Director	2	2
2	Jayant Chauhan	Member	Non-Executive & Independent Director	2	2
3	Sachin Tagra	Member	Non-Executive & Independent Director	2	2

The purpose of the Nomination and Remuneration Committee ("NRC") is to oversee the Company's nomination process including succession planning for the senior management and the Board and specifically to assist the Board in identifying, screening and reviewing individuals qualified to serve as Executive Directors, Non-Executive Directors and determine the role and capabilities required for Independent Directors consistent with the criteria as stated by the Board in its Policy on Appointment and Removal of Directors. The NRC and the Board periodically review the succession planning process of the Company and is satisfied that the Company has adequate process for orderly succession of Board Members and Members of the Senior Management.

The NRC also assists the Board in discharging its responsibilities relating to compensation of the Company's Executive Directors and Senior Management. The NRC has formulated Remuneration Policy for Directors, KMPs and all other employees of the Company and the same is available on Company's website at https://homesfy-portal-data.s3.ap-south-1.amazonaws.com/investor-documents/83d8ee12-8a3d-4069-b347-3b5e6b46fb6d.pdf

Stakeholders' Relationship Committee("SRC")

The Board has constituted a Stakeholders' Relationship Committee in compliance with the provisions of Companies Act, 2013 read with relevant rules and regulations and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Company has constituted the Stakeholder's Relationship Committee (which includes terms of reference as provided under the Act and SEBI Listing Regulations) comprising of the following Directors as on March 31, 2026:

Sr. No.	Name of Member	Designation in the Committee	Nature of Directorship
1	Jayant Chauhan	Chairman	Non-Executive & Independent Director
2	Dinesh Bojwani	Member	Non-Executive & Independent Director
3	Sachin Tagra	Member	Non-Executive & Independent Director
4	Ashish Kukreja	Member	Managing Director

One Meeting of the Stakeholders' Relationship Committee held during the Financial Year 2025-26 on March 07, 2026. The requisite quorum was present for all the meetings.

Sr. No.	Name of Member	Designation in the Committee	Nature of Directorship	No. of Meetings held during tenure	No. of Meetings Attended
1	Jayant Chauhan	Chairman	Non-Executive & Independent Director	1	1
2	Dinesh Bojwani	Member	Non-Executive & Independent Director	1	1
3	Sachin Tagra	Member	Non-Executive & Independent Director	1	1
4	Ashish Kukreja	Member	Managing Director	1	1

The Stakeholders' Relationship Committee considers and resolves the grievances of our shareholders, debenture holders and other security holders, including complaints relating to non-receipt of annual report, transfer and transmission of securities, non-receipt of dividends/ interests, issue of new/duplicate certificates, general meetings and such other grievances as may be raised by the security holders of the Company, from time to time.

The SRC also reviews:

a) The measures taken for effective exercise of voting rights by the shareholders;

b) The service standards adopted by the Company in respect of the services rendered by our Registrar & Transfer Agent;

c) The measures rendered and initiatives taken for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend/annual report/notices and other information by shareholders.

14. CORPORATE GOVERNANCE:

Pursuant to provisions of Reg. 15 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, the SME Listed Companies are exempt from the provisions of Corporate Governance.

The Company being the SME (Emerge Platform of NSE) Listed Company, the provisions pertaining to Corporate Governance are not applicable to the Company. Accordingly, the separate report on the Corporate Governance does not form part of Annual Report.

15. NON - APPLICABILITY OF THE INDIAN ACCOUNTING STANDARDS:

As per provision of Rule 4 (1) of the companies (Indian Accounting Standards) Rules, 2015 notified vide Notification No. G.S.R 111 (E) on February 16, 2015, Companies whose shares are listed on SME exchange as referred to in Chapter XB of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009, are exempted from the compulsory requirements of adoption of IND-AS w. e. f. April 15, 2017.

As your Company is listed on SME Platform of NSE Limited, is covered under the exempted category and is not required to comply with IND-AS for preparation of financial statements beginning with period on or after April 01, 2017.

16. AUDITORS:

Pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules framed there under, M/s Venus Shah & Associates LLP (Firm Registration No. 120878W/W101094) were appointed as Statutory Auditors of the Company to hold office till the conclusion of the 17th Annual General Meeting to be held in the year 2028.

After closure of the financial year under review, M/s Venus Shah & Associates LLP, Chartered Accountants, vide letter dated August 12, 2026, tendered their resignation as the Statutory Auditors of the Company.

Consequent to the aforesaid resignation, a casual vacancy occurred in the office of the Statutory Auditors of the Company. Pursuant to the recommendation of the Audit Committee and in accordance with the applicable provisions of the Companies Act, 2013, the Board of Directors, at its meeting held on August 29, 2026, appointed M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) as the Statutory Auditors of the Company to fill the said casual vacancy. And the same will be placed before the members in ensuing Annual General Meeting.

Further, based on the recommendation of the Audit Committee, the Board of Directors has appointed M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) as the Statutory Auditors of the Company for a term of five (5) consecutive years commencing from the conclusion of the ensuing 15th AGM until the conclusion of the 20th AGM of the Company, subject to the approval of the Members at the ensuing Annual General Meeting. M/s Shah Sanghvi & Associates, Chartered Accountants (Firm Registration No. 140107W) have conveyed their consent to act as the Statutory Auditors of the Company and have confirmed that their appointment, if approved by the Members, shall be in accordance with the provisions of Sections 139, 141 and other applicable provisions, if any, of the Companies Act, 2013 read with the rules framed thereunder.

17. AUDITOR'S REPORT:

During the year under review, the Auditor's Report does not contain any qualifications/adverse remarks.

18. INTERNAL FINANCIAL CONTROLS AND ITS ADEQUACY:

The Company has in place proper and adequate internal control systems commensurate with the nature of its business, size and complexity of its business operations. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, compliance with policies, procedures, applicable laws and regulations and that all assets and resources are acquired economically used efficiently and adequately protected.

The Audit Committee evaluates the efficiency and adequacy of financial control system in the Company, its compliance with operating systems, accounting procedures, and strives to maintain the standards in Internal Financial Control.

19. DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS UNDER SUB-SECTION (12) OF SECTION 143:

During the year under review, there are no frauds reported by the Statutory Auditors of the Company under Section 143 (12).

20. RISK MANAGEMENT:

The Company has in place a mechanism to identify, assess, monitor and mitigate various risks to key business objectives and thus in pursuance of the same it has formulated a Risk Management Policy.

The Company recognizes that risk is an integral and unavoidable component of business and is committed to managing the risk in a proactive and efficient manner. The Company as part of business strategy has in place a mechanism to identify, assess, monitor risks and mitigate various risks with timely action.

21. MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT:

No Material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

22. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE:

During the year under review, there is no Significant Order passed by the Regulators or courts or Tribunals impacting the going concern status and Company's operations in future.

23. DEPOSITS:

Your Company has not accepted any deposits covered under Chapter V of the Companies Act, 2013 [(i.e., deposits within the meaning of Rule 2(1)(c) of the Companies (Acceptance of Deposits) Rules, 2014)], during the Financial Year 2025-26.

24. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013:

As required to be reported pursuant to the provisions of Section 186 and Section 134(3)(g) of the Companies Act, 2013, the particulars of loans, guarantees and investments by your Company under during the Financial Year 2025-26, have been provided in the Notes to the Financial Statement.

25. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

Considering the nature of business activities of the Company, your directors have nothing significant to report regarding conservation of energy and technology absorption. The Company has not incurred any expenses on R&D during the financial year under review.

Foreign exchange earnings and outgo:

Figures taken are as per Standalone FS

(₹ in Lakhs)

Particulars	2025-26	2024-25
Foreign exchange earnings	-	-
Foreign exchange outgo:		
Professional and Consultation Fees	0.91	16.13
Tools and software expenses	17.09	13.54
Business Promotion Expenses	8.25	1.39
Office Expenses	0.00	0.29
Commission	16.15	0.00

26. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

Particulars of transactions entered into with Related parties have been disclosed in the Financial Statements. During the financial year under review, all transactions entered into with related parties are in ordinary course of business and at arm's length basis. The disclosure on Related Party Transactions, as required under Section 134(3) of the Act in Form No. AOC-2 forms part of Board's Report as **"Annexure - B"**.

27. DETAILS OF APPLICATION MADE OR PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016:

During the year under review, no application has been made under the Insolvency and Bankruptcy Code, 2016.

28. DETAILS OF DIFFERENCE BETWEEN VALUATION AMOUNT ON ONE TIME SETTLEMENT AND VALUATION WHILE AVAILING LOAN FROM BANK AND FINANCIAL INSTITUTIONS:

During the year under review, there was no instance of one-time settlement of loans/financial assistance taken from Banks or Financial Institutions, hence the Company was not required to carry out valuation of its assets for the said purpose.

29. CORPORATE SOCIAL RESPONSIBILITY:

During the year under review, the Company is not required to constitute a Corporate Social Responsibility Committee as it does not fall within purview of Section 135(1) of the Companies Act, 2013, and hence it is not required to formulate policy on Corporate Social Responsibility.

30. OBLIGATION OF COMPANY UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

As per requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the Company has already maintained an internal policy to prevent women's harassment at work and covered all employees so they could directly make complaints to the management or Board of Directors if such situation arises. The Management and Board of Directors together confirm a total number of complaints received and resolved during the year is as follows:

a) No. of Complaints received: **NIL**

b) No. of Complaints disposed: **NIL**

c) No. of Cases pending for more than ninety days: **NIL**

Company has a zero tolerance towards sexual harassment at the workplace. The Company has adopted a policy on prevention, prohibition, and redressal of sexual harassment at workplace and has formed POSH committee in line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules made thereunder.

The Company has complied with the provisions relating to the constitution of the Internal Complaints Committee as per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

31. OBLIGATION OF COMPANY UNDER THE MATERNITY BENEFIT ACT, 1961:

The Company has ensured compliance with all the applicable provisions of the Maternity Benefit Act, 1961. It ensures that eligible women employees are granted maternity benefits in accordance with the law, including paid maternity leave, protection of employment during maternity, and other entitlements as prescribed under the Act.

32. MANAGERIAL REMUNERATION:

The remuneration paid to the Directors and Key Managerial Personnel of the Company during the Financial Year 2025-26 was in accordance with the Nomination and Remuneration Policy of the Company. Disclosures with respect to the remuneration of Directors and employees as required under Section 197(12) of the Companies Act, 2013 and Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 have been given as **"Annexure – C"** to this Report.

Navigating the report

33. PARTICULARS OF EMPLOYEES:

The provisions of Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to your company. There were no Employees drawing remuneration more than as stated under Rule 5(2) and Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

34. SECRETARIAL AUDITORS AND SECRETARIAL AUDIT REPORT:

The Board in its meeting held on August 23, 2025 and members in Annual General Meeting held on September 20, 2025, appointed Mr. Deepak Rane, Practicing Company Secretary (CP No. 8717, Membership No. A24110), as the Secretarial Auditor of the Company for the period of five financial years i.e., from 2025-26 to 2029-30, to conduct the Secretarial Audit pursuant to the provisions of Section 204 of the Companies Act, 2013 and Rule 9 of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014.

The Secretarial Audit Report submitted by Mr. Deepak Rane, the Secretarial Auditor, for the Financial Year 2025-26 is annexed as **"Annexure – D"** to this Board's Report.

35. APPOINTMENT OF INTERNAL AUDITOR:

Pursuant to provision of Section 138 of the Companies Act, 2013, the Company has appointed M/s ATMS & Co. LLP as the Internal Auditor of the Company for the Financial Year 2025-26.

The Internal Audit Report submitted by M/s ATMS & Co. LLP, was taken on record by the Board.

36. COST RECORDS:

During the year under review, the Company is not required to maintain cost records as specified by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013.

37. COST AUDIT:

During the year under review, the Company is not required to carry out the Cost Audit as specified by the Central Government under sub-section (2) of Section 148 of the Companies Act, 2013.

38. MANAGEMENT DISCUSSION AND ANALYSIS:

In terms of Regulation 34 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 read with Schedule V of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, Management Disclosure and Analysis Report is attached separately which forms part of Annual report.

39. DISCLOSURE UNDER SECTION 43(A)(II) OF THE COMPANIES ACT, 2013:

During the year under review, the Company has not issued any shares with differential rights and hence no information as per provisions of Section 43(a)(ii) of the Act read with Rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.

40. DISCLOSURE UNDER SECTION 54(1)(D) OF THE COMPANIES ACT, 2013:

During the year under review, the Company has not issued any sweat equity shares during the year under review and hence no information as per provisions of Section 54(1)(d) of the Act read with Rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 and SEBI (Issue of Sweat Equity) Regulations, 2002 is furnished.

41. DISCLOSURE UNDER SECTION 62(1)(B) OF THE COMPANIES ACT, 2013:

During the year under review, the Company has not issued any equity shares under Employee's Stock Options scheme pursuant to provisions of Section 62 read with Rule 12 of Companies (Share Capital and Debenture) Rules, 2014. However, during the financial year 2024-25, the Company granted 4,311 Employee Stock Options to eligible employees.

The details of Stock Options granted under Homesfy Realty Limited Employee Stock Option Plan 2022 and the other disclosures in compliance with the provisions of Regulation 14 read with Part F of Schedule I of the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, are available on your Company's website at www.homesfy.in.

42. STATEMENT OF COMPLIANCE OF APPLICABLE SECRETARIAL STANDARDS:

The Company has ensured compliance with the mandated Secretarial Standard I & II issued by the Institute of Company Secretaries of India with respect to board meetings and general meetings respectively and approved by the Central Government under section 118(10) of the Companies Act, 2013.

43. TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND:

The Company did not have any funds lying unpaid or unclaimed which were required to be transferred to Investor Education and Protection Fund (IEPF).

44. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to sub-section (5) of Section 134 of the Companies Act, 2013 and to the best of their knowledge and belief and according to the information and explanations obtained/received from the operating management, your Directors make the following statement and confirm that:

a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;

b) the directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;

c) the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the annual accounts on a going concern basis; and

e) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

f) proper internal financial controls were followed by the Company and such internal financial controls are adequate and were operating effectively.

45. ANNUAL RETURN:

Pursuant to the provisions of Section 92 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014, a copy of Annual Return is available for inspection by the Members at the Registered office of the Company in the working hours and also on the website of the Company https://www.homesfy.in/.

46. SEBI COMPLAINTS REDRESS SYSTEM (SCORES):

The investor complaints are processed in a centralized web-based complaints redress system. The salient features of this system are centralized database of all complaints; online upload of Action Take Reports\(ATRs) by the concerned companies and online viewing by investors of actions taken on the complaint and its current status. Your Company has been registered on SCORES and makes every effort to resolve all investor complaints received through SCORES or otherwise within the statutory time limit from the receipt of the complaint. The Company has not received any complaint on the SCORES during financial year 2025-26.

47. DETAILS OF THE COMPLAINT RECEIVED/SOLVED/PENDING DURING THE YEAR:

Sr. No.	Complaints Received	Complaints Received	Complaints Solved	Complaints Pending
1	Non-receipt of Shares certificate after transfer etc.	Nil	Nil	Nil
2	Non-receipt of dividend warrants	Nil	Nil	Nil
3	Query regarding demat credit	Nil	Nil	Nil
4	Others	Nil	Nil	Nil
	Total	**Nil**	**Nil**	**Nil**

48. VIGIL MECHANISM (WHISTLE BLOWER POLICY):

In compliance with the provisions of Section 177 of the Act and Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, the Company has established Vigil Mechanism/ Whistle Blower Policy to encourage directors and employees of the Company to bring to the attention of any of the following persons, i.e. Whistle and Ethics Officer of the Company or to the Chairman of the Audit Committee or Managing Director in exceptional cases, the instances of unethical behavior, actual or suspected incidence of fraud or violation of the Code of Conduct for Directors and Senior Management (Code) that could adversely impact the Company's operations, business performance or reputation.

