

May 27, 2023

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

Re.

Security	NSE SYMBOL	ISIN
Equity Shares	HOMESFY	INE0N7F01017

Sub: Outcome of the Board Meeting held on Saturday, May 27, 2023.

Dear Sir,

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

1. Audited financial statements along with Statement of Assets and Liabilities and Statement of Cash Flow year ended March 31, 2023.
2. Independent Auditors' Report on the Audited Financial Results for the half year and year ended March 31, 2023;
3. Declaration on Auditors' Report with Unmodified Opinion.
4. Statement of Funds Utilised.

The Board Meeting commenced at 02:30 P.M. & concluded at 05:00 P.M.

The Exchange may please take the above information on record.

**For Homesfy Realty Limited**

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



# VENUS SHAH & ASSOCIATES

## CHARTERED ACCOUNTANTS

**Independent Auditor's Report on Annual Standalone Financial Result of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of  
Homesfy Realty Limited  
(Erstwhile known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited)  
1602,16<sup>th</sup> Floor, Dev Corpora,  
Near Cadbury Junction,  
Thane (W), Thane - 400601  
Maharashtra**

### **Opinion**

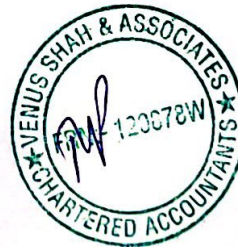
We have audited the accompanying standalone annual financial results ('the Statement') of **Homesfy Realty Limited** ('the Company') for the year ended 31<sup>st</sup> March 2023, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

In our Opinion and to the best of our information and according to the explanations given to us the statement:

- (i) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations: and
- (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards prescribed under section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the net profit and other financial information for the year ended 31<sup>st</sup> March 2023.

### **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 standards are further described in the *Auditor's Responsibilities for the Audit of the standalone financial results* 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 ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 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 we have obtained is sufficient and appropriate to provide a basis for our opinion.





## **Responsibilities of Management and Those Charges with Governance for the Statement**

This financial result has been prepared on the basis of the annual audited financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the preparation and presentation of the statement that gives a true and fair view of the net profit and other financial information of the Company in accordance with the accounting principles generally accepted in India, including Accounting Standard prescribed under Section 133 of the Act, read with relevant rules issued thereafter and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations. 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, effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation of the statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors 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 intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

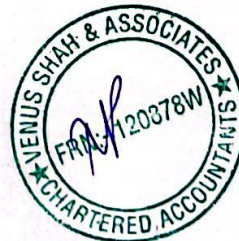
The Board of Directors is also responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the Statement**

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 results.

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 results, 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors





- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting 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 auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusion are based on the audit evidence obtained up to the date of our auditor's 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 financial results, including the disclosures, and whether the financial result 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.

#### Other Matters

The statement includes the half yearly results for the year ended 31<sup>st</sup> March 2023 being the balancing figure between audited in respect of the full financial year and the unpublished un-audited figures in respect of 1<sup>st</sup> half year of the current financial year.

**For Venus Shah & Associates**  
Chartered Accountants  
Firm Registration no. 120878W



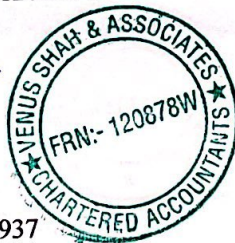
**Manish S Patil**  
Partner

Membership No. 140937

Place: Mumbai

Date: 27<sup>th</sup> May, 2023

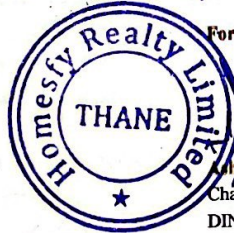
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**Homesfy Realty Limited**  
**Formally Known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited**  
**(CIN: U70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**

