May 24, 2025

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

Re.

Security	NSE SYMBOL	ISIN
Equity Shares	HOMESFY	INE0N7F01017

Sub: Outcome of the Board Meeting held on Saturday, May 24, 2025.

Dear Sir,

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

1. Standalone Audited Financial Results for the half year and financial year ended March 31, 2025 along with Statement of Assets and Liabilities and Independent Auditors' Report as per Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and notes thereon.
2. Consolidated Audited Financial Results for the half year and financial year ended March 31, 2025 along with Statement of Assets and Liabilities and Independent Auditors' Report as per Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and notes thereon.
3. Statement on Impact of Audit Qualifications.
4. Statement of Funds Utilized as on March 31, 2025.

The Board Meeting commenced at 12:45 P.M. & concluded at 01:10 P.M.

Further, we wish to inform that in pursuance of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and Company's Code of Conduct for Regulating, Monitoring, and Reporting of Trading by Insiders, the Trading Window for dealing in the shares of the Company has been closed for all Designated Person and their immediate relatives from April 01, 2025 till 48 hours from the conclusion of this Board Meeting.

The Exchange may please take the above information on record.

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 15:56:24 +05'30'

Ashish Kukreja
Chairman and Managing Director
DIN: 03068422

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

Qualified Opinion

1. We have audited the accompanying standalone annual financial results ('the Statement') of **Homesfy Realty Limited** ('the Company') for the year ended 31st March 2025, 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').

2. 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) except for the effects of the matters described in the Basis of Qualified Opinion paragraph below, 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 31st March 2025.

Basis for Opinion

3. We were unable to obtain direct balance confirmations for trade receivables amounting to Rs. 529.51/- (Rs in Lakhs) as at the balance sheet date. In addition to the Company, our audit procedures also included sending balance confirmation requests to relevant parties. However, no responses were received from these counterparties. Management has represented that it is an industry practice among builders not to provide ledger confirmations. While we acknowledge this representation, we were also unable to perform alternative audit procedures to verify the existence and accuracy of these balances. Accordingly, we were unable to obtain sufficient appropriate audit evidence in respect of these receivables.

4. 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 esponsibilities 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 qualified opinion.

Responsibilities of Management and Those Charges with Governance for the Statement

5. 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

6. 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 consent 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

7. The statement includes the half yearly results for the year ended 31st March 2025 being the balancing figure between audited in respect of the full financial year and the un-audited figures published in respect of 1st half year of the current financial year.

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

Manish Suresh Patil
Digitally signed by Manish Suresh Patil
Date: 2025.05.24 14:57:15 +05'30'

Manish S.Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 25140937BMIJRR9673
Date: May 24th ,2025

Homesfy Realty Limited
Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)
Part- 1
Standalone Statement of Profit and loss for the year ended 31 March 2025

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)				
		Half Year Ended			Year Ended	
		31-03-25	30-09-24	31-03-24	31-03-25	31-03-24
		Audited	Unaudited	Audited	Audited	Audited
I	Revenue from Operations	2,847.93	3,019.15	3,715.04	5,867.08	6,085.63
II	Other Income	82.58	55.94	72.69	138.52	144.51
III	**Total Income (I+II)**	**2,930.51**	**3,075.09**	**3,787.73**	**6,005.60**	**6,230.14**
IV	**Expenses**					
(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	1,418.65	1,408.22	1,366.78	2,826.87	2,861.14
(e)	Finance Costs	1.32	18.51	6.67	19.83	8.83
(f)	Depreciation and Amortization Expenses	51.20	33.65	20.40	84.85	26.14
(g)	Other Expenses	1,459.60	1,413.29	1,464.02	2,872.89	2,788.37
	Total expenses (IV)	**2,930.77**	**2,873.67**	**2,857.88**	**5,804.44**	**5,684.48**
V	**Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)**	**(0.26)**	**201.42**	**929.85**	**201.16**	**545.66**
(a)	Exceptional Item	-	-	0.00	-	33.75
(b)	Prior Period Item	-	-	22.33	-	22.33
(c)	Extraordinary Item	-	-	-	-	-
VI	**Total of Exceptional and Extraordinary Item**	**-**	**-**	**22.33**	**-**	**56.08**
VII	**Profit/(Loss) before Tax (V-VI)**	**(0.26)**	**201.42**	**907.52**	**201.16**	**489.58**
VIII	Tax Expenses					
(a)	- Current Tax	(0.07)	50.69	123.21	50.62	123.21
(b)	- Deferred Tax	2.07	(2.22)	(1.47)	(0.15)	(8.28)
(c)	- MAT Credit Entitlement	-	-	-	-	-
(d)	- Prior Period Taxes	1.61	-	-	1.61	-
(e)	- Excess/Short Provision Written back/off	-	-	-	-	-
IX	**Profit/(Loss) for the period (VII-VIII)**	**(3.87)**	**152.95**	**785.78**	**149.08**	**374.65**
X	Earnings Per Share (Face Value per Share Rs. each)					
	Basic Earnings Per Share (in INR)	(0.13)	5.01	25.72	4.84	12.26
	Diluted Earnings Per Share (in INR)	(0.13)	5.01	25.72	4.83	12.26
	Earnings Per Share (not annualised for half year ended)					

