BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal. : Wada, Dist. : Palghar. Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547

November 13, 2026

To,
BSE Limited
Corporate Relations Department,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400 001

Security Code: 531862

Sub: Outcome of Board Meeting held on November 13, 2026.

Dear Sir/Madam,

We wish to inform you that pursuant to Regulation 30 & Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Board of Directors of the Company, at its meeting held on Friday, November 13, 2026, has considered and approved the following:

1. The Unaudited Financial Results along with the Limited Review Report of the Statutory Auditors for the Quarter and Half Year ended September 30, 2026. (The extract of the Unaudited Financial Results along with the Limited Review Report is enclosed herewith.)

The meeting of the Board of Directors commenced at 08:05 P.M. and concluded at 08:25 P.M.

Kindly take a note of the same and acknowledge.

Thanking you,

Yours faithfully,
For **Bharat Agri Fert & Realty Limited**

VIJAL YOGENDRA PATEL
Digitally signed by VIJAL YOGENDRA PATEL
Date: 2026.11.13 23:09:28 +05'30'

Vijal Yogendra Patel
Chairman & Managing Director
(DIN: 06882828)

Encl: As above

DESAI SAKSENA
& Associates
CHARTERED ACCOUNTANTS

Email : contact@dsaca.co.in
Contact : +91 22 66261600
Website : www.dsaca.co.in

Limited Review Report on unaudited financial results of BHARAT AGRI FERT & REALTY LIMITED for the quarter ended 30th September 2026 and year to date results for the period from 1st April 2026 to 30th September 2026 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of BHARAT AGRI FERT & REALTY LIMITED

1. We have reviewed the accompanying Statement of unaudited financial results of **BHARAT AGRI FERT & REALTY LIMITED** (hereinafter referred to as "the Company") for the quarter ended 30th September 2026 and year to date results for the period from 1st April 2026 to 30th September 2026 ("the Statement").

2. This Statement, which is the responsibility of the Company's management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 *"Interim Financial Reporting"* ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

Our responsibility is to issue a report on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 *"Review of Interim Financial Information Performed by the Independent Auditor of the Entity"*, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Basis for Qualified Opinion

Attention is drawn to:

a) Carrying value of old overdue trade receivables is Rs.10.22 Crores as at 30th September 2026. The Company has not made any provision regarding the said old overdue trade receivables, which constitutes a departure from the Indian Accounting Standards prescribed under section 133 of the Companies Act, 2013. The Company's records indicate that, had management made provision of the said overdue trade receivables, loss for the year would

DESAI SAKSENA & ASSOCIATES CHARTERED ACCOUNTANTS MUMBAI

have been higher by Rs.10.22 Crores, shareholders fund would have been lower by Rs.10.22 Crores and provision amount would have been higher by Rs.10.22 Crores.

b) The Fertiliser Segment of the Company has incurred significant loss in the September 2026 quarter and the earlier reporting periods. The Capacity utilisation is NIL in the September 2026 quarter and the earlier reporting periods. The Company has not carried out impairment study as required by Ind AS "Impairment of Assets" 36 of the Property Plant Equipment related to the Fertiliser Segment of the Company. The Company has not made provision in this regard.

we are unable to obtain sufficient appropriate audit evidence with respect to the sr. no. (b) above. In view of this. In view of this, we are unable to comment on quantum of provision to be made in respect of sr. no. (b) above.

The Matters as per the sr. a) to b) as stated above have been qualified in the preceding quarters and for the year ended 31st March 2026.

5.Qualified Conclusion:

Based on our review conducted as above and except for the possible effects as stated in basis of Qualified conclusion paragraph above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6.Emphasis of matter:

We draw attention to:

We draw attention to the following matters:

a) Sub judice matter:

i. The Company has informed that, certain matters are sub judice as at 30th September 2026. The summary in brief is as under:

Sn.	Particulars	Amt. Rs.(in Crores)
1.	Non provision of short receipt of TDR- Refer to point ii. Below	1.16
2.	Maintenance Charges payable- Refer to point iii. Below	0.33

ii. **Pursuant to the paragraph a) s.no.1 above:**
The Company has made payment for the purpose of purchase of Transferable Developments Rights (TDR) from M/s Hubtown Limited (erstwhile Akruti City Limited) on 19/09/2014 for a sum aggregating to Rs.9.66 Crores. The Company has informed that, TDR is transferred in it's name and it has received short TDR for area 332.180 sq. mtrs. aggregating to Rs.1.16 Crores. The Company has filed a case in NCLT, the Company has not made any provision for short TDR for area 332.180 sq. mtrs. aggregating to Rs.1.16 Crores as at 30th September 2026.

iii. **Pursuant to the paragraph a) s.no. 2 above:**



The Company has filed a counter claim with regard to the point s.no. a) ii. above mentioned above. In view of this, the Company has not provided liability on account of maintenance charges payable Rs.0.33 Crores.