**Part- I**  
**Statement of Profit and loss for the year ended 31 March 2023**

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)				
		Half Year Ended		Year Ended		
		3/31/2023	9/30/2022	3/31/2022	3/31/2023	3/31/2022
		Audited	Unaudited	Audited	Audited	Audited
I	Revenue from Operations	2,853.79	2,448.88	1,552.06	5,302.67	3,030.58
II	Other Income	44.42	0.11	36.06	44.53	39.76
III	<b>Total Income (I+II)</b>	<b>2,898.21</b>	<b>2,448.99</b>	<b>1,588.12</b>	<b>5,347.20</b>	<b>3,070.34</b>
IV	<b>Expenses</b>					
(a)	Cost of Material Consumed	-	-	-	-	-
(b)	Purchases of Stock in Trade	-	-	-	-	-
(c)	Change in Inventories of work in progress and finished goods	-	-	-	-	-
(d)	Employee Benefit Expenses	1,242.37	1,021.51	806.87	2,263.87	1,255.02
(e)	Finance Costs	58.45	8.84	0.00	67.29	0.01
(f)	Depreciation and Amortization Expenses	6.99	6.04	2.55	13.04	4.15
(g)	Other Expenses	1,319.69	1,163.88	824.85	2,483.56	1,315.14
	<b>Total expenses (IV)</b>	<b>2,627.49</b>	<b>2,200.26</b>	<b>1,634.28</b>	<b>4,827.76</b>	<b>2,574.32</b>
V	<b>Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)</b>	<b>270.72</b>	<b>248.73</b>	<b>-46.17</b>	<b>519.44</b>	<b>496.02</b>
(a)	Exceptional Item	38.25	-	-	38.25	-
(b)	Prior Period Item	2.48	106.82	-	109.30	-
(c)	Extraordinary Item	-	-	-	-	-
VI	<b>Total of Exceptional and Extraordinary Item</b>	<b>40.73</b>	<b>106.82</b>	<b>-</b>	<b>147.55</b>	<b>-</b>
VII	<b>Profit/(Loss) before Tax (V-VI)</b>	<b>229.99</b>	<b>141.90</b>	<b>-46.17</b>	<b>371.89</b>	<b>496.02</b>
VIII	<b>Tax Expenses</b>					
(a)	- Current Tax	47.07	74.28	-7.92	121.36	128.55
(b)	- Deferred Tax	-3.53	6.10	0.29	2.57	0.11
(c)	- MAT Credit Entitlement	-	-	-	-	-
(d)	- Prior Period Taxes	-	-	-	-	-
(e)	- Excess/Short Provision Written back/off	-	-	7.60	-	7.60
IX	<b>Profit/(Loss) for the period (VII-VIII)</b>	<b>186.45</b>	<b>61.52</b>	<b>-46.13</b>	<b>247.96</b>	<b>359.76</b>
X	<b>Earnings Per Share (Face Value per Share Rs. each)</b>					
	Basic / Diluted Earnings Per Share (in INR)	14.19	123.033	-92.27	18.87	720.00
	Earnings Per Share (not annualised for half year ended)					



For Homesfy Realty Limited

**Mukesh Kumar**  
Chairman & Managing Director  
DIN: 03068422

**Mukesh Mishra**  
DIN: 06450500

Place: Thane  
Date: 27 May 2023



# Homesfy Realty Limited

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

(CIN: U70100MH2011PLC217134)

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

## Part - 3

### Cash Flow Statement for the year ended 31 March 2023

(INR in Lakhs, Unless Otherwise Stated)

Particulars	3/31/2023	3/31/2022
	Audited	Audited
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit after tax	247.96	496.02
Depreciation and Amortisation Expense	13.04	4.15
Provision for tax	123.93	-136.26
Bad debt, provision for doubtful debts	10.07	-
Interest Income	32.14	-4.36
Finance Costs	-105.53	-
<b>Operating Profit before working capital changes</b>	321.60	359.55
Adjustment for:		
Trade Receivables	-1,245.66	-295.48
Other Current Assets	-44.93	-29.05
Trade Payables	142.02	162.78
Short-term Provisions	427.85	-48.37
	-399.12	149.44
Cash generated from Operations	-	-
Tax paid(Net)	-399.12	149.44
<b>Net Cash from Operating Activities</b>		
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant and Equipment	-126.35	-28.42
Purchase of Other Investments	-	-119.28
Investment in Term Deposits	-1,765.00	-
Interest received	10.62	-
<b>Net Cash (Used in) Investing Activities</b>	-1,880.73	-147.71
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Issue of Share Capital	2,647.74	-
Proceeds from Long Term Borrowings	-1.77	-
Proceeds from Short Term Borrowings	-	20.32
Interest Paid	-202.29	-
	2,443.69	20.32
<b>Net Cash (Used in) / Generated from Financing Activities</b>	163.83	22.05
<b>Net (Decrease) in Cash and Cash Equivalents</b>	70.72	48.67
Opening Balance of Cash and Cash Equivalents	-	-
Exchange difference of Foreign Currency Cash and Cash equivalents	-	-
<b>Closing Balance of Cash and Cash Equivalents</b>	234.56	70.72