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 13:39:48 +05'30'

Ashish Kukreja
Chairman & MD
DIN: 03068422

MUKESH KUMAR MISHRA
Digitally signed by MUKESH KUMAR MISHRA
Date: 2025.05.24 13:40:53 +05'30'

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24, 2025

Manish Suresh Patil
Digitally signed by Manish Suresh Patil
Date: 2025.05.24 14:22:05 +05'30'

Homesfy Realty Limited
Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)
Part-2
Standalone Statement of Assets & Liabilities as at 31 March 2025

Particulars	31-03-25 Audited	31-03-24 Audited
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	322.62	305.52
(b) Reserves and Surplus	4,817.49	3,726.86
(c) Money Received against Share Warrants	-	-
Total	**5,140.11**	**4,032.38**
(2) Share application money pending allotment	-	-
(3) Non-current liabilities		
(a) Long-term Borrowings	18.90	14.41
(b) Deferred Tax Liabilities (Net)	-	-
(c) Other Long term Liabilities	-	-
(d) Long-term Provisions	80.50	61.06
Total	**99.40**	**75.47**
(4) Current liabilities		
(a) Short-term Borrowings	-	-
(b) Trade Payables		
- Due to Micro and Small Enterprises	36.35	36.15
- Due to Others	169.08	149.89
(c) Other Current Liabilities	367.75	329.29
(d) Short-term Provisions	364.02	378.12
Total	**937.20**	**893.45**
Total Equity and Liabilities	**6,176.71**	**5,001.30**
II. ASSETS		
(1)Non-current assets		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	28.62	20.27
(ii) Intangible Assets	128.67	84.36
(iii) Capital Work-in-progress	-	-
(iv) Intangible Assets under Development	318.62	251.77
(b) Non-current Investments	34.94	34.03
(c) Deferred Tax Assets (net)	8.23	8.06
(d) Long-term Loans and Advances	-	-
(e) Other Non-current Assets	-	-
Total	**519.08**	**398.49**
(2) Current assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade Receivables	2,478.18	2,660.71
(d) Cash and Cash Equivalents	2,535.36	1,396.95
(e) Short-term Loans and Advances	234.20	233.34
(f) Other Current Assets	409.89	311.81
Total	**5,657.63**	**4,602.81**
Total Assets	**6,176.71**	**5,001.30**

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA Digitally signed by ASHISH PREMPRAKASH KUKREJA Date: 2025.05.24 13:41:16 +05'30'

Ashish Kukreja
Chairman & MD
DIN: 03068422

MUKESH KUMAR MISHRA Digitally signed by MUKESH KUMAR MISHRA Date: 2025.05.24 13:41:27 +05'30'

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24, 2025

Manish Suresh Patil Digitally signed by Manish Suresh Patil Date: 2025.05.24 14:22:49 +05'30'

Homesfy Realty Limited
Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)
Part - 3

Standalone Cash Flow Statement for the year ended 31 March 2025

(INR in Lakhs, Unless Otherwise Stated)

