

# 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. : 6198 0100 / 2682 0490 Fax : 2682 0498 E-mail : bfilshivsai@gmail.com  
Factory & Resort : Kharivali Village, Tal. : Wada, Dist. : Palghar, Maharashtra Pin. 421303.  
www.bharatrealty.co.in / www.anchaviyo.com E-mail : bfil1318@yahoo.in / bfil1318@gmail.com  
CIN - L24100MH1985PLC036547



November 17, 2025

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

Security Code: 531862

Scrip Code: BHARATAGRI

Subject: Compliance pursuant to Regulation 30 & 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 & 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of extract of Unaudited Financial Results for the Quarter and Half Year ended on September 30, 2025, published in Free Press Journal (English) and Navshakti (Marathi) newspapers yesterday i.e. November 16, 2025.

We request you to take the above information on record.

Thanking you,

Yours faithfully,

For Bharat Agri Fert & Realty Limited

Yogendra Dahyabhai Patel  
Chairman & Managing Director  
DIN: 00106864



Encl: A/a.

# With 87% strike rate in Bihar, Yogi gains edge over Akhilesh

**Biswajeet Banerjee**  
LUCKNOW

The BJP's emphatic sweep in the Bihar assembly election has sent ripples across Uttar Pradesh, sharpening political equations and giving Chief Minister Yogi Adityanath a decisive upper hand over his rivals. With the NDA leading in more than 200 seats in its best-ever performance in the state, Yogi has emerged as one of the most effective campaigners, a contrast that has rattled the opposition ahead of the 2027 UP assembly election.

Yogi addressed 31 rallies in Bihar and 27 of the candidates he backed went on to win. His strike rate of more than 87 per cent now stands out as the most successful among star campaigners from Uttar Pradesh.

Political analyst Manoj analysts say his performance reflects a mix of calibrated Hindutva messaging, combative political rhetoric and a well-coordinated booth-level push by the NDA.

Akhilesh Yadav, on the other hand, failed to convert his Bihar outreach into electoral gains. The Samajwadi Party chief campaigned in 22 constituencies but managed to secure victory in only two, recording a strike rate of just 9 per cent. Mayawati fared marginally better, with the BSP winning one of the five seats she canvassed for. Smaller UP-based outfits including the Azad Samaj Party, the SBSP led by Om Prakash Rajbhar and splinter groups associated with Swami Prasad Maurya were unable to retain their deposits.

Political analyst Manoj

Bhadra says Yogi's USP lies in "delivering the BJP's core message with clarity while fusing Hindutva symbols with organisational discipline." Another analyst noted that his repeated references to Lord Ram, Lord Krishna and Goddess Sita during the Bihar campaign created an emotional connect with traditional BJP voters, helping the NDA consolidate its core base.

Throughout the campaign, Yogi launched a fierce attack on the opposition. His controversial remark likening Rahul Gandhi, Akhilesh Yadav and Tejashwi Yadav to a trio of monkeys—Pappu, Tappu and Appu—sparked a major political storm. Senior Patna-based journalist Binay Kumar said the controversy ended up derailing the Mahagathbandhan's early messaging on unemploy-

ment, governance and the alleged failures of the Nitish Kumar government.

"As headlines got consumed by the monkey remark, the opposition lost valuable time clarifying their position instead of pushing their agenda. The NDA used the distraction to its advantage," Kumar said.

The BJP sees clear lessons for Uttar Pradesh. Bihar's mandate has reinforced the importance of broader social coalitions, aggressive narrative setting and strong ground coordination. The ruling party is likely to replicate the Bihar model in UP, especially as it works to keep its caste arithmetic intact while managing allies—a strategy that proved effective in the Lok Sabha polls.

For the Samajwadi Party, Bihar has exposed the limita-

tions of relying heavily on the MY (Muslim-Yadav) vote bank, a coalition that analysts say mirrors the RJD's base in Bihar. With the Congress set to remain a key partner in UP, the BJP may once again attempt to puncture the opposition's PDA (Pichhda, Dalit, Alapsankhyak) pitch through sharper polarisation and tailored narrative strategies.

The Bihar verdict has not only strengthened Yogi Adityanath's national profile within the BJP but has also placed him at the centre of the party's planning for 2027. As the UP political landscape begins to shift, both the BJP and the opposition will be studying Bihar's lesson book closely—knowing it may determine the future balance of power in India's most politically crucial state.

## 'Raja Ram Mohan Roy British agent' causes row

**Our Staff Reporter**  
BHOPAL

Higher Education Minister Inder Singh Parmar has called social reformer Raja Ram Mohan Roy an agent of the British.