#### Note:

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



For Homesfy Realty Limited

Ashish Kukreja  
Chairman & Managing Director  
DIN: 03068422

Mukesh Kumar Mishra

Mukesh Mishra  
Director  
DIN: 06450500

Place: Thane  
Date: 27 May 2023



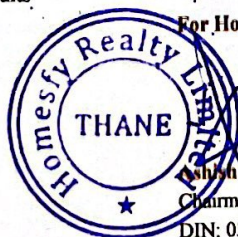
**Homesfy Realty Limited**  
**Formally Known as Homesfy Realty Private Limited/ Craft Financial Advisors Private Limited**  
**(CIN: U70100MH2011PLC217134)**  
**(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)**

**Part-2**  
**Statement of Assets & Liabilities as at 31 March 2023**

(INR in Lakhs, Unless Otherwise Stated)

Particulars	3/31/2023	3/31/2022
	Audited	Audited
<b>I. EQUITY AND LIABILITIES</b>		
<b>(1) Shareholders' Funds</b>		
(a) Share Capital	305.52	5.00
(b) Reserves and Surplus	3,352.21	1,002.67
(c) Money Received against Share Warrants	-	-
<b>Total</b>	3,657.73	1,007.67
<b>(2) Share application money pending allotment</b>	-	-
<b>(3) Non-current liabilities</b>		
(a) Long-term Borrowings	18.56	20.32
(b) Deferred Tax Liabilities (Net)	0.20	-
(c) Other Long term Liabilities	-	-
(d) Long-term Provisions	44.53	-
<b>Total</b>	63.29	20.32
<b>(4) Current liabilities</b>		
(a) Short-term Borrowings	-	-
(b) Trade Payables	-	-
- Due to Micro and Small Enterprises	-	-
- Due to Others	426.18	284.16
(c) Other Current Liabilities	-	-
(d) Short-term Provisions	775.20	391.89
<b>Total</b>	1,201.38	676.05
<b>Total Equity and Liabilities</b>	4,922.40	1,704.04
<b>II. ASSETS</b>		
<b>(1) Non-current assets</b>		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	28.42	33.10
(ii) Intangible Assets	-	-
(iii) Capital Work-in-progress	-	-
(iv) Intangible Assets under Development	118.00	-
(b) Non-current Investments	-	-
(c) Deferred Tax Assets (net)	-	2.37
(d) Long-term Loans and Advances	-	-
(e) Other Non-current Assets	-	-
<b>Total</b>	146.42	35.47
<b>(2) Current assets</b>		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade Receivables	1,966.25	720.59
(d) Cash and Cash Equivalents	2,122.56	193.72
(e) Short-term Loans and Advances	116.02	516.16
(f) Other Current Assets	571.16	238.09
<b>Total</b>	4,775.99	1,668.57
<b>Total Assets</b>	4,922.40	1,704.04