Particulars	31-03-25 Audited	31-03-24 Audited
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit after tax	149.08	374.65
Depreciation and Amortisation Expense	84.85	26.14
Provision for Tax	50.47	114.93
Bad debt, provision for doudtfull debts	77.61	36.75
Interest Income	(93.99)	(74.09)
Finance Costs	19.83	8.83
Foreign exchange gain/loss	(2.67)	2.97
Contribution to Employee Stock Option Plan	9.59	0.00
Operating Profit before working capital changes	294.77	490.18
Adustment for:		
Trade Receivables	104.92	(731.07)
Other Current Assets	(96.27)	(122.60)
Trade Payables	19.39	(240.14)
Long Term Provisions	19.44	16.53
Other Curent Liabilities	38.46	45.35
Short-term Provisions	(14.14)	148.40
Cash generated from Operations	366.57	(393.35)
Tax paid (Net)	50.62	123.21
Net Cash from Operating Activities	315.95	(516.56)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(204.36)	(236.13)
Investment in Subsidiary Company	(0.91)	(34.03)
Interest received	93.99	74.09
Net Cash (Used in) Investing Activities	(111.28)	(196.07)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issue of Share Capital	949.08	0.00
Proceeds from Long Term Borrowings	4.49	(4.15)
Interest Paid	(19.83)	(8.83)
Net Cash (Used in) / Generated from Financing Activities	933.74	(12.98)
Net (Decrease) in Cash and Cash Equivalents	1138.41	(725.61)
Opening Balance of Cash and Cash Equivalents *	1396.95	2122.56
Exchange difference of Foreign Currency Cash and Cash equivalents	-	-
Closing Balance of Cash and Cash Equivalents *	**2535.36**	**1396.95**

* 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.

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA — Digitally signed by ASHISH PREMPRAKASH KUKREJA Date: 2025.05.24 13:41:40 +05'30'

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

MUKESH KUMAR MISHRA — Digitally signed by MUKESH KUMAR MISHRA Date: 2025.05.24 13:41:53 +05'30'

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24, 2025

Manish Suresh Patil — Digitally signed by Manish Suresh Patil Date: 2025.05.24 14:23:20 +05'30'

HOMESFY REALTY LIMITED

(FORMERLY KNOWN AS HOMESFY REALTY PRIVATE LIMITED /

CRAFT FINANCIAL ADVISORS PRIVATE LIMITED)

CIN: U70100MH2011PLC217134

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

Statement of Standalone Financial Results for the half year and year ended on March 31, 2025

Part – 1

Notes for Financial Results

1. The financial results are prepared in accordance with the Accounting Standard Prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounting) Rules, 2014 (as amended) and other accounting practices and policies, as applicable.

2. The above audited financials of M/s Homesfy Realty Limited (the company) for the half year and year ended March 31, 2025 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 24th May, 2025. Mr. Ashish Kukreja, Chairman & Managing Director & Mr. Mukesh Mishra, Director are authorized by the board of directors for signing of the financial results.

3. Company is mainly engaged in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial space. We deal in new constructed properties & plotting projects, whereby we assist the Real Estate Developers in selling and potential customers in purchasing the properties. We operate our business through direct selling from our in-house sales team and Direct Selling Agent listed on mymagnet platform for referral services.

4. The management is in process of identifying parties which are covered under MSME. The amount relating to MSME are disclosed to the extent identified.

5. The statement includes the results for the half year ended 31st March, 2025 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1st half year of the previous financial year.

6. Previous year's/period's figure have been regrouped/rearranged/reclassified wherever necessary, to make them comparable with the figures of the current period.

7. In accordance with regulation 33 of SEBI (LODR) Regulation 2015, the above results have been reviewed by the Statutory Auditors of the Company.

8. During the F.Y. 23-24, the Parent Company had invested in 150 equity shares amounting to Rs. 34.03 lakhs of Homesfy Global Realty LLC, a subsidiary company of Homesfy Realty Limited incorporated during the year on July 12, 2023.

9. Unbilled revenue:

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

(in Lacs)

Revenue from operations	Half Year Ended			Year Ended	
	31-03-25	30-09-24	31-03-24	31-03-25	31-03-24
	Audited	Unaudited	Audited	Audited	Audited
Billed revenue	2,378.86	2,743.51	3,333.85	5,122.37	5,704.45
Unbilled revenue	963.65	563.29	381.18	1,526.94	381.18
Unbilled revenue converted into billed revenue	(494.58)	(287.66)	-	(782.23)	-
Total	**2,847.93**	**3,019.15**	**3,715.04**	**5,867.08**	**6,085.63**

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

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

12. The Status of investor's complaints during the year ended on March 31, 2025 as under: -

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

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 13:42:21 +05'30'