He made the statement at a function on the occasion of the 150th birth anniversary of Birsa Munda in Agar Malwa district on Saturday.

There were efforts to change the religious faith of the people through the British education system.

The British made several people fake social reformers, and Raja Ram Mohan Roy was working as an agent of the British.

Birsa Munda fought against the British government's plan to do religious conversion.

The previous governments tried to suppress the contribution of the tribal leaders who fought for the country's freedom struggle.

The British government made the fake social reformers great and suppressed the contributions of the real freedom fighters.

Birsa Munda wanted to study, but only missionary schools run by the British imparted education those days.

In the name of educating people, the British used to do religious conversion. Leaving the classroom, Munda swung into action against the British.

# PM Modi hails tribals' role, slams Cong

**FP News Service**  
JABALPUR

Prime Minister Narendra Modi virtually addressed the National Tribal Pride Day event in Jabalpur on Saturday.

He said, "Tribal freedom fighters made a huge contribution to India's independence movement. Tribal pride has always been an important part of India's identity. Whenever it came to fighting for the country, our tribal community stood at the front. Tribal brothers fought bravely against British and shed their blood. Many chapters of the freedom struggle are filled with pride of tribal heroes. We cannot forget the role and pride of tribal community in India's freedom struggle."

Modi accused previous Congress governments of ignoring the love, sacrifice and contributions of tribal communities, saying that before 2014, hardly any discussion took place about tribal icons. He said that his government has built Tribal Museums and is developing the jail where Birsa Munda was once held into a grand museum.

He also said that tribal communities possess ancient knowledge and scientific traditions. Modi

said that Congress, which ruled the country for six decades, left tribal regions underdeveloped and neglected. The Prime Minister said his government is committed to tribal development and linked tribal history with the legacy of Lord Ram.

Chief Minister Mohan Yadav, Deputy Chief Minister Jagdish Devda, Governor Mangubhai Patel, local MLAs, MPs and several senior leaders attended the event. A large number of people from tribal communities participated, visited exhibitions and enjoyed cultural performances.

Deputy CM Devda praised BJP-led NDA's victory in Bihar elections and hailed Prime Minister Modi's leadership for defeating the opposition's grand alliance.

CM Yadav presented a cheque of Rs 1 crore and a certificate of appreciation to World Cup-winning Indian women cricketer Kranti Devi Gaur from Chhatarpur. Padma Shri awardees and Vikram Awardees were also recognised.

During his virtual address, Modi praised talent and traditional skills of tribal communities and mentioned Kranti Gaur's key role in India's Women's Cricket World Cup team.



## Rajasthan pavilion

Artists at the Rajasthan pavilion during the 44th India International Trade Fair (IITF), in New Delhi, on Saturday – PTI

# Genetic switch inside womb that leads to pregnancy

**Agencies**  
NEW DELHI

A study by the Indian Council of Medical Research seeking to explain how a pregnancy is initiated has led to the discovery of a "genetic switch" that allows an embryo to implant itself on the wall of the womb, leading to conception.

For a pregnancy to begin, the embryo must first attach and embed itself in the wall of the mother's womb. But how this happens has remained a mystery. The findings, published in the international journal Cell Death Discovery, revealed a fundamental biological switch that controls embryo implantation.

The study was a collaboration between the Indian Council of Medical Research-National Institute for Research in Reproductive and Child Health (ICMR-NIRRH), Mumbai; Banaras Hindu University (BHU), Varanasi, and the Indian Institute of Science (IISc), Bengaluru, and brought together experts in molecular biology, genomics and mathematical modelling.

It showed that two genes -- HOXA10 and TWIST2 -- work

to open or close a small "gate" on the wall of the womb at the right time, said Dr Deepak Modi, ICMR-NIRRH scientist and corresponding author of the study.

The inner lining of the uterus is like the wall of a fort -- strong, protective, and normally closed to prevent anything from entering.

For the implantation to succeed, this wall must briefly open a small gate at the exact spot where the embryo arrives, explained Nancy Ashary, the lead author of the study.

The study discovered that the gene HOXA10 keeps the wall closed and guarded.

"But when an embryo comes in contact with the lining, HOXA10 temporarily switches off at that location. This short 'switch-off' allows another gene, TWIST2, to act. The activation of TWIST2 opens the gate by making the uterine cells soft and flexible, allowing them to move slightly and let the embryo in," said Dr Mohit Jolly of IISc, Bengaluru.

This process was studied in mice, hamsters, monkeys and human cells, and found that this HOXA10-TWIST2 switch occurs across species.