This Policy is also applicable to your Company's Directors and employees and it is available on the internal employee portal as well as the website of your Company at the web-link https://homesfy-portal-data.s3.ap-south-1.amazonaws.com/investor-documents/35422dfc-2074-4719-8037-f295e4277480.pdf

49. POLICIES OF THE COMPANY:

The Companies Act, 2013 read with the Rules framed thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") have mandated the formulation of certain policies for listed and/or unlisted companies. All the Policies and Codes adopted by your Company, from time to time, are available on the Company's website viz., https://www.homesfy.in/, pursuant to Regulation 46 of the Listing Regulations. The Policies are reviewed periodically by the Board of Directors and its Committees and are updated based on the need and new compliance requirements.

50. CAUTIONARY STATEMENT:

Statement in the Annual Report, particularly those which relate to Management Discussion and Analysis, describing the Company's objectives, projections, estimates and expectations, may constitute "forward looking statements" within the meaning of applicable laws and regulations. Although the expectations are based on reasonable assumptions, the actual results might differ.

51. ACKNOWLEDGEMENT:

Your Directors wish to place on record sincere appreciation for the support and co-operation received from various Central and State Government Departments, organizations and agencies. Your Directors also gratefully acknowledge all stakeholders of your Company, viz., Shareholders, customers, dealers, vendors, banks and other business partners for excellent support received from them during the Financial Year under review. Your Directors also express their genuine appreciation to all the employees of the Company for their unstinted commitment and continued contribution to the growth of your Company.

For and on behalf of HOMESFY REALTY LIMITED

ASHISH KUKREJA
Chairman & Managing Director
DIN: 03068422

Date: August 29, 2026
Place: Thane

Annexure A

FORM NO. AOC -1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries or associate companies or joint ventures

PART A. SUBSIDIARIES

(Information in respect of each subsidiary to be presented with amounts in ₹)

1.	Sr. No.	1
2.	Name of the subsidiary	Homesfy Global Realty L.L.C.
3.	The date since when subsidiary was acquired	July 12, 2023
4.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period.	NA
5.	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	AED, 1 AED= ₹ 25.69
6.	Share capital	38,54,060
7.	Reserves and surplus	-1,44,67,485
8.	Total assets	39,92,764
9.	Total Liabilities	1,46,06,189
10.	Investments	-
11.	Turnover	-
12.	Profit before taxation	-13,88,520
13.	Provision for taxation	-
14.	Profit after taxation	-13,88,520
15.	Proposed Dividend	-
16.	Extent of shareholding (in percentage)	100%

Notes: The following information shall be furnished at the end of the statement:

1.	Names of subsidiaries which are yet to commence operations	: None
2.	Names of subsidiaries which have been liquidated or sold during the year	: None

PART B. ASSOCIATES AND JOINT VENTURES/

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

	Name of Associates or Joint Ventures	N.A.
1.	Latest audited Balance Sheet Date	N.A.
2.	Date on which the Associate or Joint Venture was associated or acquired	N.A.
3.	Shares of Associate or Joint Ventures held by the company on the year end	N.A.
	Number of Shares	N.A.
	Amount of Investment in Associates or Joint Venture	N.A.
	Extent of Holding (in percentage)	N.A.
4.	Description of how there is significant influence	N.A.
5.	Reason why the associate/joint venture is not consolidated	N.A.
6.	Net worth attributable to shareholding as per latest audited Balance Sheet	N.A.
7.	Profit or Loss for the year	N.A.
	i. Considered in Consolidation	N.A.
	ii. Not Considered in Consolidation	N.A.

1.	Names of associates or joint ventures which are yet to commence operations	NA.
2.	Names of associates or joint ventures which have been liquidated or sold during the year.	NA.

Note: This Form is to be certified in the same manner in which the Balance Sheet is to be certified.

Annexure B

AOC-2

{Pursuant to clause (h) of sub-section (3) of 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules 2014}

Form For Disclosure of particulars of Contracts/Arrangements entered by the Company with related parties referred to sub-section (1) of Section 188 of the Companies Act, 2013 including certain arm's length transaction under third proviso thereto

1. Details of contracts or arrangements or transactions not at Arm's Length basis – NIL

2. Details of contracts or arrangements or transactions at Arm's Length basis:

Sr. No.	Name(s) of the related party & Nature of relationship	Nature of Contract/ Arrangement/Transactions	Duration of the Contract/arrangements/ Transactions	Salient Terms of Contract or arrangement/transactions including the value if any (₹ in Lakhs)	Date of Approval by Board	Amount Paid As advances if any
1.	Ashish Kukreja (Managing Director)	Remuneration	2025-26	52.49	24.05.2025	-
2.	Mukesh Mishra (Director)	Remuneration	2025-26	50.42	24.05.2025	-
3.	Mukesh Mishra (Director)	Reimbursement of official travel expenses	2025-26	6.41	24.05.2025	-
4.	Shashank Mewada (Chief Financial Officer)	Salary	2025-26	34.45	24.05.2025	-
5.	Atul Agrahari (Company Secretary)	Salary	2025-26	2.68	24.05.2025	-
6.	Homesfy Global Realty LLC (Subsidiary Company)	Loans and advances	2025-26	27.67	24.05.2025	-
7.	Homesfy Global Realty LLC (Subsidiary Company)	Investment in subsidiary	2025-26	3.60	24.05.2025	-

Annexure C

DETAILS PERTAINING TO REMUNERATION AS REQUIRED UNDER SECTION 197(12) OF THE COMPANIES ACT, 2013, READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

(i) The percentage increase in remuneration of each Director, Chief Financial Officer and Company Secretary during the Financial Year 2025-26, ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the Financial Year 2025-26 are as under:

Sr. No.	Name of Director/KMP and Designation	Designation	% Increase/decrease in Remuneration in the Financial Year 2025-26	Ratio of Remuneration of each Director to median remuneration of employees
Executive Directors				
1.	Mr. Ashish Kukreja	Managing Director & CEO	0.00%	10.50:1
2.	Mr. Mukesh Kumar Mishra	Director	8.81%	8.39:1
Non-Executive Independent Directors				
3.	Mr. Sachin Tagra	Director	NA	NA
4.	Mr. Jayant Chauhan	Director	NA	NA
5.	Mr. Dinesh Harishankar Bojwani	Director	NA	NA
6.	Ms. Shraboni Mazumder	Director	NA	NA
Chief Financial Officer				
7.	Mr. Shashank Devendra Mewada	Chief Financial Officer	4.50%	NA
Company Secretary				
8.	Mr. Atul Arya Agrahari	Company Secretary	-36.21%	NA

Note:

(i) None of the Independent Directors of the Company received any remuneration except sitting fees during the Financial Year 2025-26.

(ii) The percentage increase in the median remuneration of employees in the Financial Year: **5.79%**

(iii) The number of permanent employees on the rolls of Company as on March 31, 2026: **363**

(iv) Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:

KMP: **-0.19%**

Other than KMP: **9.80%**

(v) The key parameters for any variable component of remuneration availed by the directors are approved by the Board of Directors based on the recommendation of Nomination & Remuneration Committee.

(vi) It is hereby affirmed that the remuneration paid is as per the Nomination and Remuneration Policy for Directors, Key Managerial Personnel and other Employees.

Annexure D

SECRETARIAL AUDIT REPORT

Form No. MR-3

For the financial year ended on March 31, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
HOMESFY REALTY LIMITED,
1602, 16th floor, Dev Corpora
Near Cadbury Junction, Thane,
Thane West 400601, Maharashtra, India
CIN: L70100MH2011PLC217134

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Homesfy Realty Limited**, (hereinafter called the Company) for the Financial Year ended March 31, 2026. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on **March 31, 2026**, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026, according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the Rules made there under;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under: **(to the extent applicable during the period under review)**;

(iii) The Depositories Act, 1996 and the Regulations and Bye-Laws framed there under; **(to the extent applicable during the period under review)**;

(iv) Foreign Exchange Management Act, 1999 and the Rules and Regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(to the extent applicable during the period under review)**;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011: - **(to the extent applicable during the period under review)**;

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; **(to the extent applicable during the period under review)**;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(to the extent applicable during the period under review)**;

(d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999; **(to the extent applicable during the period under review)**;

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 and The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; **(to the extent applicable during the period under review)**;

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Companies Act and dealing with client; (to the extent applicable during the period under review);

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(not applicable to the Company during the period under review)**;

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 **(to the extent applicable during the period under review)**;

(i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 **(to the extent applicable during the period under review)**;

(j) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **(to the extent applicable during the period under review)**;

(k) Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018 **(to the extent applicable during the review period)**;

(vi) We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other applicable Acts, Laws and Regulations to the Company.

As per management representation in writing received by us stating that during audit period, the Company has adequate and proper compliance mechanism system in place for compliance of all laws applicable, as mentioned herein below:

- Labour laws and other incidental laws related to wages, gratuity, provident fund, Employees State Insurance Corporation, compensation, etc.
- Direct and Indirect taxes
- Electricity Act, Energy Conservation related acts, Fire prevention and life safety related Acts,
- The Industrial Disputes Act,
- Food Safety and Standards Act,
- Real Estate (Regulation and Development) Act, 2016.

We have also examined compliance with the applicable Clauses of the following:

(i) The Company has complied with Secretarial Standards pursuant to Section 118(10) of the Companies Act, 2013 with regard to Members Meeting and Board of Directors Meetings.

(ii) Listing Agreements entered into by the Company with National Stock Exchange of India Limited.

We further report that:

The Board of Directors of the Company is duly constituted with balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

During the year under consideration, following are changes in Board of Directors and Key Managerial personnel:

1. The Company at its Annual General Meeting held on September 20, 2025 had re-appointed Mr. Mukesh Kumar Mishra as a Director of the Company who is liable to retire by rotation.

Adequate notice is given to all the directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

We further report that during the audit period under review the Company:

1. The members at its Annual General Meeting held on September 20, 2025, increased the remuneration payable to Mr. Mukesh Kumar Mishra, Executive Director, an amount not exceeding ₹ 54,00,000 (Rupees Fifty-Four Lakh Only) per annum.

2. M/s. MNB & Co. LLP tendered their resignation from the post of Secretarial Auditor of the Company effective from August 23, 2025.

3. The Company at its Board meeting held on August 23, 2025 and members at its Annual General Meeting held on September 20, 2025, considered and approved appointment of Mr. Deepak Rane, Practicing Company Secretary (CP No. 8717, Membership No. A24110) as the Secretarial Auditors of the Company for a period of five (5) consecutive years, from April 1, 2025, till March 31, 2030 at a remuneration, as may be mutually agreed between the Secretarial Auditors and the Board.

4. The Company at its Board meeting held on August 23, 2025 considered and approved appointment of M/s ATMS & Co. LLP as an Internal Auditor of the Company for Financial Year 2025-2026.

5. The Company at its Board meeting held on October 25, 2025, approved the proposal for the buyback of 64,800 equity shares fully paid- up equity shares of face value ₹ 10/- each representing 2.01% of the total number of fully paid-up equity shares in the paid-up share capital of the Company, from the shareholders of the Company at a price of ₹ 310/- (Rupees Three Hundred Ten Only) per equity share (the "Buyback Offer Price") payable in cash for an aggregate consideration not exceeding ₹ 2,00,88,000 (Rupees Two Crore Eighty Eight Thousand Only) (the "Buyback Offer Size").

6. The Company has a wholly owned subsidiary company in the name of "HOMESFY GLOBAL REALTY L.L.C" based in Dubai (UAE). The ODI filing under FEMA regulations are pending as outward remittance has not yet been processed.

We further report that:

There are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable Laws, Rules, Regulations and guidelines.

CS Deepak Rane
Proprietor
ACS: 24110, C P No. 8717
UDIN: A024110H000521431
Peer Reviewed Firm No. 2063/2022

Date: May 28, 2026
Place: Mumbai

Note: This report is to be read with our letter of even date which is annexed as Annexure herewith and forms and integral part of this report.

ANNEXURE TO SECRETARIAL AUDIT REPORT

To,
The Members,
HOMESFY REALTY LIMITED,
1602, 16th floor, Dev Corpora
Near Cadbury Junction, Thane,
Thane West 400601, Maharashtra, India
CIN: L70100MH2011PLC217134

Our report of even date is to be read along with this letter:

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Wherever required, we have obtained the Management representations about the compliance of Laws, Rules and Regulations and happening of events etc.

5. The compliance of the provisions of corporate and other applicable Laws, Rules, Regulations and Standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

CS Deepak Rane
Proprietor
ACS: 24110, C P No. 8717
UDIN: A024110H000521431
Peer Reviewed Firm No. 2063/2022

Date: May 28, 2026
Place: Mumbai

Independent Auditors' Report

To the Members of Homesfy Realty Limited

Report on the Audit of the Standalone financial statements

OPINION

We have audited the standalone financial statements of Homesfy Realty Limited ("the Company"), which comprise the balance sheet as at 31 March 2026, the statement of profit and loss, statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, its loss and its cash flows for the year ended on that date.

BASIS FOR OPINION

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

EMPHASIS OF MATTER

1) We draw attention to Note 2 (c) (iii) and Note 10 (iv) of the financial statements, wherein the management based on its estimate has capitalized salary expenses, seat cost, laptop rent & professional fees incurred on development of new intangible assets. Our opinion is not modified in respect of this matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters and thereare no any key audit matters which need to be reported.

OTHER INFORMATION

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditors' report thereon. The annual report is expected to be made available to us after the date of this auditors' report.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting in preparation of standalone financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matter. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. (A) As required by Section 143(3) of the Act, we report that:

    (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on 31 March 2026, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act.

(f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".

(g) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i) The Company does not have any pending litigations which would impact its financial position.

ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii) The Company has no amounts which are required to be transferred to the Investor Education and Protection Fund.

iv) a) The Management has represented that, to the best of its knowledge and belief, as disclosed in Note 32 to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

b) The Management has represented that, to the best of its knowledge and belief, as disclosed in Note 33 to the accounts, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis- statement.

v) The Board of directors have not proposed any interim or final dividend during the year.

vi) The reporting under Rule 11(g) of the companies (Audit and Auditors) Rules, 2014 is applicable from April 1, 2023.

Based on our examination which included test checks, except for the instance mentioned below, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software:

The feature of recording audit trial (edit log) facility was not enabled at the database level to log any direct data changes for the software's used for maintaining the records related to payroll, revenue trackers used for maintaining general ledger.

Further for the periods where audit trail (edit log) facility was enabled and operated throughout the year for the accounting software, we did not come across any instance of the audit trail feature being tampered with.

(h) With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For Venus Shah & Associates LLP
Chartered Accountants
FRN No.: 120878W/W101094

Manish S.Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 26140937LNTYTK9395
Date: May 28, 2026

Annexure A

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

With reference to the **Annexure A** referred to in the Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2026, we report the following:

I. PROPERTY, PLANT, EQUIPMENT AND INTANGIBLE ASSETS:

a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(B) The Company has maintained proper records showing full particulars of intangible assets.

b. The management of the company has conducted of physical verification of its Property, Plant & Equipment by which all Property, Plant & Equipment are verified. No material discrepancies were noticed on such verification.

c. The Company does not have any immovable properties (other than properties where the Company is the lessee, and the lease agreements are duly executed in favor of the lessee). Accordingly, clause 3(i)(c) of the Order is not applicable.

d. The Company has not revalued its property, plant and equipment (including right of use assets) or intangible assets or both during the year. Accordingly, the reporting clause 3(i)(d) of the Order is not applicable to the company.

e. Based on the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

II. INVENTORY:

a. The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.

b. The Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of the security of current assets at any point of time during the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.