MUKESH KUMAR MISHRA
Digitally signed by MUKESH KUMAR MISHRA
Date: 2025.05.24 13:42:32 +05'30'

	Ashish Kukreja	**Mukesh Mishra**
Place: Thane	Chairman & Managing Director	Director
Date: May 24. 2025	DIN: 03068422	DIN: 06450500

Independent Auditor's Report on Annual Consolidated 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)
1602,16th Floor, Dev Corpora,
Near Cadbury Junction,
Thane (W), Thane - 400601
Maharashtra

Qualified Opinion

1. We have audited the accompanying consolidated annual financial results ('the Statement') of **Homesfy Realty Limited** ('the Company') and its subsidiary Homesfy Global Realty L.L.C. (the holding company and its subsidiary together referred to as ("group") for the year ended 31st March 2025, 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').

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

(i) Includes the result of the following foreign subsidiary:
   a. Homesfy Global Realty L.L.C

(ii) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations: and

(iii) except for the effects of the matters described in the Basis of Qualified Opinion paragraph below, 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 31st March 2025.

Basis for Opinion

3. We were unable to obtain direct balance confirmations for trade receivables amounting to Rs. 529.51/- (Rs in Lakhs) as at the balance sheet date. In addition to the Company, our audit procedures also included sending balance confirmation requests to relevant parties. However, no responses were received from these counterparties. Management has represented that it is an industry practice among builders not to provide ledger confirmations. While we acknowledge this representation, we were also unable to perform alternative audit procedures to verify the existence and accuracy of these balances. Accordingly, we were unable to obtain sufficient appropriate audit evidence in respect of these receivables.

4. 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 consolidated 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 qualified opinion.

Responsibilities of Management and Those Charges with Governance for the Statement

5. This consolidated 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

6. 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 consolidated 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 consolidated 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 consent 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

7. The consolidated Financial Results include the audited Financial Results of Homesfy Global Realty L.L.C a foreign subsidiary, whose financial statements reflect total assets of INR 12.51/- (INR in Lakhs) as at March 31, 2025 and total revenue of INR 0.00 (INR in Lakhs) for the year ended March 31, 2025. 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 on the consolidated Financial Results is not modified in respect of the above matters with respect to our reliance on the work done and the Financial Results/ financial information certified by the board of directors.

The statement includes the half yearly results for the year ended 31st March 2025 being the balancing figure between audited in respect of the full financial year and the un-audited figures published in respect of 1st half year of the current financial year.

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

Manish Suresh Patil
Digitally signed by Manish Suresh Patil
Date: 2025.05.24 14:59:23 +05'30'

Manish S.Patil
Partner
Membership No: 140937
Place: Mumbai
UDIN: 25140937BMIJRT5694
Date: May 24th ,2025

Homesfy Realty Limited
Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)
Part- 1
Consolidated Statement of Profit and loss for the year ended 31 March 2025

Sr. No.	Particulars	(INR in Lakhs, unless otherwise stated)				
		Half Year Ended			Year Ended	
		31-03-25	30-09-24	31-03-24	31-03-25	31-03-24
		Audited	Unaudited	Audited	Audited	Audited
I	Revenue from Operations	2,847.93	3,019.15	3,715.04	5,867.08	6,085.63
II	Other Income	82.58	55.94	72.69	138.52	144.51
III	**Total Income (I+II)**	**2,930.51**	**3,075.09**	**3,787.73**	**6,005.60**	**6,230.14**
IV	**Expenses**					
(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	1,418.65	1,408.22	1,366.78	2,826.87	2,861.14
(e)	Finance Costs	1.33	18.55	6.58	19.88	8.74
(f)	Depreciation and Amortization Expenses	51.20	33.65	20.40	84.85	26.14
(g)	Other Expenses	1,460.66	1,423.76	1,566.82	2,884.42	2,891.17
	Total expenses (IV)	**2,931.84**	**2,884.18**	**2,960.59**	**5,816.02**	**5,787.19**
V	**Profit/(Loss) before Exceptional and Extraordinary Item and Tax (III-IV)**	**(1.33)**	**190.91**	**827.14**	**189.58**	**442.95**
(a)	Exceptional Item	-	-	0.00	-	33.75
(b)	Prior Period Item	-	-	22.33	-	22.33
(c)	Extraordinary Item	-	-	-	-	-
VI	**Total of Exceptional and Extraordinary Item**	**-**	**-**	**22.33**	**-**	**56.08**
VII	**Profit/(Loss) before Tax (V-VI)**	**(1.33)**	**190.91**	**804.81**	**189.58**	**386.87**
VIII	Tax Expenses					
(a)	- Current Tax	(0.07)	50.69	123.21	50.62	123.21
(b)	- Deferred Tax	2.07	(2.22)	(1.47)	(0.15)	(8.28)
(c)	- MAT Credit Entitlement	-	-	-	-	-
(d)	- Prior Period Taxes	1.61	-	-	1.61	-
(e)	- Excess/Short Provision Written back/off	-	-	-	-	-
IX	**Profit/(Loss) for the period (VII-VIII)**	**(4.94)**	**142.44**	**683.07**	**137.50**	**271.94**
X	Earnings Per Share (Face Value per Share Rs. each)					
	Basic Earnings Per Share (in INR)	(0.16)	4.66	22.36	4.46	8.90
	Diluted Earnings Per Share (in INR)	(0.16)	4.66	22.36	4.46	8.90
	Earnings Per Share (not annualised for half year ended)					