## GI tag to Panna diamond matter of pride: MP CM


**Our Staff Reporter**  
BHOPAL

Chief Minister Mohan Yadav said it is a matter of pride for the state that Panna district's diamond has received Geographical Indication (GI) tag from Indian Government.

## RSS worker dies by suicide

Thiruvananthapuram: An RSS worker died by suicide after reportedly being denied a BJP ticket for the upcoming local body elections in Kerala, police said. The deceased has been identified as Anand K Thampi, a resident of the Thirikkannapuram ward under the hiruvananthapuram Corporation.

BHARAT AGRI FERT & REALTY LIMITED				
CIN - L24100MH1985PLC036547				
Regd Office: Hubtown Solaris, 301, N.S Phadke Marg, Andheri-East, Mumbai-400069				
EXTRACT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th SEPTEMBER, 2025				
Particulars	(Rs. in lacs)			Year Ended
	30/09/2025	30/06/2025	30/09/2024	31/03/2025
	Unaudited	Unaudited	Unaudited	Audited
Total Income from Operations (net)	572.16	676.69	704.15	3264.55
Net Profit / (Loss) for the period (before Tax and Exceptional Items)	(213.85)	(22.15)	(228.98)	(92.13)
Net Profit / (Loss) for the period (after Tax and Exceptional Items)	(213.85)	(22.15)	(228.98)	(92.13)
Net Profit / (Loss) for the period after tax (Comprising Profit/ (loss) for the period after tax and Other Comprehensive Income after tax)	(204.11)	(33.84)	(226.93)	91.53
Total Comprehensive Income for the period (Comprising Profit/ (loss) for the period after tax and Other Comprehensive Income after tax)	(179.55)	(48.51)	(232.92)	136.00
Equity Share Capital	528.55	528.55	528.55	528.55
Earnings Per Share (of Rs. 1/- each) (for continuing and discontinued operations)				
a) Basic	(0.39)	(0.06)	(0.43)	(0.44)
b) Diluted	(0.39)	(0.06)	(0.43)	(0.44)
1. SSP Division – Increased Subsidy and Operational Outlook				
The Government of India, Department of Fertilizers (DOF) has increased the subsidy on Single Super Phosphate (SSP) effective 1 October 2025. This positive policy revision is expected to enable the company to restart the SSP plant at higher capacity utilization in the near future, subject to the sanction of adequate working capital facilities from financial institutions. This increase will also enhance sales realization on:				
• Unsold stock, and				
• Subsidy receivables for which Point of Sale (POS) has been completed but is still pending receipt. The management is confident that this development will improve operational margins and restore sustainable profitability in the fertilizer segment.				
The company also remains open to exploring lease or conversion-based proposals that may support the efficient restart and utilization of the SSP division in the near term.				
2. Hospitality Division – Anchaviyo Resort by Zuper				
The company's flagship hospitality property, Anchaviyo Resort, is nearing completion of its ongoing expansion program.				
The resort will have a total of 125 operational keys by November 2025, expected to contribute to stronger revenue and profitability during the upcoming quarters.				
An additional expansion of 116 keys (over the existing 120 keys) is under full progress, targeted for completion within the next two years.				
Upon completion, Anchaviyo Resort will become a 236-key luxury destination featuring:				
• Three grand banquets,				
• World-class recreation facilities,				
• A state-of-the-art SPA and Wellness center, and				
• A one-of-a-kind man-made Mandap capable of accommodating up to 1,000 guests for weddings and events.				
This expansion is expected to position the property as one of the premier luxury resorts near Mumbai, with the potential to attract year-round weddings, events, and corporate gatherings				
3. Realty Division – Wembly-60 Majiwada, Thane				
The company's Wembly-60 real estate project at Majiwada, Thane, has achieved construction progress up to the 15th floor, and the work-in-progress continues at full pace.				
Revenue recognition for this project shall be reported in accordance with applicable Income-Tax laws and accounting standards upon receipt of the Occupancy Certificate (OC).				
Sales activity remains robust, with a significant number of units already booked and additional sales expected in the October-February festive season, traditionally the strongest period for real estate transactions.				
4. Realty Division – Fort Property Redevelopment				
The company has initiated the development process for its Fort Property in Mumbai				
• Preliminary planning and approval procedures with the Brihanmumbai Municipal Corporation (BMC) have commenced.				
• This redevelopment project is expected to generate additional revenue streams and enhance profitability for the company's realty division in the coming financial years				
5. Strategic Financial Planning and Fund-Raising Initiatives				
The Board of Directors (BOD) is currently evaluating strategic options for raising additional funds through equity and/or other permissible financial instruments, subject to necessary approvals from BSE, SEBI, ROC, and other competent authorities				
The proposed fund-raising plans will be aligned with the company's				
• Future financial performance,				
• Working capital requirements, and				
• Long-term growth objectives.				
Conclusion				
The company continues to maintain a balanced and diversified approach across its Fertilizer, Hospitality, and Realty divisions.				
The focus remains on enhancing operational efficiency, optimizing capacity utilization, and driving profitability across business segments.				
Further disclosures, as and when material developments occur, will be made in compliance with SEBI (LODR) Regulations, 2015 and all other applicable statutory provisions.				
6. Sub-judice matter:				
(i) The Company has informed that, certain matters are sub-judice as at 30th June 2025. 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 Solaris Maintenance Private Limited (erstwhile Akuti City Limited) on 19/09/2014 for a sum aggregating to Rs.9.66 Crores. The Company has informed that, TDR is transferred in its 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 June 2025.				
(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.				
7. An additional construction fund of Rs. 15 crore has been sanctioned to expedite the construction project from the 5th to the 60th floor, including 457 flats of 2/3 BHK.				
8* Other than Interest Pertaining to Segments having operations which are primarily of financial nature				
9 The figures for the previous periods have been re-grouped/re-arranged wherever considered necessary.				
Place : Mumbai		For BHARAT AGRI FERT & REALTY LIMITED		
Date : 13/11/2025		Yogendra D Patel		
		Chairman & Mg.Director		