III. LOANS GIVEN BY COMPANY:

According to the information and explanations given to us and on the basis of our examination of the records, the Company has made investments and has granted loans or advances in the nature of loans, unsecured, to other parties during the year, in respect of which the requisite information is as below. The Company has not provided any guarantee or security or granted any loans or advances in the nature of loans, secured, to companies, firms, limited liability partnerships or any other parties during the year.

a. (A) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has granted any loans or advances and guarantees or security to subsidiaries, joint ventures and associates,

(B) Based on the audit procedures carried on by us and as per the information and explanations given to us, the Company has granted any loans or advances and guarantees or security to partes other than subsidiaries, joint ventures and associates.

₹ in lakhs

Particulars	Guarantees	Security	Loans	Advances in nature of Loans
Aggregate amount during the year				
Subsidiaries*	-	-	-	27.67
Joint Ventures*	-	-	-	-
Associates*	-	-	-	-
Others*	-	-	-	29.44
Balance outstanding as at balance sheet date				
Subsidiaries*	-	-	-	146.06
Joint Ventures*	-	-	-	-
Associates*	-	-	-	-
Others*	-	-	-	27.60

*As per the Companies Act, 2013

b. Based on the audit procedures carried on by us and as per the information and explanations given to us, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are, prime-facie, not prejudicial to the company's interest.

c. According to the information and explanations given to us and on the basis of our examination of the records of the Company, in respect of loans and advances in the nature of interest free loans given to subsidiary & employees, the repayment of principal has not been stipulated and the repayments or receipts have been regular.

d. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is overdue amount of more than ninety days in respect of the loans given. Hence reasonable steps are required to be taken by the company for recovery of the principal.

e. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan granted which has fallen due during the year, which has been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same party.

f. The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Accordingly, clause 3(iii)(f) of the Order is not applicable to the Company.

IV. LOANS TO DIRECTORS & INVESTMENT BY THE COMPANY:

According to the information and explanations given to us and on the basis of our examination of the records of the company, in respect of the loans and investments made by the Company, the provisions of Section 185 and Section 186 of the Act have been complied with.

V. DEPOSITS:

The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

VI. COST RECORDS:

According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.

VII. STATUTORY DUES:

a. According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted/accrued in the books of account in respect of undisputed statutory dues including GST, Provident fund, Employees' State Insurance, Income-Tax, Cess and other statutory dues have been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no undisputed statutory dues which are outstanding for a period of more than six months from the date they became payable.

b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to GST, Provident Fund, Employees State Insurance, Income-Tax, Sales Tax, Service Tax, Duty of Customs, Value Added Tax or Cess or other statutory dues which have not been deposited on account of any dispute, except as mentioned below:

Statement of Disputed Dues

Name of the Statue	Nature of the Dues	Amount (₹)	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
Finance Act.1994	Service Tax	38,70,926	2014-15	Commissioner(Appeals)	-

VIII. UNRECORDED INCOME:

According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

IX. REPAYMENT OF LOANS:

a. According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest to any lender during the year.

b. According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared Wilful Defaulter by any bank or financial institution or government or any government authority.

c. In our opinion, and according to the information and explanations given to us, the company has not obtained any term loans during the year. Accordingly, clause 3(ix) (c)of the order is not applicable.

d. According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the standalone financial statements of the Company, we report that the Company has not used funds raised on short-term basis for the long-term purposes.

e. According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f. According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

X. UTILISATION OF IPO & FPO AND PRIVATE PLACEMENT AND PREFERENTIAL ISSUES:

a. The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and hence, reporting under clause 3(x)(a) of the Order is not applicable.

b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable.

XI. REPORTING OF FRAUD:

a. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.

b. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, no report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 has been filed with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.

c. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, the Company has not received whistle-blower complaints during the year, which have been considered by us for any bearing on our audit and reporting.

XII. NIDHI COMPANY:

As the Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it, the reporting under Clause 3(xii) of the Order is not applicable to the Company.

XIII. RELATED PARTY TRANSACTION:

In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

XIV. INTERNAL AUDIT:

a. In our opinion and according to the information and explanations given to us, the company has an internal audit system commensurate with the size and nature of its business.

b. We have considered the internal audit reports of the company issued during the year and till the date of our audit report, for the period under audit, to the extent available, in determining the nature, timing and extent of our audit procedures.

XV. NON-CASH TRANSACTION:

The Company has not entered into any non-cash transactions with its directors or persons connected with him. Accordingly, the reporting on compliance with the provisions of Section 192 of the Act under Clause 3(xv) of the Order is not applicable to the Company.

XVI. REGISTER UNDER RBI ACT, 1934:

a. The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause 3(xvi)(a) of the Order is not applicable to the Company.

b. The Company has not conducted non-banking financial/housing finance activities during the year. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.

c. The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under Clause 3(xvi)(c) of the Order is not applicable to the Company.

d. According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.

XVII. CASH LOSSES:

The Company has incurred cash losses of INR 1,866.55 Lakhs during the financial year covered by our audit. However, the Company had not incurred any cash losses in the immediately preceding financial year.

XVIII. AUDITOR'S RESIGNATION:

There has been no resignation of the statutory auditors during the year. Hence, reporting under clause 3(xviii) of the Order is not applicable.

XIX. FINANCIAL POSITION:

According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

XX. CORPORATE SOCIAL RESPONSIBILITY:

The Provision of Section 135 of the Companies Act 2013 in relation to Corporate Social Responsibility are not applicable to the Company during the year and hence reporting under this clause is not applicable.

For Venus Shah & Associates LLP
Chartered Accountants
FRN No.: 120878W/W101094

Manish S. Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 26140937LNTYTK9395
Date: May 28, 2026

Annexure B

Report on the internal financial controls with reference to the aforesaid standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013

(Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

We were engaged to audit the internal financial controls with reference to standalone financial statements of Homesfy Realty Limited ("the Company") as of March 31, 2026, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to standalone financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to standalone financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to Standalone Financial Statements.

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THESE FINANCIAL STATEMENTS

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO STANDALONE FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial controls with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

According to the information and explanation given to us, material respects, an adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at 31st March, 2026, based on the criteria for internal financial control with reference to Standalone Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Venus Shah & Associates LLP
Chartered Accountants
FRN No.: 120878W/W101094

Manish S. Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 26140937LNTYTK9395
Date: May 28, 2026

Navigating the report

Standalone Balance Sheet

As at 31 March, 2026

(₹ in Lakhs)

Particulars	Note	31 March 2026	31 March 2025
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	3	322.62	322.62
(b) Reserves and Surplus	4	2,791.95	4,817.49
(c) Money Received against Share Warrants		-	-
Total		**3,114.57**	**5,140.11**
(2) Share application money pending allotment		**-**	**-**
(3) Non-current liabilities			
(a) Long-term Borrowings	5	12.42	18.90
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long term Liabilities		-	-
(d) Long-term Provisions	6	81.39	80.50
Total		**93.81**	**99.40**
(4) Current liabilities			
(a) Short-term Borrowings		-	-
(b) Trade Payables	7		
- Due to Micro and Small Enterprises		40.64	39.91
- Due to Others		330.79	184.64
(c) Other Current Liabilities	8	284.00	385.96
(d) Short-term Provisions	9	625.47	364.02
Total		**1,280.90**	**974.53**
Total Equity and Liabilities		**4,489.28**	**6,214.04**
II. ASSETS			
(1)Non-current assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	10	28.47	28.62
(ii) Intangible Assets	10	313.97	128.67
(iii) Capital Work-in-progress		-	-
(iv) Intangible Assets under Development	10	183.36	318.62
(b) Non-current Investments	11	38.54	34.94

(₹ in Lakhs)

Particulars	Note	31 March 2026	31 March 2025
(c) Deferred Tax Assets (net)		20.47	8.23
(d) Long-term Loans and Advances		-	-
(e) Other Non-current Assets		-	-
Total		**584.81**	**519.08**
(2) Current assets			
(a) Current investments			-
(b) Inventories			-
(c) Trade Receivables	12	1,495.92	2,496.39
(d) Cash and Cash Equivalents	13	1,734.02	2,535.36
(e) Short-term Loans and Advances	14	301.48	278.75
(f) Other Current Assets	15	373.05	384.46
Total		**3,904.47**	**5,694.96**
Total Assets		**4,489.28**	**6,214.04**

See accompanying notes to the financial statements

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
Date: 28 May, 2026

Manish S. Patil
Partner
Membership No. 140937
UDIN: 26140937LNTYTK9395

Ashish Kukreja
Director
03068422

Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Standalone Statement of Profit and loss

For the year ended 31 March, 2026

(₹ in Lakhs)

Particulars	Note	31 March 2026	31 March 2025
Revenue from Operations	16	4,032.08	5,867.08
Other Income	17	165.01	138.52
Total Income		**4,197.09**	**6,005.60**
Expenses			
Cost of Material Consumed		-	-
Purchases of Stock in Trade		-	-
Change in Inventories of work in progress and finished goods		-	-
Employee Benefit Expenses	18	2,672.79	2,826.87
Finance Costs	19	1.62	19.83
Depreciation and Amortization Expenses	20	180.32	84.85
Other Expenses	21	3,353.30	2,872.89
Total expenses		**6,208.03**	**5,804.44**
Profit/(Loss) before Exceptional and Extraordinary Item and Tax		**(2,010.94)**	**201.16**
Exceptional Item	22	18.60	-
Profit/(Loss) before Extraordinary Item and Tax		**(2,029.54)**	**201.16**
Prior Period Item	23	17.32	-
Extraordinary Item		-	-
Profit/(Loss) before Tax		(2,046.86)	201.16
Tax Expenses	24		
- Current Tax		-	50.62
- Deferred Tax		(12.25)	(0.15)
- MAT Credit Entitlement		-	-
- Prior Period Taxes			1.61
- Excess/Short Provision Written back/off		-	-
Profit/(Loss) for the Period from Continuing Operations		**(2,034.61)**	**149.08**
Profit/(loss) from Discontinuing Operation (before tax)		-	-
Tax Expenses of Discountinuing Operation		-	-
Profit/(loss) from Discontinuing Operation (after tax)		-	-
Profit/(Loss) for the period		**(2,034.61)**	**149.08**
Earnings Per Share (Face Value per Share ₹10 each)			
-Basic	25	(63.07)	4.84
-Diluted	25	(62.98)	4.83

See accompanying notes to the financial statements

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
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Firm's Registration No. 120878W/W101094

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06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Standalone Cash Flow Statement

For the year ended 31 March, 2026

(₹ in Lakhs)

Particulars	31 March 2026	31 March 2025
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit after tax	(2034.61)	149.08
Depreciation and Amortisation Expense	180.32	84.85
Provision for Tax	(12.25)	50.47
Bad debt, provision for doubtful debts	91.59	77.61
Interest Income	(130.56)	(93.99)
Finance Costs	1.62	19.83
Foreign exchange gain/loss	(13.03)	(2.67)
Contribution to Employee Stock Option Plan	9.08	9.59
Operating Profit before working capital changes	**(1907.84)**	**294.77**
Adjustment for:		
Trade Receivables	908.88	86.71
Other Current Assets	1.71	(115.39)
Trade Payables	146.88	38.51
Long Term Provisions	0.89	19.44
Other Curent Liabilities	(101.96)	56.67
Short-term Provisions	261.45	(14.11)
Cash generated from Operations	(689.99)	366.60
Tax paid (Net)	0.00	50.62
Net Cash from Operating Activities	**(689.99)**	**315.98**
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(230.21)	(204.36)
Investment in Subsidiary Company	(3.60)	(0.91)
Interest received	130.56	93.99
Net Cash (Used in) Investing Activities	**(103.25)**	**(111.28)**

(₹ in Lakhs)

Particulars	31 March 2026	31 March 2025
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issue of Share Capital	0.00	949.05
Proceeds from Long Term Borrowings	(6.48)	4.49
Interest Paid	(1.62)	(19.83)
Net Cash (Used in)/Generated from Financing Activities	**(8.10)**	**933.71**
Net (Decrease) in Cash and Cash Equivalents	**(801.34)**	**1138.41**
Opening Balance of Cash and Cash Equivalents *	2535.36	1396.95
Exchange difference of Foreign Currency Cash and Cash equivalents	-	-
Closing Balance of Cash and Cash Equivalents *	**1734.02**	**2535.36**

*Cash and cash equivalents includes term deposits.

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.

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
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Ashish Kukreja
Director
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Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Notes Forming part of Standalone Financial Statements

1. COMPANY INFORMATION

Homesfy Realty Limited was incorporated on May 06 2011, headquartered in Thane, Maharashtra. We are engaged in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial spaces. We operate our business through direct selling by our in-house sales team and small-scale brokers/agents listed on mymagnet platform for referral services.

2. SIGNIFICANT ACCOUNTING POLICIES

a. Basis of Preparation

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, as applicable. The financial statements have been prepared under the historical cost convention on accrual basis, except for certain financial instruments which are measured at fair value.

b. Use of estimates

The preparation of financial statements requires the Management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expense during the year. Examples of such estimates include provisions for doubtful receivables, provision for income taxes, the useful lives of depreciable fixed assets and provision for impairment. Future results could differ due to changes in these estimates and the difference between the actual result and the estimates are recognised in the period in which the results are known/materialise.

c. Property, Plant and Equipment

i. Tangible Assets

Property, plant and equipment are stated at historical cost less accumulated depreciation, and accumulated impairment loss, if any. Historical cost comprises of the purchase price including duties and non-refundable taxes, borrowing cost if capitalization criteria are met, directly attributable expenses incurred to bring the asset to the location and conditionnecessary for it to be capable of being operated in the manner intended by management and initial estimate of decommissioning, restoring and similar liabilities. Subsequent costs related to an item of property, plant and equipment are recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are recognized in statement of profit and loss during the reporting period when they are incurred. An item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gains or losses arising from derecognition are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

ii. Intangible Assets

Intangible assets include software/application which are developed and are measured on the basis of cost incurred for its development. The cost of intangible assets in our business combination is the capitalized value of the cost incurred to develop the asset till it is put to use. Such costs include salary of professional personnel hired, project expenses, research costs, etc. Following initial recognition, intangible assets are carried at cost less any accumulated amortization. An item of intangible asset is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gains or losses arising from derecognition are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized. Subsequent costs related to intangible assets are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

iii. Intangible Assets under development

Intangible Assets under development include software/application under development net off accumulated impairment loss if any, as at the Balance sheet date. Directly attributable expenditure incurred on project under development are shown under CWIP. At the point when an asset is capable of operating in the manner intended by management, the Intangible assets under development is transferred to the appropriate category of Intangible assets. Fixed Assets are stated at cost less accumulated depreciation. The cost of an asset comprises its purchase price and any directly attributable cost of bringing the asset to its present condition for intended use.

d. Depreciation/amortisation

In respect of fixed assets (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives.

Type of Assets	Period
Electrical Fittings	7/8/10 Years
Furniture and Fixtures	10 Years
Vehicles	8 Years
Office equipment	5 Years
Computers/Computer Software	3 Years
Intangible Assets	3 Years

e. Employee Benefits

(A) Short Term Employee Benefits

Short term employee benefits are recognized in the period during which the services have been rendered.