For Homesfy Realty Limited

ASHISH PREMPRAKASH ASH KUKREJA — Digitally signed by ASHISH PREMPRAKASH KUKREJA Date: 2025.05.24 13:42:44 +05'30'

Ashish Kukreja
Chairman & MD
DIN: 03068422

MUKESH KUMAR MISHRA — Digitally signed by MUKESH KUMAR MISHRA Date: 2025.05.24 13:42:54 +05'30'

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24, 2025

Manish Suresh Patil — Digitally signed by Manish Suresh Patil Date: 2025.05.24 14:23:54 +05'30'

Homesfy Realty Limited
Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)
Part-2
Consolidated Statement of Assets & Liabilities as at 31 March 2025

Particulars	31-03-25 Audited	31-03-24 Audited
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	322.62	305.52
(b) Reserves and Surplus	4,699.60	3,623.44
(c) Money Received against Share Warrants	-	-
Total	**5,022.22**	**3,928.96**
(2) Share application money pending allotment	-	-
(3) Non-current liabilities		
(a) Long-term Borrowings	18.90	14.41
(b) Deferred Tax Liabilities (Net)	-	-
(c) Other Long term Liabilities	-	-
(d) Long-term Provisions	80.50	61.06
Total	**99.40**	**75.47**
(4) Current liabilities		
(a) Short-term Borrowings	-	-
(b) Trade Payables		
- Due to Micro and Small Enterprises	36.35	36.15
- Due to Others	169.08	149.89
(c) Other Current Liabilities	332.81	295.26
(d) Short-term Provisions	364.02	391.42
Total	**902.26**	**872.72**
Total Equity and Liabilities	**6,023.88**	**4,877.15**
II. ASSETS		
(1)Non-current assets		
(a) Property, Plant and Equipment and Intangible Assets		
(i) Property, Plant and Equipment	28.62	20.27
(ii) Intangible Assets	128.67	84.36
(iii) Capital Work-in-progress	-	-
(iv) Intangible Assets under Development	318.62	251.77
(b) Non-current Investments	-	-
(c) Deferred Tax Assets (net)	8.23	8.06
(d) Long-term Loans and Advances	-	-
(e) Other Non-current Assets	-	-
Total	**484.14**	**364.46**
(2) Current assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade Receivables	2,478.18	2,660.71
(d) Cash and Cash Equivalents	2,535.36	1,396.95
(e) Short-term Loans and Advances	115.80	141.07
(f) Other Current Assets	410.40	313.96
Total	**5,539.74**	**4,512.69**
Total Assets	**6,023.88**	**4,877.15**

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA Digitally signed by ASHISH PREMPRAKASH KUKREJA Date: 2025.05.24 13:43:10 +05'30'

Ashish Kukreja
Chairman & MD
DIN: 03068422

MUKESH KUMAR MISHRA

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24, 2025

Manish Suresh Patil Digitally signed by Manish Suresh Patil Date: 2025.05.24 14:24:28 +05'30'

Homesfy Realty Limited
Formerly Known as Homesfy Realty Private Limited / Craft Financial Advisors Private Limited
(CIN: U70100MH2011PLC217134)
(Address: 1602, 16th floor, Dev Corpora Near Cadbury Junction, Thane west, Thane, Maharashtra 400601, India)
Part - 3