Our opinion is not modified in respect of the said matter.

For Desai Saksena & Associates
Chartered Accountants
Firm's registration number: 102358W



CA (Dr.) Shashank N. Desai
Partner
Membership number: 32546
Mumbai, Date: 13th September 2026
UDIN: 26032546KPJTJA3574

BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal. Wada, Dist. : Palghar. Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH SEPTEMBER 2026

Amount (Rs in Lacs) Except EPS

Sr. No.	Particulars	Quarter Ended			Half Yearly Ended		Year Ended
		30/09/26	30/06/26	30/09/25	30/09/26	30/09/25	31/03/26
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1	**Revenue from Operations**						
(a)	Revenue from Operations	343.52	451.36	538.12	794.88	1,094.14	2,248.48
(b)	Other income	(2.44)	31.08	34.05	28.64	154.72	200.04
	Total income	**341.08**	**482.44**	**572.16**	**823.52**	**1,248.85**	**2,448.52**
2	**Expenses**						
(a)	Cost of materials consumed	566.12	1,283.75	851.89	1,849.87	1,594.78	3,905.68
(b)	Changes in inventories of finished goods, stock-in -trade and work-in-progress	(869.34)	(1,618.78)	(968.94)	(2,488.12)	(1,921.57)	(5,465.03)
(c)	Employee benefits expense	148.54	146.33	124.01	294.87	237.54	624.52
(d)	Finance costs	182.34	133.53	195.80	315.87	373.02	710.64
(e)	Depreciation and amortization expense	157.43	151.84	141.91	309.27	280.97	652.31
(f)	Other expenses	571.24	540.13	441.35	1,111.37	920.11	2,546.98
	Total expenses	**756.32**	**636.80**	**786.03**	**1,393.12**	**1,484.86**	**2,975.09**
3	**Profit/(loss)before exceptional items and**	**(415.25)**	**(154.36)**	**(213.85)**	**(569.61)**	**(236.00)**	**(526.57)**
4	Exceptional items	-	-	-	-	-	-
5	**Profit / (loss) before tax (3-4)**	**(415.25)**	**(154.36)**	**(213.85)**	**(569.61)**	**(236.00)**	**(526.57)**
6	**Tax expenses**						
(a)	Current tax		-	-	-		
(b)	Deferred tax	(4.67)	43.56	(7.05)	38.89	4.64	(34.95)
(c)	Short/(Excess) provision of Tax of Earlier	-	-	(2.69)	-	(2.69)	11.42
7	**Profit (Loss) for the period (5-6)**	**(410.58)**	**(197.91)**	**(204.11)**	**(608.50)**	**(237.95)**	**(503.04)**
8	**Other Comprehensive Income**						
(a)	Items that will not be reclassified to profit or	9.96	16.58	(24.56)	26.54	(9.89)	(149.24)
(b)	Income tax relating to items that will not be	(2.59)	(4.31)	-	(6.90)	-	38.80
9	**Total Comprehensive Income for the period**	**(403.21)**	**(185.64)**	**(179.55)**	**(588.86)**	**(228.06)**	**(613.47)**
10	**Paid up Share Capital**	**528.55**	**528.55**	**528.55**	**528.55**	**528.55**	**528.55**
11	**Earnings per equity share**						
	(1) Basic	(1.15)	(0.37)	(0.39)	(1.15)	(0.45)	(0.95)
	(2) Diluted	(1.15)	(0.37)	(0.39)	(1.15)	(0.45)	(0.95)

BHARAT AGRI FERT & REALTY LTD. MUMBAI 69.

BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal. Wada, Dist. : Palghar Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547



UNAUDITED BALANCE SHEET AS AT 30TH SEPTEMBER, 2026

Particulars	Notes	As at 30th Sep 2026	As at 31st March 2026
ASSETS			
Non-Current Assets			
(a) Property, Plant and Equipment	4	3,863.31	4,110.96
(b) Capital work in progress	4	4,368.44	3,034.20
(b) Other Intangible Assets	5	5.01	3.22
(c) Financial Assets			
(i) Investments	6	15.00	15.00
(ii) Trade Receivables	8	1,033.94	1,044.71
(iii) Loans		-	-
(iv) Others	6	240.87	228.01
(d) Deferred Tax Asset (Net)	7	162.53	208.32
(d) Other Non-Current Assets	13	521.85	287.93
Total Non Current Assets		**10,210.95**	**8,932.35**
Current assets			
(a) Inventories	9	14,857.48	12,410.14
(b) Financial Assets			
(i) Trade Receivables	10	9.38	6.90
(ii) Cash and Cash Equivalents	11	39.48	66.54
(iii) Bank Balances Other than (ii) above	12	252.66	538.75
(iv) Loans	6	-	-
(v) Others	6	68.71	292.74
(c) Current Tax Assets (Net)	13	141.46	117.35
(c) Other Current Assets	13	2,139.92	1,844.44
Total Current Assets		**17,509.09**	**15,276.87**
TOTAL ASSETS		**27,720.04**	**24,209.22**
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	15	528.55	528.55
(b) Other Equity	16	3,310.80	3,899.67
		3,839.36	**4,428.22**
Liabilities			
Non Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	17	5,753.37	5,114.17
(ia) Lease liabilities	17	167.72	181.27
(ii) Trade Payable		302.73	-
(iii) Other Non-Current Financial Liabilities	18	185.45	142.71
(b) Provisions	19	-	-
(c) Deferred Tax liabilities (Net)	14	-	-
(d) Other Non-Current Liabilities	20	42.55	**51.37**
Total Non Current Liabilities		**6,451.81**	**5,489.51**
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	17	3,675.53	3,090.10
(ia) Lease liabilities	17	71.97	71.39
(ii) Trade Payables			
(A) Total outstanding dues of micro enterprises and small enterprises; and	22	181.06	**109.18**
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises.		853.32	**1,462.69**
(iii) Other Financial Liabilities	21	162.57	**358.60**
(b) Other Current Liabilities	23	12,459.66	**9,196.58**
(c) Provisions	24	24.77	**2.93**
Total Current laibilities		**17,428.87**	**14,291.48**
TOTAL LIABILITIES		**27,720.03**	**24,209.22**



BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal. Wada, Dist : Palghar. Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547

STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30TH SEPTEMBER, 2026

(Amount in INR Lakhs)

Particulars	30th Sep 2026	30th Sep 2025
Cash Flow from operating activities:		
Profit/(Loss) before tax	**(569.61)**	**(236.00)**
Adjustments for:		
Interest on Security Deposit	(10.39)	
Acturial Gain/Loss as per acturial valuation	-	
Interest received	(9.55)	(13.43)
Dividend	(1.06)	(0.74)
Gain on Realisation of investment	-	(1.53)
Loss on sale of FA	-	-
Depreciation and amortisation expense	309.27	280.97
Finance costs	312.68	373.02
Provision for ECL	-	-
Provsion for Gratuity	9.45	13.61
Sundry Balances written back	21.24	(81.58)
Sundry Balances written-off	(1.96)	1.30
Net foreign exchange differences	7.94	(4.79)
Cash Generated/(used) from operations before working capital changes	**68.02**	**330.84**
Adjustments for:		
(Increase)/Decrease in trade receivables	10.24	63.43
(Increase)/Decrease in inventories	(2,447.33)	(1,885.23)
(Increase)/Decrease in other non-current/current financial assets	352.62	(8.48)
(Increase)/decrease in other current assets/non-current assets	(553.51)	(169.79)
Increase/(decrease) in trade payables	(256.00)	423.36
Increase/(decrease) in other non current/ current financial liabilities	(153.29)	102.17
Increase/(decrease) in provisions	21.84	(131.56)
(Increase)/decrease in other balances with bank	286.08	122.70
Increase/(decrease) in other non current/ current liabilities	3,271.34	2,498.30
Cash flows generated /(used) from operations	**600.01**	**1,345.74**
Less: Income Tax Paid	**(141.46)**	**(25.01)**
Add: Excess Provision of Income Tax	**-**	**2.69**
Net Cash flows generated /(used) from operations	**458.56**	**1,323.42**
Cash Flows From Investing Activities:		
Acquisition of Subsidiary, net of cash and cash equivalents acquired	-	-
Purchase of Property, Plant and Equipment and Intangible Assets	(60.70)	(348.94)
Payments for capital work in progress	(1,334.24)	(1,263.59)
Proceeds from sale of Fixed Assets	-	-
Payments for purchase of intangible assets	(2.70)	-
Payments for Purchase of Investments	-	(30.00)
Amount received on sale of investments	-	-
Dividends received	1.06	0.74
Interest on Security Deposit	10.39	-
Interest received	9.55	13.43
Net cash flows Generated/(used) used in investing activities	**(1,376.65)**	**(1,628.37)**

BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal. Wada, Dist : Palghar. Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547

STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30TH SEPTEMBER, 2026

Cash Flows From Financing Activities:		
Proceeds from Long Term borrowings	1,585.03	1,148.44
Repayment of Long Term borrowings	(945.84)	(613.29)
Net Proceeds from Short Term borrowings	585.43	222.80
Payment to Financial Lease	(26.61)	(31.74)
Dividends paid	-	-
Finance Cost paid	(299.04)	(356.90)
Net cash flows Generated/ (used) in financing activities	**898.97**	**369.32**
Net increase / (decrease) in cash and cash equivalents	(19.12)	64.38
Cash and Cash Equivalents at the beginning of the financial year	66.54	14.94
Effect of exchnage rate changes on Cash and Cash Equivalent	(7.94)	4.79
Cash and Cash Equivalents at end of the year	**39.48**	**84.10**

Reconciliation of cash and cash equivalents as per the cash flow statement:		
Cash and cash equivalents as per above comprise of the following:		
Balance with bank in current account	31.87	79.62
Cash on hand	7.60	4.48
Balances per statement of cash flows	**39.48**	**84.10**

Notes:

1. The above cash flow statement has been prepared under the 'Indirect Method' as set out in the Ind AS 7 on 'Statement of
2. Previous years figures have been regrouped/rearranged/recast wherever necessary to conform to this year's classification.

BHARAT AGRI FERT & REALTY LTD. MUMBAI 69.

BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal.: Wada, Dist.: Palghar. Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547

SEGMENT REPORTING FOR THE QUARTER ENDED 30TH SEPTEMBER 2026

Amount (Rs in Lacs) Except EPS

Sr No.	Particulars	Quarter Ended			Half yearly Ended		Year Ended
		30/09/26	30/06/26	30/09/25	30/09/26	30/09/25	31/03/26
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1	**Gross Segment Revenue**						
	Construction	-	-	-	-	-	-
	Fertiliser	-	-	126.48	-	185.16	171.76
	Resort	343.52	451.36	411.63	794.88	908.97	1,921.87
		343.52	**451.36**	**538.12**	**794.88**	**1,094.15**	**2,093.63**
	Less: Inter Segment Revenue		-	-	-	-	-
	Net Segment Revenue	**343.52**	**451.36**	**538.12**	**794.88**	**1,094.15**	**2,093.63**
2	**Segment Results**						
	Construction	(87.50)	(36.11)	(23.81)	(123.61)	(74.57)	(151.26)
	Fertiliser	(105.48)	(73.46)	(73.87)	(178.95)	(59.28)	(306.87)
	Resort	(201.56)	(34.45)	(76.21)	(236.01)	(14.20)	49.10
	Total Segment Results	**(394.54)**	**(144.03)**	**(173.89)**	**(538.57)**	**(148.05)**	**(409.02)**
	Less: Interest Expense	-	-	-			-
	Net Unallocable Income /(Expenditure)	(20.71)	(10.33)	(135.94)	(31.04)	(87.95)	(117.55)
	Profit/(Loss) before tax and Exceptional items	**(415.25)**	**(154.36)**	**(309.83)**	**(569.61)**	**(236.00)**	**(526.57)**
	Exceptional Items	-	-	-			-
	Profit/(Loss) before Tax	**(415.25)**	**(154.36)**	**(309.83)**	**(569.61)**	**(236.00)**	**(526.57)**
3	**Segment Assets**						
	Construction	17,848.43	16,730.44	10,899.97	17,848.43	10,899.97	15,340.56
	Fertiliser	1,532.07	1,422.77	1,896.14	1,532.07	1,896.14	1,705.83
	Resort	7,299.49	6,632.52	4,270.72	7,299.49	4,270.72	6,366.12
	Total Segment Asset	**26,679.98**	**24,785.73**	**17,066.83**	**26,679.98**	**17,066.83**	**23,412.51**
	Add: Unallocated Asset	1,040.06	1,103.48	939.46	1,040.06	939.46	796.71
	Total Assets	**27,720.04**	**25,889.21**	**18,006.29**	**27,720.04**	**18,006.29**	**24,209.22**
4	**Segment liabilities**						
	Construction	15,540.20	14,461.30	7,862.36	15,540.20	7,862.36	12,435.82
	Fertiliser	2,327.37	2,117.98	2,102.29	2,327.37	2,102.29	2,509.10
	Resort	4,734.30	3,933.97	2,187.73	4,734.30	2,187.73	3,583.84
	Total Segment Liabilities	**22,601.86**	**20,513.24**	**12,152.39**	**22,601.86**	**12,152.39**	**18,528.76**
	Add: Unallocated Liabilities	1,278.83	1,133.40	1,040.28	1,278.83	1,040.28	1,252.24
	Total Liabilities	**23,880.69**	**21,646.64**	**13,192.66**	**23,880.69**	**13,192.66**	**19,781.00**