(B) Long Term Employee Benefits

(i) Defined Contribution Plan:

Provident Fund and Group Insurance Scheme:

Employees of the company are entitled to receive benefits under the Provident Fund, which is a defined contribution plan.

Both the employee and the employer make monthly contributions to the plan at a predetermined rate (presently 12%) of the employees' basic salary or ₹ 1800/-. These contributions are made to the fund administered and managed by the Government of India.

(ii) Defined Benefit Plan:

Gratuity: The Company provides for gratuity obligations through a defined retirement plan ('the Gratuity Plan') covering all eligible employees. The Gratuity Plan provides a lump sum payment to vested employees at retirement or termination of employment based on respective employee salary and years of employment with the Company. The Company provides for the Gratuity Plan based on projection valuations in accordance with Accounting Standard 15 (Revised), "Employee Benefits".

f. Impairment

At each balance sheet date, the management reviews the carrying amounts of its assets included in each cash generating unit to determine whether there is any indication that those assets were impaired. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment. Recoverable amount is the higher of an asset's net selling price and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the statement of profit and loss.

g. Revenue recognition

Sale of services:

The Company derives its revenues primarily from brokerage services in relation to residential properties and other related services. Revenue is recognised when the related services are provided unless significant future contingencies exist. Revenue is recognised net of Goods and services tax and trade discounts, wherever applicable.

Revenue from Sale of Other Services are recognised upon delivery and usage or the terms agreed with the customer.

Unbilled revenue:

Recognition of Unbilled Revenue

Unbilled revenue represents earned brokerage fees that have not yet been invoiced. This scenario primarily arises due to delays in obtaining necessary confirmations or approvals from builders for invoicing, even after a deal is effectively closed. Under the terms of our brokerage agreements, the issuance of an invoice typically depends on specific confirmations from builders, which serve as formal acknowledgments of the transaction's completion and the amount due.

According to Accounting Standard 9 (AS 9), revenue is recognized when it is reasonable to expect that the economic benefits associated with the transaction will flow to the firm and when the amount of revenue can be reliably measured. Our firm adheres to these principles by recognizing revenue at the point when our service obligations are completely fulfilled and there is sufficient evidence that the economic benefits will be obtained, despite the absence of a formal invoice.

Why Revenue is Not Invoiced Immediately

The delay in invoicing, despite the completion of our brokerage services, is justified by several factors:

Contractual Terms: Some agreements with builders specify that invoices can only be issued upon their explicit confirmation. This is often tied to their internal processes or financial planning needs.

Builder Confirmation Delays: At times, builders may delay their confirmations due to administrative reasons over the details of the transaction, or cash flow considerations. Issuing an invoice without such confirmation could lead to potential issues in revenue collection.

Regulatory and Compliance Reasons: In certain cases, regulatory requirements or compliance issues may necessitate waiting for builder confirmation before we can raise an invoice, ensuring that all documentation is accurate and complete.

Relationship Management: Maintaining strong, cooperative relationships with builders is crucial for ongoing business. Respecting their processes and requirements for invoice issuance helps in nurturing these relationships.

Accounting for Unbilled Revenue

In response to these factors, unbilled revenue is carefully tracked and recognized when all conditions for revenue recognition are met as per AS 9. This ensures accuracy in financial reporting and reflects our earnings genuinely based on the economic realities of our transactions, rather than merely the issuance of invoices.

The firm maintains detailed records of all transactions where services have been rendered but invoices have not been issued. This unbilled revenue is disclosed as a separate line item in the financial statements under trade receivables until an invoice can be issued.

This approach provides a transparent, accurate, and fair view of our financial status and performance, aligning our reporting with both business realities and accounting standards.

Interest Income:

Interest income is recognized using the time-proportion method, based on rates implicit in the transaction. Other income is recognized based on the contractual obligations on accrual basis.

h. Taxation

Current income tax expense comprises taxes on income from operations in India and in foreign jurisdictions. Income taxpayable in India is determined in accordance with the provisions of the Income Tax Act, 1961. Tax expense relating to foreign operations is determined in accordance with tax laws applicable in countries where such operations are domiciled.

Deferred tax expense or benefit is recognised on timing differences being the difference between taxable income and accounting income that originate in one period and is likely to reverse in one or more subsequent periods. Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction for relevant tax paying units and where the Company is able to and intends to settle the asset and liability on a net basis.

The Company offsets deferred tax assets and deferred tax liabilities if it has a legally enforceable right and these relate to taxes on income levied by the same governing taxation laws.

i. Foreign currency transactions

Income and expense in foreign currencies are converted at exchange rates prevailing on the date of the transaction. Foreign currency monetary assets and liabilities other than net investments in non-integral foreign operations are translated at the exchange rate prevailing on the balance sheet date and exchange gains and losses are recognised in the statement of profit and loss. Exchange difference arising on a monetary item that, in substance, forms part of an enterprise's net investments in a non-integral foreign operation are accumulated in a foreign currency translation reserve.

j. Provisions, Contingent liabilities and Contingent assets

A provision is recognised when the Company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions (excluding retirement benefits and compensated absences) are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are not recognised in the financial statements. A contingent asset is neither recognised nor disclosed in the financial statements.

k. Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amount of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
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Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

3. SHARE CAPITAL

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Authorised Share Capital		
Equity Shares, ₹ 10 par value, 1,05,00,000 Equity Shares	1,050.00	1,050.00
Issued, Subscribed and Fully Paid up Share Capital		
Equity Shares, ₹ 10 par value 32,26,200 Equity Shares paid up	322.62	322.62
Total	**322.62**	**322.62**

(i) Reconciliation of number of shares

Particulars	31-Mar-26		31-Mar-25	
Equity Shares	**No. of shares**	**(₹ in lacs)**	**No. of shares**	**(₹ in lacs)**
Opening Balance	32,26,200	322.62	30,55,200	305.52
Issued during the year	-	-	1,71,000	17.10
Deletion during the year	-	-	-	-
Closing balance	**32,26,200**	**322.62**	**32,26,200**	**322.62**

(ii) Rights, preferences and restrictions attached to shares

Equity Shares: The Company has only one class of shares referred to as Equity shares having a par value of ₹ 10/-. Each holder of equity shares is entitled to one vote per share. There are no restrictions including restriction on dividend and repayment of capital if any.

(iii) Details of Shares held by shareholders holding more than 5% of the aggregate shares in the company

Equity Shares	31-Mar-26		31-Mar-25	
Name of Shareholder	**No. of shares**	**In %**	**No. of shares**	**In %**
Ashish Kukreja	15,21,312	47.15%	15,08,112	49.36%
Girish Gulati (HUF)	1,83,611	5.69%	2,16,911	7.10%

(iv) Shares held by Promoters at the end of the year 31 March, 2026

Name of promoter	Class of Shares	No. of Shares	% of total shares	% Change during the year
Ashish Kukreja	Equity	15,21,312	47.15%	0.88%
Talent Coach People Consulting LLP	Equity	1,49,040	4.62%	-

Shares held by Promoters at the end of the year 31 March, 2025

Name of promoter	Class of Shares	No. of Shares	% of total shares	% Change during the year
Ashish Kukreja	Equity	15,08,112	46.75%	0.06%
Talent Coach People Consulting LLP	Equity	1,49,040	4.62%	-

(v) Equity shares movement during 5 years preceding 31 March, 2026

Particulars	2025-26	2024-25	2023-24	2022-23	2021-22
Equity shares issued as bonus	-	-	-	17,50,000	-
Equity shares issued by Private Placement	-	1,71,000	-	4,50,000	-
Equity shares issued by IPO	-	-	-	8,05,200	-

During the Financial Year 2022-23, the company issued 4,50,000 Equity Shares of face value of ₹ 10/- each on cash at a price of ₹ 197/- per equity shares (including Security Premium of ₹ 187/- per Equity Share) each Aggregating to ₹ 8,86,50,000/- on preferential basis by passing special resolution dated on 9th November, 2022.

During the Financial Year 2022-23, the company had made an initial public offering (IPO) of 8,05,200 Equity shares of face value of ₹ 10/- each fully paid up for cash at a price of ₹ 197/- per equity share (including share premium of ₹ 187 per equity share) aggregating to ₹ 1586.24/- lakhs. The aforementioned equity shares were alloted on 28th December, 2022. The equity shares of the company got listed on NSE Emerge Platform on 2nd January, 2023.

During the Financial Year 2022-23, the company issued 17,50,000 Equity Shares of face value of ₹ 10/- each pursuant to Bonus Issue.

During the financial 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.

4. RESERVES AND SURPLUS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Securities Premium		
Opening Balance	3,279.17	2,347.22
Add: Transfer from P&L	-	-
Less: Deletion	-	-
(Add)/Less: Shares issued during the year	-	931.95
Closing Balance	3,279.17	3,279.17
Statement of Profit and loss		
Balance at the beginning of the year	1,528.72	1,379.64
Add: Profit during the year	(2,034.61)	149.08
Less: Appropriation	-	-
Other Appropriation	-	-
Restatement	-	-
Bonus to Equity Shareholders	-	-
Balance at the end of the year	(505.89)	1,528.72
ESOP Reserve		
Opening Balance	9.59	-
Add: Transfer from P&L	9.08	9.59
Closing Balance	18.67	9.59
Total	**2,791.95**	**4,817.49**

5. LONG TERM BORROWINGS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Secured Other loans and advances		
- Car Loan	12.42	18.90
Total	**12.42**	**18.90**

Particulars of Borrowings

Name of Lender/Type of Loan	Nature of Security	Rate of Interest	Monthly Installments	No. of Installment
ICICI Bank Ltd/Vehicle Loan *	Car	7.25%	44,655	60
Kotak Mahindra Prime Ltd/Vehicle Loan #	Car	9.40%	20,408	60

*The above car facility has been obtained from ICICI bank. The loan is secured against hypothecation of car and repayable in 60 monthly instalments starting from 5th April, 2022. The instalments repayable in next 12 months aggregates to ₹ 535,860.

#The above car facility has been obtained from Kotak Mahindra Prime Ltd. The loan is secured against hypothecation of car and repayable in 60 monthly instalments starting from 1st October, 2024. The instalments repayable in next 12 months aggregates to ₹ 244,896.

6. LONG TERM PROVISIONS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Provision for employee benefits		
- Gratuity Provision	81.39	80.50
Total	**81.39**	**80.50**

7. TRADE PAYABLES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Due to micro enterprises and small enterprises	40.64	39.91
Due to others	330.79	184.64
Total	**371.43**	**224.55**

7.1 Trade Payables ageing schedule as at 31 March, 2026

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	39.02	0.75	0.88	-	40.64
Others	328.11	2.64	0.04	-	330.79
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Sub total	**367.13**	**3.39**	**0.91**	**-**	**371.43**
MSME - Undue	-	-	-	-	-
Others - Undue	-	-	-	-	-
Total	**367.13**	**3.39**	**0.91**	**-**	**371.43**

7.2 Trade Payables ageing schedule as at 31 March, 2025

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	39.31	0.59	-	-	39.91
Others	182.40	1.35	0.58	0.32	184.64
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Sub total	**221.71**	**1.94**	**0.58**	**0.32**	**224.55**
MSME - Undue	-	-	-	-	-
Others - Undue	-	-	-	-	-
Total	**221.71**	**1.94**	**0.58**	**0.32**	**224.55**

1. Ageing has been considered from the date of transaction.
2. No interest is paid/payable during the year to any enterprise registered under the MSME Act.
3. The above information has been determined to the extent such parties could be identified on the basis of the information available with the company regarding the status of suppliers under MSME.

8. OTHER CURRENT LIABILITIES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Statutory dues		
- GST payable	12.07	81.67
- GST payable on unbilled revenue	113.09	202.66
- Service tax payable	38.71	38.71
- Profession tax payable	0.69	0.81
- PF & ESIC payable	13.22	7.05
Other payables		
- Share subscription money payable	38.54	34.94
- Share application money due for refund	-	0.03
- Credit card payables not yet due	10.96	1.88
- Customer advances	52.16	18.21
- Mobile deposit refundable to employees	4.56	-
Total	**284.00**	**385.96**

9. SHORT TERM PROVISIONS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Provision for employee benefits		
- Salary and incentives payable	168.55	183.93
- Director's remuneration payable	4.35	5.24
- Gratuity provision	14.82	6.93
Provision for expenses	437.75	167.92
Total	**625.47**	**364.02**

Navigating the report

10. PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

(₹ in Lakhs)

Name of Assets	Gross Block				Depreciation and Amortization				Net Block	
	As on 01-Apr-25	Addition	Addition	As on 31-Mar-26	As on 01-Apr-25	for the year	Deduction	As on 31-Mar-26	As on 31-Mar-26	As on 31-Mar-25
(i) Property, Plant and Equipment										
Furniture and Fixtures	10.95	-	-	10.95	9.71	0.48	-	10.20	0.76	1.24
Vehicles	45.03	-	-	45.03	26.81	6.10	-	32.91	12.12	18.22
Office equipment	4.22	0.07	-	4.29	3.43	0.36	-	3.78	0.51	0.78
Computers	23.66	14.59	-	38.25	17.41	7.36	-	24.77	13.48	6.24
Electrical Fittings	8.69	-	-	8.69	6.55	0.52	-	7.08	1.61	2.13
Total	**92.55**	**14.67**	**-**	**107.21**	**63.93**	**14.82**	**-**	**78.74**	**28.47**	**28.62**
Previous Year	**76.75**	**15.79**	**-**	**92.55**	**56.48**	**7.45**	**-**	**63.92**	**28.62**	**20.27**
(ii) Intangible Assets										
Computer Softwares	0.88	-	-	0.88	0.84	(0.00)	-	0.83	0.04	0.04
Domain and application	222.84	350.81	-	573.65	94.21	165.51	-	259.72	313.93	128.63
Total	**223.72**	**350.81**	**-**	**574.53**	**95.05**	**165.50**	**-**	**260.55**	**313.97**	**128.67**
Previous Year	**102.01**	**121.71**	**-**	**223.72**	**17.65**	**77.40**	**-**	**95.05**	**128.67**	**84.36**
(iv) Intangible Assets under Development	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**183.36**	**318.62**

(iv) Intangible Assets under Development

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Opening Balance	318.62	251.77
Add: Addition during the year	222.27	188.56
Less: Cost written off on abandoned projects (Refer Note 1)	(6.72)	-
Less: Capitalised during the year	(350.81)	(121.71)
Closing Balance	**183.36**	**318.62**

Intangible assets under development ageing Schedule

(₹ in Lakhs)

Intangible assets under development	Amount in CWIP for a period of				31-Mar-26	Amount in CWIP for a period of				31-Mar-25
	Less than 1 year	1 -2 Years	2-3 Years	More than 3 Years	Total	Less than 1 year	1 -2 Years	2-3 Years	More than 3 Years	Total
Projects in progress	109.01	46.1	28.25	-	183.36	181.70	121.25	15.67	-	318.62
Projects temporarily suspended	-	-	-	-	-	-	-	-	-	-

Notes:

1. Management has performed a comprehensive review of all intangible assets under development, including technical feasibility, expected economic benefits, and project status, and has concluded that, except for projects written off during the year, the carrying amount is recoverable.

2. The Company has capitalised revenue expenditure that goes into development of domains and applications. Such costs include the proportionate cost of salaries of employees and professional fees, tools used, laptop rent and office rent to the extent utilised by the employees developing the domains and applications.