Consolidated Cash Flow Statement for the year ended 31 March 2025

(INR in Lakhs, Unless Otherwise Stated)

Particulars	31-03-25 Audited	31-03-24 Audited
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit after tax	137.50	271.94
Depreciation and Amortisation Expense	84.85	26.14
Provision for Tax	50.47	114.93
Bad debt, provision for doudtful debts	77.61	36.75
Interest Income	(93.99)	(74.09)
Finance Costs	19.88	8.74
Foreign exchange gain/loss	(2.67)	2.88
ESOP compensation expense	9.59	-
Operating Profit before working capital changes	283.24	387.29
Adustment for:		
Trade Receivables	104.92	(731.07)
Other Current Assets	(68.50)	(32.39)
Trade Payables	19.39	(240.14)
Long Term Provisions	19.44	16.53
Other Current Liabilities	37.55	11.32
Short-term Provisions	(27.44)	161.70
Cash generated from Operations	368.60	(426.76)
Tax paid (Net)	50.62	123.21
Net Cash from Operating Activities	317.98	(549.97)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(204.36)	(236.13)
Investment in Subsidiary Company	-	-
Interest received	93.99	74.09
Net Cash (Used in) Investing Activities	(110.37)	(162.04)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issue of Share Capital	949.08	(0.71)
Proceeds from Long Term Borrowings	4.49	(4.15)
Interest Paid	(19.88)	(8.74)
Net Cash (Used in) / Generated from Financing Activities	933.69	(13.60)
Net (Decrease) in Cash and Cash Equivalents	1141.30	(725.61)
Opening Balance of Cash and Cash Equivalents *	1396.95	2122.56
Exchange difference of Foreign Currency Cash and Cash equivalents	(2.89)	-
Closing Balance of Cash and Cash Equivalents *	**2535.36**	**1396.95**

* 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.

For Homesfy Realty Limited

ASHISH PREMPRAKASH SH KUKREJA — Digitally signed by ASHISH PREMPRAKASH KUKREJA Date: 2025.05.24 13:43:48 +05'30'

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

MUKESH KUMAR MISHRA — Digitally signed by MUKESH KUMAR MISHRA Date: 2025.05.24 13:44:02 +05'30'

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24, 2025

Manish Suresh Patil — Digitally signed by Manish Suresh Patil Date: 2025.05.24 14:24:59 +05'30'

HOMESFY REALTY LIMITED

(FORMERLY KNOWN AS HOMESFY REALTY PRIVATE LIMITED /

CRAFT FINANCIAL ADVISORS PRIVATE LIMITED)

CIN: U70100MH2011PLC217134

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

Statement of Consolidated Financial Results for the half year and year ended on March 31, 2025

Part – 1

Notes for Consolidated Financial Results

1. The financial results are prepared in accordance with the Accounting Standard Prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounting) Rules, 2014 (as amended) and other accounting practices and policies, as applicable.

2. The above audited financials of M/s Homesfy Realty Limited (the company) for the half year and year ended March 31, 2025 were reviewed by audit committee and were approved and taken on record by Board of Directors in their meeting held on 24th May, 2025. Mr. Ashish Kukreja, Chairman & Managing Director & Mr. Mukesh Mishra, Director are authorized by the board of directors for signing of the financial results.

3. Company is mainly engaged in providing real estate broking services to Real Estate Developers, retail buyers/sellers and investors for residential and commercial space. We deal in new constructed properties & plotting projects, whereby we assist the Real Estate Developers in selling and potential customers in purchasing the properties. We operate our business through direct selling from our in-house sales team and Direct Selling Agent listed on mymagnet platform for referral services.

4. The management is in process of identifying parties which are covered under MSME. The amount relating to MSME are disclosed to the extent identified.

5. The statement includes the results for the half year ended 31st March, 2025 being the balanced figure between audited figures in respect of the full financial year and the un-audited figures in respect of the 1st half year of the previous financial year.

6. Previous year's/period's figure have been regrouped/rearranged/reclassified wherever necessary, to make them comparable with the figures of the current period.

7. In accordance with regulation 33 of SEBI (LODR) Regulation 2015, the above results have been reviewed by the Statutory Auditors of the Company.

8. During the F.Y. 23-24, the Parent Company had invested in 150 equity shares amounting to Rs. 34.03 lakhs of Homesfy Global Realty LLC, a subsidiary company of Homesfy Realty Limited incorporated during the year on July 12, 2023.