See accompanying notes to the financial results



For Homesfy Realty Limited

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

*Mukesh Kumar Mishra*

**Mukesh Mishra**  
Director  
DIN: 06450500

Place: Thane  
Date: 27 May 2023



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

CIN: U70100MH2011PLC217134

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

**Statement of Standalone Financial Results for the half year and year ended on March 31, 2023**

**Part – 1**

**Notes for Financial Results**

1. The financial results are prepared in accordance with the Accounting Standard Prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounting) Rules, 2014 (as amended) and other accounting practices and policies, as applicable.
2. The above audited financials of M/s Homesfy Realty Limited (the company) for the half year and year ended 31<sup>st</sup> March, 2023 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 27<sup>th</sup> May, 2023. Mr. Ashish Kukreja, Chairman & Managing Director & Mr. Mukesh Mishra, Director are authorized by the board of directors for signing of the financial results.
3. Company is mainly engaged in in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial space. We deal in new constructed properties & plotting projects, whereby we assist the Real Estate Developers in selling and potential customers in purchasing the properties. We operate our business through direct selling from our in-house sales team and Direct Selling Agent listed on mymagnet platform for referral services.
4. The management is in process of identifying parties which are covered under MSME. The amount relating to MSME are disclosed to the extent identified.
5. The statement includes the results for the half year ended 31<sup>st</sup> March, 2023 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1<sup>st</sup> half year of the current financial year.
6. Previous year's/period's figure have been regrouped/rearranged/reclassified wherever necessary, to make them comparable with the figures of the current period.
7. In accordance with regulation 33 of SEBI(LODR) Regulation 2015, the above results have been reviewed by the Statutory Auditors of the Company.
8. The company had made an initial public offering (IPO) of 8,05,200 equity shares of face value of Rs.10/- each fully paid up for cash at a price of Rs.197/- per equity share (including share premium of Rs.187 per equity share) aggregating to Rs.1586.24/- lakhs. The aforementioned equity shares were allotted on 28.12.2022. The equity shares of the company got listed on NSE Emerge Platform on 02.01.2023.
9. The Status of investor's complaints during the year ended on March 31, 2023 as under: -

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

For Homesfy Realty Limited

Ashish Kukreja  
Chairman & Managing Director  
DIN: 03068422

Mukesh Mishra  
Director  
DIN: 06450500

Place: Thane  
Date: 27 May 2023



May 27, 2023

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

Re.

Security	NSE SYMBOL	ISIN
Equity Shares	HOMESFY	INE0N7F01017

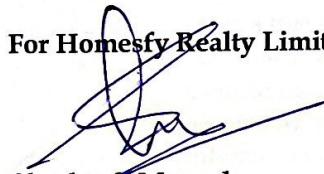
Sub: Declaration Pursuant to Regulation 33 (3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

Pursuant to Regulation 33(3)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), I Shashank Mewada, Chief Financial Officer of the Company hereby confirm and declare that the Statutory Auditors of the Company M/s Venus Shah & Associates have issued an Audit Report with Unmodified Opinion Audited Financial Results for the Financial year ended 31<sup>st</sup> March, 2023.

The Exchange may please take the above information on record.

For Homesfy Realty Limited



Shashank Mewada  
Chief Financial Officer

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Homesfy Realty Limited  
Formerly known as Craft Financial Advisors Pvt. Ltd.  
1602, Dev Corpora, Cadbury Junction, Thane (W) - 400601  
CIN: -U70100MH2011PLC217134  
Email id: - support@homesfy.in Contact No: - 022 49710264 Website: - www.homesfy.in

**Homesfy Realty Limited**  
Statement of Deviation / Variation in utilisation of funds raised

Name of listed entity	Homesfy Realty Limited
Mode of Fund Raising	SME IPO
Date of Raising Funds	02.01.2023
Amount Raised	1586.24 Lakhs
Report filed for Quarter ended	31st March, 2023
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	Not Applicable
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not Applicable
If Yes, Date of shareholder Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable
Objects for which funds have been raised and where there has been a deviation, in the following table	Not Applicable

(All Amounts are in Lakhs)						
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
Issue Expenses	Not Applicable	1161.24	Not Applicable	411.16	Not Applicable	
General Corporate Purpose	Not Applicable	290	Not Applicable	0	Not Applicable	
Working Capital	Not Applicable	135	Not Applicable	135	Not Applicable	

Deviation or variation could mean:  
(a) Deviation in the objects or purposes for which the funds have been raised or  
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or  
(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc

Ashish Kuleja  
Chairperson and Managing Director  
DIN: 03068422

Place: Mumbai  
Date: May 27, 2023