3. From 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 ₹ 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. NON CURRENT INVESTMENTS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Investment in subsidiary company	38.54	34.94
Total	**38.54**	**34.94**

11.1 Details of Investments

(₹ in Lakhs)

Name of entity	No. of shares	31-Mar-26	No. of shares	31-Mar-25
Homesfy Global Realty LLC	150.00	38.54	150.00	34.94
Equity shares fully paid up (150 shares of AED 1000 each)				
Total	**150.00**	**38.54**	**150.00**	**34.94**

11.2 Details of Investments

(₹ in Lakhs)

Name of entity	31-Mar-26	31-Mar-25
Aggregate market value as at the end of the year	38.54	34.94
Market value of un-quoted investments	38.54	34.94

12. TRADE RECEIVABLES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Unsecured considered good	723.12	1,167.83
Undisputed Trade Receivables- considered doubtful	122.99	67.61
Less: Provision for doubtful debts	(91.59)	(67.61)
Unbilled receivables	741.40	1,328.56
Total	**1,495.92**	**2,496.39**

12.1 Trade Receivables ageing schedule as at 31 March, 2026

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables- considered good	723.12	-	-	-	-	723.12
Undisputed Trade Receivables- considered doubtful	-	42.02	53.96	10.75	16.27	122.99
Disputed Trade Receivables considered good	-	-	-	-	-	-
Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Sub total	**723.12**	**42.02**	**53.96**	**10.75**	**16.27**	**846.11**
Undue - considered good	-	-	-	-	-	-
Undue - considered doubtful	-	-	-	-	-	-
Provision for doubtful debts	-	(10.62)	(53.96)	(10.75)	(16.27)	(91.59)
Unbilled receivables	581.91	97.55	50.61	11.33	-	741.40
Total	**1,305.03**	**128.95**	**50.61**	**11.33**	**-**	**1,495.92**

12.2 Trade Receivables ageing schedule as at 31 March, 2025

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables- considered good	1,031.02	83.38	53.44	-	-	1,167.83
Undisputed Trade Receivables- considered doubtful	-	-	58.89	3.34	5.37	67.61
Disputed Trade Receivables considered good	-	-	-	-	-	-
Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Sub total	**1,031.02**	**83.38**	**112.32**	**3.34**	**5.37**	**1,235.44**
Undue - considered good	-	-	-	-	-	-
Undue - considered doubtful	-	-	-	-	-	-
Provision for doubtful debts	-	-	(58.89)	(3.34)	(5.37)	(67.61)
Unbilled receivables	1,137.12	168	23.03	-	-	1,328.56
Total	**2,168.13**	**251.80**	**76.46**	**-**	**-**	**2,496.39**

13. CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Cash on hand	7.34	13.09
Balances with banks in current accounts	268.46	1,219.98
Sub-Total	**275.80**	**1,233.07**
Other Bank Balances		
Deposits with original maturity for more than 12 months	1,458.22	1,302.29
Total	**1,734.02**	**2,535.36**

14. SHORT TERM LOANS AND ADVANCES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Other loans and advances (Unsecured, considered good)		
- Deposit	0.50	16.36
- Rent Deposit	82.90	71.09
Others		
- Receivable from related party	146.06	118.40
- Staff Advance	22.91	28.35
- Vendor Advances	25.23	19.12
- Incentive Advance	23.88	25.43
Total	**301.48**	**278.75**

15. OTHER CURRENT ASSETS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Deferred IPO Issue Expenses	44.40	63.00
Interest Receivable	83.28	32.57
Prepaid Expenses	53.69	33.03
TDS Receivable	175.14	255.79
Other current assets	1.05	0.07
ITC Receivable	15.49	-
Total	**373.05**	**384.46**

Deferred IPO Issue Expenses represents the expenses incurred but not yet amortized. These expenses will be recognized as assets on our balance sheet and amortized over a period of time as the funds are gradually utilized for our working capital requirements.

16. REVENUE FROM OPERATIONS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Sale of services	2,879.86	4,271.34
Commission on Home Loan	74.70	68.80
Unbilled revenue	1,077.52	1,526.94
Total	**4,032.08**	**5,867.08**

17. OTHER INCOME

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Interest Income		
- Interest on Fixed Deposit	122.55	90.31
- Interest on Income tax refund	8.01	3.68
Applicable net gain/(loss) on foreign currency transactions and translation	13.03	2.67
Others		
- Digital marekting services	21.12	41.51
- Other income	0.30	0.35
Total	**165.01**	**138.52**

18. EMPLOYEE BENEFIT EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Salaries and wages	2,574.39	2,754.39
Contribution to provident and other funds	58.93	47.36
ESOP Compensation Account	9.08	9.59
Staff welfare expenses	30.39	15.53
Total	**2,672.79**	**2,826.87**

Defined Contribution Plan

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Employers Contribution to Provident Fund	45.88	41.42
Employers Contribution to Employee State Insurance	4.07	1.03

Defined Benefit Plan

Changes in the present value of the defined benefit obligation in respect of Gratuity (unfunded)

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Defined Benefit Obligation at beginning of the year	87.44	90.38
Current Service Cost	19.85	19.78
Interest Cost	5.75	5.41
Actuarial (Gain)/Loss	(16.83)	(23.98)
Benefits Paid	-	(4.16)
Defined Benefit Obligation at year end	**96.21**	**87.44**

Reconciliation of present value of defined benefit obligation and fair value of assets

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Present value obligation as at the end of the year	96.21	87.44
Unfunded net liability recognized in balance sheet	96.21	87.44
Amount classified as:		
Short term provision (refer note 9)	14.82	6.93
Long term provision (refer note 6)	81.39	80.50

Expenses recognized in Profit and Loss Account

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Current service cost	19.85	19.78
Interest cost	5.75	5.41
Net actuarial loss/(gain) recognized during the year	(16.83)	(23.98)
Total expense recognised in Profit and Loss	**8.77**	**1.23**

19. FINANCE COSTS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Interest expense	**1.33**	**18.21**
Applicable net gain/loss on foreign currency transactions and translation	-	-
Other finance costs	0.29	1.62
Total	**1.62**	**19.83**

20. DEPRECIATION AND AMORTIZATION EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Depreciation	180.32	84.85
Total	**180.32**	**84.85**

21. OTHER EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Advertisement and promotion expenses	1,691.12	1,389.69
Commission	861.67	802.78
Rent	267.10	292.15

21. OTHER EXPENSES (Contd.)

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Professional fees	179.67	97.44
Tools and software expenses	119.50	54.59
Provision for doubtful debts	91.59	77.61
Conveyance and travel expenses	42.74	34.81
Office Expense	30.44	36.11
Communication expenses	26.86	28.80
Electricity Charges	23.23	28.37
Repairs and maintenance	5.96	6.65
Auditors' Remuneration	5.00	4.25
Insurance	4.97	3.30
Printing and Stationery	2.39	6.67
Courier Charges	0.60	0.23
Other Expenses	0.35	4.91
Rates and taxes	0.11	4.53
Total	**3,353.30**	**2,872.89**

22. EXCEPTIONAL ITEM

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
IPO Issue Expenses	18.60	-
Total	**18.60**	**-**

The primary objective of the IPO was to secure additional funds to meet our working capital requirements and support the growth of our business.

After careful consideration, we have decided to classify the IPO expenses based on the utilization of IPO funds.

23. PRIOR PERIOD ITEM

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Advertisement and promotion expenses	17.32	-
Total	**17.32**	**-**

Expenses pertaining to previous financial year and charged during the year have been separately disclosed.

24. TAX EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Current Tax	-	52.23
Deferred Tax	(12.25)	(0.15)
Total	**(12.25)**	**52.08**

25. EARNING PER SHARE

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Profit attributable to equity shareholders (₹ in lacs)	(2,034.61)	149.08
Weighted average number of equity shares (Basic)	32,26,200	30,82,706
Weighted average number of equity shares (Diluted)	32,30,511	30,85,836
Earnings per share basic (₹)	(63.07)	4.84
Earnings per share diluted (₹)	(62.98)	4.83
Face value per equity share (₹)	10	10

26. AUDITORS' REMUNERATION

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Payments to auditor as		
- Audit fees	4.25	4.25
- Certification fees	0.75	-
Total	**5.00**	**4.25**

27. EARNINGS IN FOREIGN CURRENCIES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Brokerage income	-	-
Total	**-**	**-**

28. EXPENDITURE MADE IN FOREIGN CURRENCIES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Professional and Consultation Fees	0.91	16.13
Tools and software expenses	17.09	13.54
Business Promotion Expenses	8.25	1.39
Office Expenses	-	0.29
Commission	16.15	-
Total	**42.40**	**31.34**

29. RELATED PARTY DISCLOSURE

(i) List of Related Parties

Name	Relationship
Ashish Kukreja	Managing Director & CEO
Mukesh Mishra	Director
Talent Coach People Consulting LLP	Sister Concern

(i) List of Related Parties (Contd.)

Name	Relationship
Homesfy Global Realty LLC	Wholly owned subsidiary company
Shashank Mewada	Chief Financial Officer
Atul Agrahari	Company Secretary (w.e.f. February 3, 2024)

(ii) Related Party Transactions

(₹ in Lakhs)

Particulars	Relationship	31-Mar-26	31-Mar-25
Director Remuneration			
- Ashish Kukreja	Managing Director & CEO	52.49	50.00
- Mukesh Mishra	Director	50.42	50.00
Salary			
- Shashank Mewada	Chief Financial Officer	34.45	30.22
- Atul Agrahari	Company Secretary	2.68	4.20
Loans and advances			
- Homesfy Global Realty LLC	Subsidiary Company	27.67	13.05
Investment in subsidiary			
- Homesfy Global Realty LLC	Subsidiary Company	3.60	0.91
Reimbursement of official travel expenses			
- Mukesh Mishra	Director	6.41	0.80
- Shashank Mewada	Chief Financial Officer	-	0.29

(iii) Related Party Balances

(₹ in Lakhs)

Particulars	Relationship	31-Mar-26	31-Mar-25
Director Remuneration payable			
- Ashish Kukreja	Managing Director & CEO	3.27	3.03
- Mukesh Mishra	Director	3.59	2.21
Salary payable			
- Shashank Mewada	Chief Financial Officer	1.48	2.33
- Atul Agrahari	Company Secretary	0.19	0.37
Loans and advances			
- Homesfy Global Realty LLC	Subsidiary Company	146.06	118.40
Investment in subsidiary			
- Homesfy Global Realty LLC	Subsidiary Company	38.54	34.94
Reimbursement of official travel expenses			
- Mukesh Mishra	Director	3.11	-

30. IPO FUND UTILISATION

(₹ in Lakhs)

Particulars	Planned as per prospectus	Fund utilised till March, 2025	Fund utilised till March, 2026
Working Capital Requirements	1,161.24	773.95	973.95
General Corporate Purpose	290.00	-	-
Issue Expenses	135.00	135.00	135.00
Total	**1,586.24**	**908.95**	**1,108.95**

The Company Proceeds from the IPO Net issue of related expenses is ₹ 1,586.24 Lakhs.

31. RATIO ANALYSIS

(₹ in Lakhs)

Particulars	Numerator/Denominator	31-Mar-26	31-Mar-25	Change in %	Sub-note Reference
(a) Current Ratio	Current Assets	3.05	5.84	-48%	31.1
	Current Liabilities				
(b) Debt-Equity Ratio	Total Debts	0.00	0.00	0%	-
	Equity				
(c) Debt Service Coverage Ratio	Earning available for Debt Service	(237)	46	-609%	31.2
	Interest + Installments				
(d) Return on Equity Ratio	Profit after Tax	-49.30%	3.25%	-1616%	31.3
	Average Shareholder's Equity				
(e) Inventory turnover ratio	Total Trunover	-	-	-	-
	Average Inventories				
(f) Trade receivables turnover ratio	Total Turnover	2.02	2.28	-11%	-
	Average Account Receivable				
(g) Trade payables turnover ratio	Total Purchases	11.37	13.99	-19%	-
	Average Account Payable				
(h) Net capital turnover ratio	Total Turnover	1.54	1.24	24%	-
	Net Working Capital				
(i) Net profit ratio	Net Profit	-50.46%	2.54%	-2086%	31.4
	Total Turnover				
(j) Return on Capital employed	EBIT	-51.83%	2.76%	-1975%	31.5
	Average Capital Employed [Net worth + Borrowings + DTL (net)]				
(k) Return on investment	Return on Investment	-38.02%	2.67%	-1525%	31.6
	Total Investment				

31.1 The decline in the current ratio during the year is primarily attributable to a reduction in liquid current assets, particularly cash & bank balances and trade receivables. The decrease is mainly on account of reduction of top-line, utilization of funds towards operational and strategic business requirements and settlement of outstanding liabilities during the current financial year.

31.2 The Debt Service Coverage Ratio for the current year is negative primarily on account of losses incurred during the year. However, the Company has not defaulted in its debt repayments.

31.3 The Return on Equity ratio for the current year was impacted primarily due to losses incurred during the year, resulting in lower returns on shareholders' funds. The Company remains focused on improving operational performance and enhancing overall profitability.

31.4 The Net Profit Ratio for the current year was impacted due to lower profitability/losses during the year. The Company continues to undertake operational and cost optimization measures aimed at improving margins and overall financial performance.

31.5 The Return on Capital Employed for the current year was impacted primarily due to lower profitability during the year, which affected returns generated from the capital employed in the business. The Company continues to undertake operational and cost optimization measures aimed at improving margins and overall financial performance.

31.6 The Return on Investment for the current year was impacted mainly on account of lower returns generated during the year owing to subdued financial performance. The Company continues to focus on improving operational efficiency and overall returns.

32. DISCLOSURE WHERE COMPANY HAS GIVEN LOAN OR INVESTED TO OTHER PERSON OR ENTITY TO LEND OR INVEST IN ANOTHER PERSON OR ENTITY

No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

33. DISCLOSURE WHERE COMPANY HAS RECEIVED FUND FROM OTHER PERSON OR ENTITY TO LEND OR INVEST IN OTHER PERSON OR ENTITY

No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

34. OTHER STATUTORY DISCLOSURES AS PER THE COMPANIES ACT, 2013

1. The Company has not traded in crypto currency or virtual currency during the year.

2. The Company is not declared a willful defaulter by any bank or financial institution or other lender.

3. The Company has no transactions with the struck off Companies under Section 248 or 560 of the Act.

4. No proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988.

5. There are no ultimate beneficiaries to whom the Company has lent/invested nor received any fund during the year within the meaning of Foreign Exchange Management Act 1999 and Prevention of money Laundering Act 2002.

6. The Company has Compliance related to number of layers prescribed under clause (87) of section 2 of the Companies Act read with the Companies (Restriction on number of Layers) Rules, 2017.

7. There was no transaction in the Company which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

8. The Company does not have any charges or satisfaction, which is yet to be registered with Registrar of Companies beyond the statutory period.

9. The Company is not covered under section 135 of the Companies Act, hence Corporate Social Responsibility (CSR) is not applicable to the Company.

35. REGROUPING

Previous years figures are regrouped or rearranged or reclassified wherever necessary in order to confirm to the current years grouping and classifications

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
Date: 28 May, 2026

Manish S. Patil
Partner
Membership No. 140937
UDIN: 26140937LNTYTK9395

Ashish Kukreja
Director
03068422

Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Navigating the report

Independent Auditors' Report

To the Members of Homesfy Realty Limited

Report on the Audit of the Consolidated Financial Statements.