9. List of entities consolidated in the statement:

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

10. Unbilled revenue:

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

(in Lacs)

Revenue from operations	Half Year Ended			Year Ended	
	31-03-25	30-09-24	31-03-24	31-03-25	31-03-24
	Audited	Unaudited	Audited	Audited	Audited
Billed revenue	2,378.86	2,743.51	3,333.85	5,122.37	5,704.45
Unbilled revenue	963.65	563.29	381.18	1,526.94	381.18
Unbilled revenue converted into billed revenue	(494.58)	(287.66)	-	(782.23)	-
Total	**2,847.93**	**3,019.15**	**3,715.04**	**5,867.08**	**6,085.63**

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

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

13. The Status of investor's complaints during the year ended on March 31, 2025 as under: -

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

For Homesfy Realty Limited

ASHISH PREMPRAKASH KUKREJA

Ashish Kukreja
Chairman & Managing Director
DIN: 03068422

MUKESH KUMAR MISHRA

Mukesh Mishra
Director
DIN: 06450500

Place: Thane
Date: May 24. 2025

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-Jan-23
Amount Raised	INR 1,586.24 Lakhs
Report filed for half year ended	31-Mar-25
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	Not Applicable
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not Applicable
If Yes, Date of shareholder Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable
Objects for which funds have been raised and where there has been a deviation, in the following table	Not Applicable

(All Amounts are in Lakhs)

Original Object	**Modified Object, if any**	**Original Allocation**	**Modified allocation, if any**	**Funds Utilised**	**Amount of Deviation/Variation for the quarter according to applicable object**	**Remarks if any**
Working Capital	Not Applicable	1,161.24	Not Applicable	773.95	Not Applicable	None
General Corporate Purpose	Not Applicable	290.00	Not Applicable	-	Not Applicable	None
Issue Expenses	Not Applicable	135.00	Not Applicable	135.00	Not Applicable	None

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

ASHISH PREMPRAKASH KUKREJA

Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 13:57:26 +05'30'

Ashish Kukreja
Chairperson and Managing Director
DIN: 03068422

Place: Thane
Date: May 24, 2025

Homesfy Realty Limited

Statement of Deviation / Variation in utilisation of funds raised

Name of listed entity	Homesfy Realty Limited
Mode of Fund Raising	Preferential allotment
Date of Raising Funds	04-Feb-25
Amount Raised	INR 949.05 Lakhs
Report filed for half year ended	31-Mar-25
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**
Expansion of business and working capital	Not Applicable	949.05	Not Applicable	-	Not Applicable	None

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

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 14:08:59 +05'30'

Ashish Kukreja
Chairperson and Managing Director
DIN: 03068422

Place: Thane
Date: May 24, 2025

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results - (*Standalone)*

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2025
[*See* Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

I.	Sl. No.	Particulars	Audited Figures (As reported before adjusting for qualifications) (in lacs)	Adjusted Figures (Audited figures after adjusting for qualifications) (in lacs)
	1.	Turnover / Total income	6,005.60	6,005.60
	2.	Total Expenditure	5,804.44	5,804.44
	3.	Net Profit/(Loss) – After tax	149.08	149.08
	4.	Earnings Per Share	4.84	4.84
	5.	Total Assets	6,176.71	6,176.71
	6.	Total Liabilities	1,036.60	1,036.60
	7.	Net Worth	5,140.11	5,140.11
	8.	Any other financial item(s) (as felt appropriate by the management)	-	-

II. Audit Qualification (each audit qualification separately):

a) Details of Audit Qualification: We were unable to obtain direct balance confirmations for trade receivables amounting to Rs. 529.51/- (Rs in Lakhs) as at the balance sheet date. In addition to the Company, our audit procedures also included sending balance confirmation requests to all relevant parties. However, no responses were received from these counterparties. Management has represented that it is an industry practice among builders not to provide ledger confirmations. While we acknowledge this representation, we were also unable to perform alternative audit procedures to verify the existence and accuracy of these balances. Accordingly, we were unable to obtain sufficient appropriate audit evidence in respect of these receivables.