1 The above financial results , as reviewed by the Audit committee, were approved and taken on record by the Board of Directors at its meeting held on September 30th ,2026.

2 **Hospitality Division – Anchaviyo Resort**

The Company's flagship hospitality property, Anchaviyo Resort, continues to witness steady progress under its ongoing expansion programme. The project is being executed in line with the Company's development plans and is expected to significantly enhance the resort's capacity and service offerings upon completion.

The expansion envisages the addition of 116 keys over the existing inventory of 120 keys, thereby increasing the resort's total capacity to 236 keys. The enhanced property will feature:

Upon completion, Anchaviyo Resort will become a 236-key luxury destination featuring

- Three grand banquets,
- Premium recreation and leisure amenities;
- A state-of-the-art SPA and Wellness center, and
- A distinctive man-made Mandap with a seating capacity of up to 1,000 guests for weddings and large-scale events.

Upon completion, the expansion is expected to strengthen Anchaviyo Resort's positioning as a premier luxury hospitality destination near to Mumbai, with the potential to attract weddings, social events, corporate gatherings, and leisure travellers throughout the year.

- The Company's resort operations are effectively managed by the management team and have demonstrated positive operational performance during the year.

BHARAT AGRI FERT & REALTY LTD.

Manufacturers : Single Superphosphate (Powder & Granulated)
Registered Off. : 301, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai - 400 069.
Tel. : 61980100 / 6198 0133 E-mail : bfilshivsai@gmail.com
Factory & Resort :Kharivali Village, Tal.: Wada, Dist.: Palghar. Maharashtra Pin. 421303.
www. bafrl.com / www. anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com
CIN - L24100MH1985PLC036547

3 Realty Division – Wembely-60, Majiwada, Thane

The Company's Wembley-60 real estate project at Majiwada, Thane, has progressed up to the 32nd floor, with construction activities continuing at full pace. Further, the Company has successfully sold 190 units up to the 35th floor, representing more than 75% of the units offered for sale up to that level.

4 Conclusion

The company continues to maintain a balanced and diversified approach across its divisions.
The Company remains focused on improving operational efficiency, maximizing capacity utilization, and enhancing profitability across its business segments

5 Sub judice matter:

(i) The Company has informed that, certain matters are sub judice as at 30th September 2026. The summary in brief is as under:

Sr No	Particulars			Amt. Rs. (in Crores)
1	Non provision of short receipt of TDR- Refer to point ii. Below			1.16
2	Maintenance Charges payable- Refer to point iii. Below			0.33

(ii)In respect of the paragraph a) s.no.1 above:

The Company has made payment for the purpose of purchase of Transferable Developments Rights (TDR) from M/s Hubtown Limited (erstwhile Akruti City Limited) on 19/09/2014 for a sum aggregating to Rs.9.66 Crores. The Company has informed that, TDR is transferred in it's name and it has received short TDR for area 332.180 sq. mtrs. aggregating to Rs.1.16 Crores. The Company has filed a case in NCLT, the Company has not made any provision for short TDR for area 332.180 sq. mtrs. aggregating to Rs.1.16 Crores as at 30th Sep 2026.

(iii)In respect of the paragraph a) s.no. 2 above:

The Company has purchased office from M/s Hubtown Limited and maintenance charges were payable to M/s Hubtown Solaris Maintenance Private Limited. As the Company has received short TDR as mentioned in point s.no. a) ii. above, the Company has filed a counter claim against M/s Hubtown Limited and M/s Hubtown Solaris Maintenance Private Limited. In view of this, the Company has not provided liability on account of maintenance charges payable Rs.0.33 Crores.

6 The figures for the previous periods have been re-grouped/re-arranged wherever considered necessary.

Place : Mumbai
Date : 13/11/2026

For Bharat Agri Fert & Realty Ltd

Vijal Yogendra Patel
Chairman and Managing Director
(DIN : 06882828)