OPINION

We have audited the Consolidated financial statements of Homesfy Realty Limited (hereinafter referred to as the "Holding Company") and its subsidiary (Holding Company and its subsidiary together referred to as the "Group"), which comprise the consolidated balance sheet as at 31 March 2026, the consolidated statement of profit and loss, consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Company as at 31 March 2026, of its consolidated loss and its consolidated cash flows for the year ended on that date.

BASIS FOR OPINION

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on the consolidated financial statements.

EMPHASIS OF MATTER

1) We draw attention to Note 2 (c) (iii) and Note 10 (iv) of the consolidated financial statements, wherein the holding company's management, based on its estimate has capitalized salary expenses, seat cost, laptop rent & professional fees incurred on development of new intangible assets. Our opinion is not modified in respect of this matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters and there are no any key audit matters which need to be reported.

OTHER MATTERS

We have determined the following audit matters to be communicated in our report.

We have not audited the financial statements of its subsidiary "Homesfy Global Realty L.L.C.", whose financial statements reflect total assets of INR 1.39/- (INR in Lakhs) as at March 31, 2026 and total revenue of INR 0.00 (INR in Lakhs) for the year ended March 31, 2026. The financial statements are audited by another auditor whose reports have been furnished to us and our opinion is based solely on reports of the other auditor.

Our opinion is not modified in respect of the above matters.

OTHER INFORMATION

The Holding Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in Holding Company's Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditors' report thereon. The Holding Company's annual report is expected to be made available to us after the date of this auditors' report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the respective company's management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The respective Board of Directors of the companies included in the group are also responsible for overseeing the Company's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to consolidated financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting in preparation of consolidated financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. (A) As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.

   (b) In our opinion, proper books of account as required by law relating to the aforesaid consolidated financial statements have been kept by the Company so far as it appears from our examination of those books.

   (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid Consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

   (e) On the basis of the written representations received from the directors of the Holding Company as on 31 March 2026, taken on record by the Board of Directors of the Holding Company and on the basis of written representations received by the management by directors of subsidiaries, none of the directors of the Group Companies incorporated in India is disqualified as on 31 March 2026 from being appointed as a director in terms of section 164(2) of the Act.

   (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies incorporated in India and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

   (g) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i) The Group does not have any pending litigations which would impact its financial position.

   ii) The Group did not have any long-term contracts, including derivative contracts for which there were any material foreseeable losses.

   iii) The Holding Company has no amounts which are required to be transferred to the Investor Education and Protection Fund.

   iv) a) The Management has represented that, to the best of its knowledge and belief, as disclosed in note 32 to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Holding Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

   b) The Management has represented that, to the best of its knowledge and belief, as disclosed in note 33 to the accounts, no funds have been received by the Holding Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

   c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis- statement.

   v) The Board of directors have not proposed any interim or final dividend during the year.

vi) The reporting under Rule 11(g) of the companies (Audit and Auditors) Rules, 2014 is applicable from April 1, 2023.

Based on our examination which included test checks, except for the instance mentioned below, the Holding company and its subsidiary has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software:

The feature of recording audit trial (edit log) facility was not enabled at the database level to log any direct data changes for the software's used for maintaining the books of accounts related to payroll, revenue trackers used for maintaining general ledger.

Further for the periods where audit trail (edit log) facility was enabled and operated throughout the year for the accounting software, we did not come across any instance of the audit trail feature being tampered with.

(h) With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid by the Holding Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For Venus Shah & Associates LLP
Chartered Accountants
FRN No.: 120878W/W101094

Manish S.Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 26140937BKQASC5761
Date: May 28, 2026

Annexure A

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the consolidated financial statements for the year ended 31 March 2026, we report the following:

XXI. CONSOLIDATED FINANCIAL STATEMENTS

According to the information and explanation given to us, in respect of the following company incorporated outside India and included in the consolidated financial statements, the CARO report relating to them has not been issued as it is not applicable to Companies Incorporated outside India:

Name of the Entity	License Number	Subsidiary	Clause Number of the CARO report which is qualified or adverse
Homesfy Global Realty L.L.C	1205425	Wholly Owned Subsidiary	CARO Not Applicable

For Venus Shah & Associates LLP
Chartered Accountants
FRN No.: 120878W/W101094

Manish S.Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 26140937BKQASC5761
Date: May 28, 2026

Annexure B

Report on the internal financial controls with reference to the aforesaid consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013

(Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

We were engaged to audit the internal financial controls with reference to consolidated financial statements of Homesfy Realty Limited (hereinafter referred to as "the Holding Company") as of March 31, 2026, in conjunction with our audit of the financial statements of the Group Company for the year ended on that date.

MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS

The respective Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Group Company's internal financial controls with reference to these consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to consolidated financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to Standalone Financial Statements.

MEANING OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THESE FINANCIAL STATEMENTS

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO CONSOLIDATED FINANCIAL STATEMENTS

Because of the inherent limitations of internal financial controls with reference to consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to consolidated financial statements to future periods are subject to the risk that the internal financial controls with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

OPINION

According to the information and explanation given to us, material respects, an adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls with reference to Standalone Financial Statements were operating effectively as at 31st March, 2026, based on the criteria for internal financial control with reference to Standalone Financial Statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

OTHER MATTERS

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to Consolidated Financial Statements insofar as it relates to one subsidiary company which is incorporated in outside India, is based solely on the corresponding reports of such companies incorporated in Outside India.

Our opinion is not modified in respect of the above matters.

For Venus Shah & Associates LLP
Chartered Accountants
FRN No.: 120878W/W101094

Manish S. Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 26140937BKQASC5761
Date: May 28, 2026

Consolidated Balance Sheet

As at 31 March, 2026

(₹ in Lakhs)

Particulars	Note	31 March 2026	31 March 2025
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	3	322.62	322.62
(b) Reserves and Surplus	4	2,647.26	4,699.60
(c) Money Received against Share Warrants			-
Total		**2,969.88**	**5,022.22**
(2) Share application money pending allotment			**-**
(3) Non-current liabilities			
(a) Long-term Borrowings	5	12.42	18.90
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long term Liabilities		-	-
(d) Long-term Provisions	6	81.39	80.50
Total		**93.81**	**99.40**
(4) Current liabilities			
(a) Short-term Borrowings		-	-
(b) Trade Payables	7		
- Due to Micro and Small Enterprises		40.64	39.91
- Due to Others		330.79	184.64
(c) Other Current Liabilities	8	245.46	351.02
(d) Short-term Provisions	9	625.47	364.02
Total		**1,242.36**	**939.59**
Total Equity and Liabilities		**4,306.05**	**6,061.21**
II. ASSETS			
(1)Non-current assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	10	28.46	28.62
(ii) Intangible Assets	10	313.97	128.67
(iii) Capital Work-in-progress		-	-
(iv) Intangible Assets under Development	10	183.36	318.62
(b) Non-current Investments		-	-
(c) Deferred Tax Assets (net)		20.47	8.23
(d) Long-term Loans and Advances		-	-
(e) Other Non-current Assets		-	-
Total		**546.26**	**484.14**
(2) Current assets			
(a) Current investments		-	-
(b) Inventories		-	-
(c) Trade Receivables	11	1,495.92	2,496.39
(d) Cash and Cash Equivalents	12	1,734.02	2,535.36
(e) Short-term Loans and Advances	13	155.42	160.35
(f) Other Current Assets	14	374.43	384.97
Total		**3,759.79**	**5,577.07**
Total Assets		**4,306.05**	**6,061.21**

See accompanying notes to the financial statements

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
Date: 28 May, 2026

Manish S. Patil
Partner
Membership No. 140937
UDIN: 26140937BKQASC5761

Ashish Kukreja
Director
03068422

Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Consolidated Statement of Profit and loss

For the year ended 31 March, 2026

(₹ in Lakhs)

Particulars	Note	31 March 2026	31 March 2025
Revenue from Operations	15	4,032.08	5,867.08
Other Income	16	165.01	138.52
Total Income		**4,197.09**	**6,005.60**
Expenses			
Cost of Material Consumed		-	-
Purchases of Stock in Trade		-	-
Change in Inventories of work in progress and finished goods		-	-
Employee Benefit Expenses	17	2,672.79	2,826.87
Finance Costs	18	1.62	19.88
Depreciation and Amortization Expenses	19	180.32	84.85
Other Expenses	20	3,367.18	2,884.42
Total expenses		**6,221.91**	**5,816.02**
Profit/(Loss) before Exceptional and Extraordinary Item and Tax		**(2,024.82)**	**189.58**
Exceptional Item	21	18.60	-
Profit/(Loss) before Extraordinary Item and Tax		**(2,043.42)**	**189.58**
Prior Period Item	22	17.32	-
Extraordinary Item			-
Profit/(Loss) before Tax		**(2,060.74)**	**189.58**
Tax Expenses	23		
- Current Tax		-	50.62
- Deferred Tax		(12.25)	(0.15)
- MAT Credit Entitlement		-	-
- Prior Period Taxes			1.61
- Excess/Short Provision Written back/off			-
Profit/(Loss) for the Period from Continuing Operations		**(2,048.49)**	**137.50**
Profit/(loss) from Discontinuing Operation (before tax)			-
Tax Expenses of Discountinuing Operation			-
Profit/(loss) from Discontinuing Operation (after tax)			-
Profit/(Loss) for the period		**(2,048.49)**	**137.50**
Earnings Per Share (Face Value per Share ₹10 each)			
-Basic	24	(63.50)	4.46
-Diluted	24	(63.41)	4.46

See accompanying notes to the financial statements

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
Date: 28 May, 2026

Manish S. Patil
Partner
Membership No. 140937
UDIN: 26140937BKQASC5761

Ashish Kukreja
Director
03068422

Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Consolidated Cash Flow Statement

For the year ended 31 March, 2026

(₹ in Lakhs)

Particulars	31 March 2026	31 March 2025
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit after tax	(2,048.49)	137.50
Depreciation and Amortisation Expense	180.32	84.85
Provision for Tax	(12.25)	50.47
Bad debt, provision for doudtful debts	91.59	77.61
Interest Income	(130.56)	(93.99)
Finance Costs	1.62	19.88
Foreign exchange gain/loss	(13.03)	(2.67)
ESOP compensation expense	9.08	9.59
Operating Profit before working capital changes	**(1,921.72)**	**283.24**
Adjustment for:		
Trade Receivables	908.88	86.71
Other Current Assets	28.51	(87.62)
Trade Payables	146.88	38.51
Long Term Provisions	0.89	19.44
Other Current Liabilities	(105.56)	55.76
Short-term Provisions	261.45	(27.44)
Cash generated from Operations	(680.67)	368.60
Tax paid (Net)	0.00	50.62
Net Cash from Operating Activities	**(680.67)**	**317.98**
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(230.20)	(204.36)
Investment in Subsidiary Company	-	-
Interest received	130.56	93.99
Net Cash (Used in) Investing Activities	**(99.64)**	**(110.37)**

(₹ in Lakhs)

Particulars	31 March 2026	31 March 2025
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issue of Share Capital	0.00	949.08
Proceeds from Long Term Borrowings	(6.48)	4.49
Interest Paid	(1.62)	(19.88)
Net Cash (Used in)/Generated from Financing Activities	**(8.10)**	**933.69**
Net (Decrease) in Cash and Cash Equivalents	**(788.41)**	**1,141.30**
Opening Balance of Cash and Cash Equivalents *	2,535.36	1396.95
Exchange difference of Foreign Currency Cash and Cash equivalents	(12.93)	(2.89)
Closing Balance of Cash and Cash Equivalents *	**1,734.02**	**2,535.36**

*Cash and cash equivalents includes term deposits.

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.

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
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Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

Notes forming part of Consolidated Financial Statements

1. COMPANY INFORMATION

Homesfy Realty Limited was incorporated on May 06 2011, headquartered in Thane, Maharashtra. We are engaged in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial spaces. We operate our business through direct selling by our in-house sales team and small-scale brokers/agents listed on mymagnet platform for referral services.

2. SIGNIFICANT ACCOUNTING POLICIES

a. Basis of Preparation

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, as applicable. The financial statements have been prepared under the historical cost convention on accrual basis, except for certain financial instruments which are measured at fair value.

b. Use of estimates

The preparation of financial statements requires the Management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expense during the year. Examples of such estimates include provisions for doubtful receivables, provision for income taxes, the useful lives of depreciable fixed assets and provision for impairment. Future results could differ due to changes in these estimates and the difference between the actual result and the estimates are recognised in the period in which the results are known/materialise.

c. Property, Plant and Equipment

i. Tangible Assets

Property, plant and equipment are stated at historical cost less accumulated depreciation, and accumulated impairment loss, if any. Historical cost comprises of the purchase price including duties and non-refundable taxes, borrowing cost if capitalization criteria are met, directly attributable expenses incurred to bring the asset to the location and condition necessary for it to be capable of being operated in the manner intended by management and initial estimate of decommissioning, restoring and similar liabilities.Subsequent costs related to an item of property, plant and equipment are recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are recognized in statement of profit and loss during the reporting period when they are incurred. An item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gains or losses arising from derecognition are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

ii. Intangible Assets

Intangible assets include software/application which are developed and are measured on the basis of cost incurred for its development. The cost of intangible assets in our business combination is the capitalized value of the cost incurred to develop the asset till it is put to use. Such costs include salary of professional personnel hired, project expenses, research costs, etc. Following initial recognition, intangible assets are carried at cost less any accumulated amortization. An item of intangible asset is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gains or losses arising from derecognition are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized. Subsequent costs related to intangible assets are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

iii. Intangible Assets under development

Intangible Assets under development include software/application under development net off accumulated impairment loss if any, as at the Balance sheet date. Directly attributable expenditure incurred on project under development are shown under CWIP. At the point when an asset is capable of operating in the manner intended by management, the Intangible assets under development is transferred to the appropriate category of Intangible assets.Fixed Assets are stated at cost less accumulated depreciation. The cost of an asset comprises its purchase price and any directly attributable cost of bringing the asset to its present condition for intended use.

d. Depreciation/amortisation

In respect of fixed assets (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives.

Type of Assets	Period
Electrical Fittings	7/8/10 Years
Furniture and Fixtures	10 Years
Vehicles	8 Years
Office equipment	5 Years
Computers/Computer Software	3 Years
Intangible Assets	3 Years

e. Employee Benefits

(A) Short Term Employee Benefits

Short term employee benefits are recognized in the period during which the services have been rendered.

(B) Long Term Employee Benefits

(i) Defined Contribution Plan:

Provident Fund and Group Insurance Scheme:

Employees of the company are entitled to receive benefits under the Provident Fund, which is a defined contribution plan.

Both the employee and the employer make monthly contributions to the plan at a predetermined rate (presently 12%) of the employees' basic salary or ₹ 1800/-. These contributions are made to the fund administered and managed by the Government of India.

(ii) Defined Benefit Plan:

Gratuity: The Company provides for gratuity obligations through a defined retirement plan ('the Gratuity Plan') covering all eligible employees. The Gratuity Plan provides a lump sum payment to vested employees at retirement or termination of employment based on respective employee salary and years of employment with the Company. The Company provides for the Gratuity Plan based on projection valuations in accordance with Accounting Standard 15 (Revised), "Employee Benefits".

f. Impairment

At each balance sheet date, the management reviews the carrying amounts of its assets included in each cash generating unit to determine whether there is any indication that those assets were impaired. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment. Recoverable amount is the higher of an asset's net selling price and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the statement of profit and loss.

g. Revenue recognition

Sale of services:

The Company derives its revenues primarily from brokerage services in relation to residential properties and other related services. Revenue is recognised when the related services are provided unless significant future contingencies exist. Revenue is recognised net of Goods and services tax and trade discounts, wherever applicable.