b) Type of Audit Qualification : Qualified Opinion ~~/ Disclaimer of Opinion / Adverse Opinion~~

c) Frequency of qualification: ~~Whether appeared first time /~~ repetitive ~~/ since how long continuing~~

d) For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
The Auditor's were unable to obtain direct balance confirmations for trade receivables amounting to Rs. 529.51/- (Rs in Lakhs) as at the balance sheet date. The auditor and the Company, both had sent balance confirmation requests to relevant parties. However, no responses were received from these counterparties. According to Management, it is an industry practice among builders not to provide ledger confirmations.

e) For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA
ii. If management is unable to estimate the impact, reasons for the same: NA
iii. Auditors' Comments on (i) or (ii) above: NA

III. Signatories:

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 15:20:59 +05'30'

CEO/Managing Director: Ashish Kukreja

SHASHANK DEVENDRA MEWADA
Digitally signed by SHASHANK DEVENDRA MEWADA
Date: 2025.05.24 15:21:12 +05'30'

CFO: Shashank Devendra Mewada

SACHIN TAGRA
Digitally signed by SACHIN TAGRA
Date: 2025.05.24 15:31:54 +05'30'

Chairman of Audit Committee: Sachin Tagra

Manish Suresh Patil
Digitally signed by Manish Suresh Patil
Date: 2025.05.24 15:50:02 +05'30'

Statutory Auditor: Venus Shah & Associates LLP

Place: Thane
Date: 24/05/2025

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results - (*Consolidated*)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2025
[*See* Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]

I.	Sl. No.	Particulars	Audited Figures (As reported before adjusting for qualifications) (in lacs)	Adjusted Figures (Audited figures after adjusting for qualifications) (in lacs)
	1.	Turnover / Total income	6,005.60	6,005.60
	2.	Total Expenditure	5,816.02	5,816.02
	3.	Net Profit/(Loss) – After tax	137.50	137.50
	4.	Earnings Per Share	4.46	4.46
	5.	Total Assets	6,023.88	6,023.88
	6.	Total Liabilities	1,001.66	1,001.66
	7.	Net Worth	5,022.22	5,022.22
	8.	Any other financial item(s) (as felt appropriate by the management)	-	-

II. Audit Qualification (each audit qualification separately):

a) Details of Audit Qualification: We were unable to obtain direct balance confirmations for trade receivables amounting to Rs. 529.51/- (Rs in Lakhs) as at the balance sheet date. In addition to the Company, our audit procedures also included sending balance confirmation requests to all relevant parties. However, no responses were received from these counterparties. Management has represented that it is an industry practice among builders not to provide ledger confirmations. While we acknowledge this representation, we were also unable to perform alternative audit procedures to verify the existence and accuracy of these balances. Accordingly, we were unable to obtain sufficient appropriate audit evidence in respect of these receivables.

b) Type of Audit Qualification : Qualified Opinion ~~/ Disclaimer of Opinion / Adverse Opinion~~

c) Frequency of qualification: ~~Whether appeared first time~~ / repetitive / ~~since how long continuing~~

d) For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
The Auditor's were unable to obtain direct balance confirmations for trade receivables amounting to Rs. 529.51/- (Rs in Lakhs) as at the balance sheet date. The auditor and the Company, both had sent balance confirmation requests to relevant parties. However, no responses were received from these counterparties. According to Management, it is an industry practice among builders not to provide ledger confirmations.

e) For Audit Qualification(s) where the impact is not quantified by the auditor: NA

i. Management's estimation on the impact of audit qualification: NA
ii. If management is unable to estimate the impact, reasons for the same: NA
iii. Auditors' Comments on (i) or (ii) above: NA

III. Signatories:

ASHISH PREMPRAKASH KUKREJA
Digitally signed by ASHISH PREMPRAKASH KUKREJA
Date: 2025.05.24 15:18:50 +05'30'

CEO/Managing Director: Ashish Kukreja

SHASHANK DEVENDRA MEWADA
Digitally signed by SHASHANK DEVENDRA MEWADA
Date: 2025.05.24 15:19:09 +05'30'

CFO: Shashank Devendra Mewada

SACHIN TAGRA
Digitally signed by SACHIN TAGRA
Date: 2025.05.24 15:32:45 +05'30'

Chairman of Audit Committee: Sachin Tagra

Manish Suresh Patil
Digitally signed by Manish Suresh Patil
Date: 2025.05.24 15:51:30 +05'30'

Statutory Auditor: Venus Shah & Associates LLP

Place: Thane
Date: 24/05/2025