Revenue from Sale of Other Services are recognised upon delivery and usage or the terms agreed with the customer.

Unbilled revenue:

Recognition of Unbilled Revenue

Unbilled revenue represents earned brokerage fees that have not yet been invoiced. This scenario primarily arises due to delays in obtaining necessary confirmations or approvals from builders for invoicing, even after a deal is effectively closed. Under the terms of our brokerage agreements, the issuance of an invoice typically depends on specific confirmations from builders, which serve as formal acknowledgments of the transaction's completion and the amount due.

According to Accounting Standard 9 (AS 9), revenue is recognized when it is reasonable to expect that the economic benefits associated with the transaction will flow to the firm and when the amount of revenue can be reliably measured. Our firm adheres to these principles by recognizing revenue at the point when our service obligations are completely fulfilled and there is sufficient evidence that the economic benefits will be obtained, despite the absence of a formal invoice.

Why Revenue is Not Invoiced Immediately

The delay in invoicing, despite the completion of our brokerage services, is justified by several factors:

Contractual Terms: Some agreements with builders specify that invoices can only be issued upon their explicit confirmation. This is often tied to their internal processes or financial planning needs.

Builder Confirmation Delays: At times, builders may delay their confirmations due to administrative reasons over the details of the transaction, or cash flow considerations. Issuing an invoice without such confirmation could lead to potential issues in revenue collection.

Regulatory and Compliance Reasons: In certain cases, regulatory requirements or compliance issues may necessitate waiting for builder confirmation before we can raise an invoice, ensuring that all documentation is accurate and complete.

Relationship Management: Maintaining strong, cooperative relationships with builders is crucial for ongoing business. Respecting their processes and requirements for invoice issuance helps in nurturing these relationships.

Accounting for Unbilled Revenue

In response to these factors, unbilled revenue is carefully tracked and recognized when all conditions for revenue recognition are met as per AS 9. This ensures accuracy in financial reporting and reflects our earnings genuinely based on the economic realities of our transactions, rather than merely the issuance of invoices.

The firm maintains detailed records of all transactions where services have been rendered but invoices have not been issued. This unbilled revenue is disclosed as a separate line item in the financial statements under trade receivables until an invoice can be issued.

This approach provides a transparent, accurate, and fair view of our financial status and performance, aligning our reporting with both business realities and accounting standards.

Interest Income:

Interest income is recognized using the time-proportion method, based on rates implicit in the transaction. Other income is recognized based on the contractual obligations on accrual basis.

h. Taxation

Current income tax expense comprises taxes on income from operations in India and in foreign jurisdictions. Income tax payable in India is determined in accordance with the provisions of the Income Tax Act, 1961. Tax expense relating to foreign operations is determined in accordance with tax laws applicable in countries where such operations are domiciled.

Deferred tax expense or benefit is recognised on timing differences being the difference between taxable income and accounting income that originate in one period and is likely to reverse in one or more subsequent periods. Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction for relevant tax paying units and where the Company is able to and intends to settle the asset and liability on a net basis.

The Company offsets deferred tax assets and deferred tax liabilities if it has a legally enforceable right and these relate to taxes on income levied by the same governing taxation laws.

i. Foreign currency transactions

Income and expense in foreign currencies are converted at exchange rates prevailing on the date of the transaction. Foreign currency monetary assets and liabilities other than net investments in non-integral foreign operations are translated at the exchange rate prevailing on the balance sheet date and exchange gains and losses are recognised in the statement of profit and loss. Exchange difference arising on a monetary item that, in substance, forms part of an enterprise's net investments in a non-integral foreign operation are accumulated in a foreign currency translation reserve.

j. Provisions, Contingent liabilities and Contingent assets

A provision is recognised when the Company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions (excluding retirement benefits and compensated absences) are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are not recognised in the financial statements. A contingent asset is neither recognised nor disclosed in the financial statements.

k. Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amount of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents.

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
Date: 28 May, 2026

Manish S. Patil
Partner
Membership No. 140937
UDIN: 26140937BKQASC5761

Ashish Kukreja
Director
03068422

Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

3. SHARE CAPITAL

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Authorised Share Capital		
Equity Shares, ₹ 10 par value, 1,05,00,000 Equity Shares	1,050.00	1,050.00
Issued, Subscribed and Fully Paid up Share Capital		
Equity Shares, ₹ 10 par value 32,26,200 Equity Shares paid up	322.62	322.62
Total	**322.62**	**322.62**

(i) Reconciliation of number of shares

Particulars	31-Mar-26		31-Mar-25	
Equity Shares	No. of shares	(₹ in lacs)	No. of shares	(₹ in lacs)
Opening Balance	32,26,200	322.62	30,55,200	305.52
Issued during the year	-	-	1,71,000	17.10
Deletion during the year	-	-	-	-
Closing balance	**32,26,200**	**322.62**	**32,26,200**	**322.62**

(ii) Rights, preferences and restrictions attached to shares

Equity Shares: The Company has only one class of shares referred to as Equity shares having a par value of ₹ 10/-. Each holder of equity shares is entitled to one vote per share. There are no restrictions including restriction on dividend and repayment of capital if any.

(iii) Details of Shares held by shareholders holding more than 5% of the aggregate shares in the company

Equity Shares	31-Mar-26		31-Mar-25	
Name of Shareholder	No. of shares	In %	No. of shares	In %
Ashish Kukreja	15,21,312	47.15%	15,08,112	46.75%
Girish Gulati (HUF)	1,83,611	5.69%	2,16,911	6.72%

(iv) Shares held by Promoters at the end of the year 31 March, 2026

Name of promoter	Class of Shares	No. of Shares	% of total shares	% Change during the year
Ashish Kukreja	Equity	15,21,312	47.15%	1%
Talent Coach People Consulting LLP	Equity	1,49,040	4.62%	0%

Shares held by Promoters at the end of the year 31 March, 2025

Name of promoter	Class of Shares	No. of Shares	% of total shares	% Change during the year
Ashish Kukreja	Equity	15,08,112	46.75%	2.95%
Talent Coach People Consulting LLP	Equity	1,49,040	4.62%	-

(v) Equity shares movement during 5 years preceding 31 March, 2026

Particulars	2025-26	2024-25	2023-24	2022-23	2021-22
Equity shares issued as bonus	-	-	-	17,50,000	-
Equity shares issued by Private Placement	-	1,71,000	-	4,50,000	-
Equity shares issued by IPO	-	-	-	8,05,200	-

During the Financial Year 2022-23, the company issued 4,50,000 Equity Shares of face value of ₹ 10/- each on cash at a price of ₹ 197/- per equity shares (including Security Premium of ₹ 187/- per Equity Share) each Aggregating to ₹ 8,86,50,000/- on preferential basis by passing special resolution dated on 9th November, 2022.

During the Financial Year 2022-23, the company had made an initial public offering (IPO) of 8,05,200 Equity shares of face value of ₹ 10/- each fully paid up for cash at a price of ₹ 197/- per equity share (including share premium of ₹ 187 per equity share) aggregating to RS. 1586.24/- lakhs. The aforementioned equity shares were alloted on 28th December, 2022. The equity shares of the company got listed on NSE Emerge Platform on 2nd January, 2023.

During the Financial Year 2022-23, the company issued 17,50,000 Equity Shares of face value of ₹10/- each pursuant to Bonus Issue.

During the financial 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.

4. RESERVES AND SURPLUS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Securities Premium		
Opening Balance	3,279.17	2,347.22
Add: Transfer from P&L	-	-
Less: Deletion	-	-
(Add)/Less: Shares issued during the year	-	931.95
Closing Balance	3,279.17	3,279.17
Statement of Profit and loss		
Balance at the beginning of the year	1,414.43	1,276.93
Add: Profit during the year	(2,048.49)	137.50
Less: Appropriation	-	-
Other Appropriation	-	-
Restatement	-	-
Bonus to Equity Shareholders	-	-
Balance at the end of the year	(634.06)	1,414.43
ESOP Reserve		
Opening Balance	9.59	-
Add: Transfer from P&L	9.08	9.59
Closing Balance	18.67	9.59
Foreign Currency Translation Reserve		
Balance at the beginning of the year	(3.59)	(0.71)
Add: Foreign currency translation gain	-	-
Less: Foreign currency translation loss	(12.93)	(2.88)
Balance at the end of the year	(16.52)	(3.59)
Total	**2,647.26**	**4,699.60**

5. LONG TERM BORROWINGS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Secured Other loans and advances		
-Car Loan	12.42	18.90
Total	**12.42**	**18.90**

Particulars of Borrowings

Name of Lender/Type of Loan	Nature of Security	Rate of Interest	Monthly Installments	No. of Installment
ICICI Bank Ltd/Vehicle Loan *	Car	7.25%	44,655	60
Kotak Mahindra Prime Ltd/Vehicle Loan #	Car	9.40%	20,408	60

*The above car facility has been obtained from ICICI bank. The loan is secured against hypothecation of car and repayable in 60 monthly instalments starting from 5th April, 2022. The instalments repayable in next 12 months aggregates to ₹ 535,860.

#The above car facility has been obtained from Kotak Mahindra Prime Ltd. The loan is secured against hypothecation of car and repayable in 60 monthly instalments starting from 1st October, 2024. The instalments repayable in next 12 months aggregates to ₹ 244,896.

6. LONG TERM PROVISIONS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Provision for employee benefits		
- Gratuity Provision	81.39	80.50
Total	**81.39**	**80.50**

7. TRADE PAYABLES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Due to micro enterprises and small enterprises	40.64	39.91
Due to others	330.79	184.64
Total	**371.43**	**224.55**

Navigating the report

7.1 Trade Payables ageing schedule as at 31 March, 2026

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	39.02	0.75	0.88	-	40.64
Others	328.11	2.64	0.04	-	330.79
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Sub total	**367.13**	**3.39**	**0.91**	**-**	**371.43**
MSME - Undue	-	-	-	-	-
Others - Undue	-	-	-	-	-
Total	**367.13**	**3.39**	**0.91**	**-**	**371.43**

7.2 Trade Payables ageing schedule as at 31 March, 2025

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	39.31	0.59	-	-	39.91
Others	182.40	1.35	0.58	0.31	184.64
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Sub total	**221.71**	**1.94**	**0.58**	**0.31**	**224.55**
MSME - Undue	-	-	-	-	-
Others - Undue	-	-	-	-	-
Total	**221.71**	**1.94**	**0.58**	**0.31**	**224.55**

1. Ageing has been considered from the date of transaction.
2. No interest is paid/payable during the year to any enterprise registered under the MSME Act.
3. The above information has been determined to the extent such parties could be identified on the basis of the information available with the company regarding the status of suppliers under MSME.

8. OTHER CURRENT LIABILITIES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Statutory dues		
- GST payable	12.07	81.67
- GST payable on unbilled revenue	113.09	202.66
- Service tax payable	38.71	38.71
- TDS payable	-	-
- Profession tax payable	0.69	0.81
- PF & ESIC payable	13.22	7.05
Other payables		
- Share application money due for refund	-	0.03
- Credit card payables not yet due	10.96	1.88
- Customer advances	52.16	18.21
- Mobile deposit refundable to employees	4.56	-
Total	**245.46**	**351.02**

9. SHORT TERM PROVISIONS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Provision for employee benefits		
- Salary and incentives payable	168.55	183.93
- Director's remuneration payable	4.35	5.24
- Gratuity provision	14.82	6.93
Provision for expenses	437.75	167.92
Total	**625.47**	**364.02**

10. PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

(₹ in Lakhs)

Name of Assets	Gross Block				Depreciation and Amortization				Net Block	
	As on 01-Apr-25	Addition	Deduction	As on 31-Mar-26	As on 01-Apr-25	for the year	Deduction	As on 31-Mar-26	As on 31-Mar-26	As on 31-Mar-25
(i) Property, Plant and Equipment										
Furniture and Fixtures	10.95	-	-	10.95	9.71	0.48	-	10.20	0.76	1.24
Vehicles	45.03	-	-	45.03	26.81	6.10	-	32.91	12.12	18.22
Office equipment	4.21	0.07	-	4.28	3.43	0.36	-	3.78	0.50	0.79
Computers	23.66	14.59	-	38.25	17.41	7.36	-	24.77	13.48	6.24
Electrical Fittings	8.69	-	-	8.69	6.55	0.52	-	7.08	1.61	2.13
Total	**92.54**	**14.67**	**-**	**107.20**	**63.93**	**14.82**	**-**	**78.73**	**28.46**	**28.63**
Previous Year	**76.75**	**15.79**	**-**	**92.55**	**56.48**	**7.45**	**-**	**63.91**	**28.62**	**20.27**
(ii) Intangible Assets										
Computer Softwares	0.88	-	-	0.88	0.84	-	-	0.84	0.04	0.04
Domain and application	222.84	350.81	-	573.65	94.21	165.51	-	259.72	313.93	128.63
Total	**223.72**	**350.81**	**-**	**574.53**	**95.05**	**165.51**	**-**	**260.55**	**313.97**	**128.67**
Previous Year	**102.01**	**121.71**	**-**	**223.72**	**17.65**	**77.40**	**-**	**95.05**	**128.67**	**84.36**

(iv) Intangible Assets under Development

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Opening Balance	318.62	251.77
Add: Addition during the year	222.27	188.56
Less: Cost written off on abandoned projects (Refer Note 1)	(6.72)	-
Less: Capitalised during the year	(350.81)	(121.71)
Closing Balance	**183.36**	**318.62**

Intangible assets under development ageing Schedule

(₹ in Lakhs)

Intangible assets under development	Amount in CWIP for a period of				31-Mar-26	Amount in CWIP for a period of				31-Mar-25
	Less than 1 year	1 -2 Years	2-3 Years	More than 3 Years	Total	Less than 1 year	1 -2 Years	2-3 Years	More than 3 Years	Total
Projects in progress	109.01	46.1	28.25	-	183.36	181.70	121.25	15.67	-	318.62
Projects temporarily suspended	-	-	-	-	-	-	-	-	-	-

Notes:

1. Management has performed a comprehensive review of all intangible assets under development, including technical feasibility, expected economic benefits, and project status, and has concluded that, except for projects written off during the year, the carrying amount is recoverable.

2. The Company has capitalised revenue expenditure that goes into development of domains and applications. Such costs include the proportionate cost of salaries of employees and professional fees, tools used, laptop rent and office rent to the extent utilised by the employees developing the domains and applications.

3. From 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 ₹ 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. TRADE RECEIVABLES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Unsecured considered good	723.12	1,167.83
Undisputed Trade Receivables- considered doubtful	122.99	67.61
Less: Provision for doubtful debts	(91.59)	(67.61)
Unbilled receivables	741.40	1,328.56
Total	**1,495.92**	**2,496.39**

11.1 Trade Receivables ageing schedule as at 31 March, 2026

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables- considered good	723.12	-	-	-	-	723.12
Undisputed Trade Receivables- considered doubtful	-	42.02	53.96	10.75	16.27	122.99
Disputed Trade Receivables considered good	-	-	-	-	-	-
Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Sub total	**723.12**	**42.02**	**53.96**	**10.75**	**16.27**	**846.11**
Undue - considered good	-	-	-	-	-	-
Undue - considered doubtful	-	-	-	-	-	-
Provision for doubtful debts	-	(10.62)	(53.96)	(10.75)	(16.27)	(91.59)
Unbilled receivables	581.91	97.55	50.61	11.33	-	741.40
Total	**1,305.03**	**128.95**	**50.61**	**11.33**	**-**	**1,495.92**

11.2 Trade Receivables ageing schedule as at 31 March, 2025

(₹ in Lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables- considered good	1,031.02	83.38	53.44	-	-	1,167.83
Undisputed Trade Receivables- considered doubtful	-	-	58.89	3.34	5.37	67.61
Disputed Trade Receivables considered good	-	-	-	-	-	-
Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Sub total	**1,031.02**	**83.38**	**112.32**	**3.34**	**5.37**	**1,235.44**
Undue - considered good	-	-	-	-	-	-
Undue - considered doubtful	-	-	-	-	-	-
Provision for doubtful debts	-	-	(58.89)	(3.34)	(5.37)	(67.61)
Unbilled receivables	1,137.12	168.42	23.03	-	-	1,328.56
Total	**2,168.13**	**251.80**	**76.46**	**-**	**-**	**2,496.39**

12. CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Cash on hand	7.34	13.09
Balances with banks in current accounts	268.46	1,219.98
Sub-Total	**275.80**	**1,233.07**
Other Bank Balances		
Deposits with original maturity for more than 12 months	1,458.22	1,302.29
Total	**1,734.02**	**2,535.36**

13. SHORT TERM LOANS AND ADVANCES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Other loans and advances (Unsecured, considered good)		
- Deposit	0.50	16.36
- Rent Deposit	82.90	71.09
Others		
- Staff advance	22.91	28.35
- Vendor advance	25.23	19.12
- Incentive advance	23.88	25.43
Total	**155.42**	**160.35**

14. OTHER CURRENT ASSETS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Deferred IPO Issue Expenses	44.40	63.00
Interest Receivable	83.28	32.57
Prepaid Expenses	55.07	33.54

14. OTHER CURRENT ASSETS (Contd.)

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
TDS Receivable	175.14	255.79
Other current assets	1.05	0.07
ITC Receivable	15.49	-
Total	**374.43**	**384.97**

Deferred IPO Issue Expenses represents the expenses incurred but not yet amortized. These expenses will be recognized as assets on our balance sheet and amortized over a period of time as the funds are gradually utilized for our working capital requirements.

15. REVENUE FROM OPERATIONS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Sale of services	2,879.86	4,271.34
Commission on Home Loan	74.70	68.80
Unbilled revenue	1,077.52	1,526.94
Total	**4,032.08**	**5,867.08**

16. OTHER INCOME

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Interest Income		
-Interest on Fixed Deposit	122.55	90.31
-Interest on Income tax refund	8.01	3.68
Applicable net gain/(loss) on foreign currency transactions and translation	13.03	2.67
Others		
-Digital marekting services	21.12	41.51
-Other income	0.30	0.35
Total	**165.01**	**138.52**

17. EMPLOYEE BENEFIT EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Salaries and wages	2,574.39	2,712.97
Contribution to provident and other funds	58.93	88.78
ESOP Compensation Account	9.08	9.59
Staff welfare expenses	30.39	15.53
Total	**2,672.79**	**2,826.87**

Defined Contribution Plan

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Employers Contribution to Provident Fund	45.88	41.42
Employers Contribution to Employee State Insurance	4.07	1.03

Defined Benefit Plan

Changes in the present value of the defined benefit obligation in respect of Gratuity (unfunded)

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Defined Benefit Obligation at beginning of the year	87.43	90.38
Current Service Cost	19.85	19.78
Interest Cost	5.75	5.41
Actuarial (Gain)/Loss	(16.83)	(23.98)
Benefits Paid	-	(4.16)
Defined Benefit Obligation at year end	**96.19**	**87.43**

Reconciliation of present value of defined benefit obligation and fair value of assets

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Present value obligation as at the end of the year	96.19	87.43
Unfunded net liability recognized in balance sheet	96.19	87.43
Amount classified as:		
Short term provision (refer note 9)	14.82	6.93
Long term provision (refer note 6)	81.39	80.50

Expenses recognized in Profit and Loss Account

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Current service cost	19.85	19.78
Interest cost	5.75	5.41
Net actuarial loss/(gain) recognized during the year	(16.83)	(23.98)
Total expense recognised in Profit and Loss	**8.77**	**1.22**

18. FINANCE COSTS

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Interest expense	**1.33**	**18.21**
Applicable net gain/loss on foreign currency transactions and translation	-	-
Other finance costs	0.29	1.67
Total	**1.62**	**19.88**

19. DEPRECIATION AND AMORTIZATION EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Depreciation	180.32	84.85
Total	**180.32**	**84.85**

20. OTHER EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Advertisement and promotion expenses	1,691.12	1,389.69
Commission	861.67	802.78
Rent	269.99	295.66
Professional fees	190.67	104.12
Tools and software expenses	119.50	54.59
Provision for doubtful debts	91.59	77.61
Conveyance and travel expenses	42.74	34.81
Office Expense	30.44	36.23
Communication expenses	26.86	28.80
Electricity Charges	23.23	28.37
Repairs and maintenance	5.96	7.57
Auditors' Remuneration	5.00	4.25
Insurance	4.97	3.30
Printing and Stationery	2.39	6.67
Other Expenses	0.40	4.91
Courier Charges	0.60	0.23
Rates and taxes	0.05	4.83
Total	**3,367.18**	**2,884.42**

21. EXCEPTIONAL ITEM

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
IPO Issue Expenses	18.60	-
Total	**18.60**	**-**

The primary objective of the IPO was to secure additional funds to meet our working capital requirements and support the growth of our business.

After careful consideration, we have decided to classify the IPO expenses based on the utilization of IPO funds.

22. PRIOR PERIOD ITEM

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Miscellaneous Expenses	17.32	-
Total	**17.32**	**-**

Expenses pertaining to previous financial year and charged during the year have been separately disclosed.

23. TAX EXPENSES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Current Tax	-	52.23
Deferred Tax	(12.25)	(0.15)
Total	**(12.25)**	**52.08**

24. EARNING PER SHARE

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Profit attributable to equity shareholders (₹ in lacs)	(2,048.49)	137.50
Weighted average number of equity shares (Basic)	32,26,200	30,82,706

24. EARNING PER SHARE (Contd.)

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Weighted average number of equity shares (Diluted)	32,30,511	30,85,836
Earnings per share basic (₹)	(63.50)	4.46
Earnings per share diluted (₹)	(63.41)	4.46
Face value per equity share (₹)	10.00	10.00

25. AUDITORS' REMUNERATION

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Payments to auditor as		
- Audit fees	4.25	4.25
- Certification	0.75	-
Total	**5.00**	**4.25**

26. EARNINGS IN FOREIGN CURRENCIES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Brokerage income	-	-
Total	**-**	**-**

27. EXPENDITURE MADE IN FOREIGN CURRENCIES

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Professional and Consultation Fees	11.91	24.38
Rental cost	2.89	3.51
Visa fees and other expenses	-	0.08
Tools and software expenses	17.09	13.54

27. EXPENDITURE MADE IN FOREIGN CURRENCIES (Contd.)

(₹ in Lakhs)

Particulars	31-Mar-26	31-Mar-25
Business Promotion Expenses	8.25	1.39
Office Expenses	-	1.62
Commission	16.15	-
Total	**56.29**	**44.52**

28. RELATED PARTY DISCLOSURE

(i) List of Related Parties

Name	Relationship
Ashish Kukreja	Managing Director & CEO
Mukesh Mishra	Director
Talent Coach People Consulting LLP	Sister Concern
Shashank Mewada	Chief Financial Officer
Atul Agrahari	Company Secretary (w.e.f. February 3, 2024)
Homesfy Global Realty LLC	Wholly owned subsidiary company

(ii) Related Party Transactions

(₹ in Lakhs)

Particulars	Relationship	31-Mar-26	31-Mar-25
Director Remuneration			
- Ashish Kukreja	Managing Director & CEO	52.49	50.00
- Mukesh Mishra	Director	50.42	50.00
Salary			
- Shashank Mewada	Chief Financial Officer	34.45	30.22
- Atul Agrahari	Company Secretary	2.68	4.20

Navigating the report

(ii) Related Party Transactions (Contd.)

(₹ in Lakhs)

Particulars	Relationship	31-Mar-26	31-Mar-25
Reimbursement of official travel expenses			
- Mukesh Mishra	Director	6.41	0.80
- Shashank Mewada	Chief Financial Officer	-	0.29
Director Remuneration payable			

(iii) Related Party Balances

(₹ in Lakhs)

Particulars	Relationship	31-Mar-26	31-Mar-25
Director Remuneration payable			
- Ashish Kukreja	Managing Director & CEO	3.27	3.03
- Mukesh Mishra	Director	3.59	2.21
Salary payable			
- Shashank Mewada	Chief Financial Officer	1.48	2.33
- Atul Agrahari	Company Secretary	0.19	0.37
Reimbursement of official travel expenses			
- Mukesh Mishra	Director	3.11	-

29. IPO FUND UTILISATION

(₹ in Lakhs)

Particulars	Planned as per prospectus	Fund utilised till March, 2025	Fund utilised till March, 2026
Working Capital Requirements	1,161.24	773.95	973.95
General Corporate Purpose	290.00	-	-
Issue Expenses	135.00	135.00	135.00
Total	**1,586.24**	**908.95**	**1,108.95**

The Company Proceeds from the IPO is ₹ 1586.24 Lakhs.

30. RATIO ANALYSIS

(₹ in Lakhs)

Particulars	Numerator/Denominator	31-Mar-26	31-Mar-25	Change in %	Sub-note Reference
(a) Current Ratio	Current Assets	3.03	5.94	-49%	30.1
	Current Liabilities				
(b) Debt-Equity Ratio	Total Debts	0.00	0.00	0%	-
	Equity				
(c) Debt Service Coverage Ratio	Earning available for Debt Service	(280)	45	-722%	30.2
	Interest + Installments				
(d) Return on Equity Ratio	Profit after Tax	-51.26%	3.07%	-1770%	30.3
	Average Shareholder’s Equity				
(e) Inventory turnover ratio	Total Turnover	-	-	-	-
	Average Inventories				
(f) Trade receivables turnover ratio	Total Turnover	2.02	2.28	-11%	-
	Average Account Receivable				
(g) Trade payables turnover ratio	Total Purchases	11.42	14.05	-19%	-
	Average Account Payable				
(h) Net capital turnover ratio	Total Turnover	1.60	1.27	26%	30.4
	Net Working Capital				
(i) Net profit ratio	Net Profit	-50.80%	2.34%	-2271%	30.5
	Total Turnover				
(j) Return on Capital employed	EBIT	-53.88%	2.58%	-2188%	30.6
	Average Capital Employed [Net worth + Borrowings + DTL (net)]				
(k) Return on investment	Return on Investment	-39.52%	2.51%	-1675%	30.7
	Total Investment				

30.1 – Current Ratio

The Current Ratio stood at 3.03 times as at March 31, 2026, compared with 5.94 times as at March 31, 2025. The movement primarily reflects the optimisation of the Company's working capital position during the year. The ratio continues to remain at a healthy level, reflecting the Company's adequate liquidity position and ability to meet its short-term obligations.

30.2 – Debt Service Coverage Ratio

The Debt Service Coverage Ratio stood at -280 times as at March 31, 2026, compared with 45 times in the previous year. The movement is primarily attributable to the change in earnings during the year, while the Company continues to maintain a relatively low level of debt obligations. The Company's low leverage profile provides flexibility to support its business strategy and future growth initiatives. The adverse movement is also influenced by the relatively low level of debt service obligations, which magnifies the ratio movement when earnings decline.

30.3 – Return on Equity Ratio

The Return on Equity stood at -51.26% in FY26 compared with 3.07% in FY25. The movement primarily reflects the earnings profile for the year and the Company's continued investment in improving operating efficiencies, optimising its cost structure and enhancing returns as the benefits of these initiatives scale up. While these changes may take time to fully reflect in financial outcomes, we believe they are important for building a more scalable, resilient, and profitable business over the long term.

30.4 – Net Capital Turnover Ratio

The Net Capital Turnover Ratio improved to 1.60 times in FY26 from 1.27 times in FY25. The improvement reflects more efficient utilisation of the Company's net working capital and demonstrates the Company's focus on maintaining an efficient capital structure. The higher ratio indicates improved turnover generated relative to the net capital deployed in the business.

30.5 – Net Profit Ratio

The Net Profit Ratio stood at -50.80% in FY26 compared with 2.34% in FY25. The movement primarily reflects the Company's business transition during the year, including investments towards strengthening its operating capabilities and business platform. During FY26, the Company continued to focus on building a scalable operating model, with the expectation that the benefits of these initiatives will accrue progressively as business volumes and operating leverage improve.

30.6 – Return on Capital Employed

The Return on Capital Employed stood at -53.88% in FY26 compared with 2.58% in FY25. The movement is primarily attributable to the earnings profile during the year and the investments undertaken to strengthen the Company's operating platform and future growth capabilities. The Company remains focused on improving asset utilisation, operational efficiency and internal validation processes, which is expected to support improved returns on capital employed over the medium term.

30.7 – Return on Investment

The Return on Investment stood at -39.52% in FY26 compared with 2.51% in FY25. The movement primarily reflects the earnings profile for the year and the Company's continued investment in business development and strengthening its operating capabilities. The Company remains focused on improving the productivity of its investments and enhancing returns through greater scale, operating efficiencies and improved business performance.

31. DISCLOSURE WHERE COMPANY HAS GIVEN LOAN OR INVESTED TO OTHER PERSON OR ENTITY TO LEND OR INVEST IN ANOTHER PERSON OR ENTITY

No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

32. DISCLOSURE WHERE COMPANY HAS RECEIVED FUND FROM OTHER PERSON OR ENTITY TO LEND OR INVEST IN OTHER PERSON OR ENTITY

No funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

33. OTHER STATUTORY DISCLOSURES AS PER THE COMPANIES ACT, 2013

1. The Company has not traded in crypto currency or virtual currency during the year.

2. The Company is not declared a willful defaulter by any bank or financial institution or other lenders.

3. The Company has no transactions with the struck off Companies under Section 248 or 560 of the Act.

4. No proceedings were initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988.

5. There are no ultimate beneficiaries to whom the Company has lent/invested nor received any fund during the year within the meaning of Foreign Exchange Management Act 1999 and Prevention of money Laundering Act 2002.

6. The Company has Compliance related to number of layers prescribed under clause (87) of section 2 of the Companies Act read with the Companies (Restriction on number of Layers) Rules, 2017.

7. There was no transaction in the Company which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

8. The Company does not have any charges or satisfaction, which is yet to be registered with Registrar of Companies beyond the statutory period.

9. The Company is not covered under section 135 of the Companies Act, hence Corporate Social Responsibility (CSR) is not applicable to the Company.

34. REGROUPING

Previous years figures are regrouped or rearranged or reclassified wherever necessary in order to confirm to the current years grouping and classifications.

As per our report of even date

For and on behalf of the Board

For Venus Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 120878W/W101094

Shashank Mewada
Chief Financial Officer
Place: Thane
Date: 28 May, 2026

Atul Arya Agrahari
Company Secretary
Place: Thane
Date: 28 May, 2026

Manish S. Patil
Partner
Membership No. 140937
UDIN: 26140937BKQASC5761

Ashish Kukreja
Director
03068422

Mukesh Kumar Mishra
Director
06450500

Place: Mumbai
Date: 28 May, 2026

Place: Tamil Nadu
Date: 28 May, 2026

Place: Thane
Date: 28 May, 2026

HOMESFY REALTY LIMITED

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Navi Mumbai - 400614

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Tirth, Behind Aranyeshwar Temple,
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Beside KPHB Rythu Bazar,
JNTU Kukatpally, Ranga Reddy,
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