**Auxilo Finserve Pvt. Ltd**  
Office No. 63, 6th Floor, Kalpatru Square, Kondivita Road Andheri (East) Mumbai 400059- Maharashtra  
**SYMBOLIC POSSESSION NOTICE**

Whereas, the undersigned being the Authorized Officer of the Auxilo Finserve Pvt. Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 18.08.2025 calling upon the Borrowers / Co-Borrower / Guarantor / Mortgagee (1) Mr. Arth Shaleesh Waghela (2) Mr. Sallish Babubhai Waghela (3) Mrs. Rashmi Sallish Waghela to repay the amount mentioned in the notice being Rs. 24,23,165/- (Rupees Twenty Four Lakhs Twenty Three Thousand One Hundred Sixty Five only) as on 18.08.2025 payable with future interest as per agreement from 18.08.2025 till date of repayment of the dues in full within 60 days from the date of notice/date of receipt of the said notice.

The Borrower/Co-Borrower/Guarantor/Mortgagee having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Guarantor/Mortgagee and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 13th November of the year 2025.

The Borrower/Co-Borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Auxilo Finserve Pvt. Ltd. for an amount of Rs.24,23,165/- as on 18.08.2025 and interest thereon with expenses till the payment in full.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of Immovable property SCHEDULE-II (Details of the Property)**


Plot No. 01, admeasuring area about 370 sq. ft., 01st Floor, D-Wing, "Affinity Gardens," Plot No. 01,02,03, Near Karjat Bus Depot, Bhithogon, Karjat- Chowk Road, GAT No. 48/1/A/1/A/1, 48/1/A/1/A/2, 48/1/A/1/A/3 at Village Bhithogon, Karjat East, District- Raigad, 410201.

BOUNDED BY:- North: C Wing  
East: Open Plot  
West: Under Construction Building  
South: Other Building

Date :13th November, 2025 Place : Raigad

Authorised Officer  
Auxilo Finserve Pvt. Ltd.

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ



punjab national bank

(A Govt. of India Undertaking)

ARMB, Nashik  
Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment,  
Indiranagar, Nashik- 422009  
Ph. 0253-2323020 E-mail: cs8288@pnb.co.in

**E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002**

**PUBLIC NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES**  
(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.**  
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Lot No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 30.09.2025 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD (Last date of deposit of EMD) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrance s known to the secured creditors
1	<b>Branch : PNB: NANDED (133510)</b> <b>Borrower :</b> <b>1. M/s Natura Dairy Farm</b> <b>Prop: Datta Laxmanrao Rajagore</b> Address: Natura Dairy Farm, Malegaon Road, Tal & Dist. Nanded, Nanded-431605 <b>2. Mr. Datta Laxmanrao Rajagore</b> Address: Gram Panchayat, House No. 02, At Post: Shelgaon (Kh), Tal & Dist. Nanded-431704 <b>3. Mr. Laxman Dattaram Rajagore</b> Address: Gram Panchayat, House No. 02, At Post: Shelgaon (Kh), Tal & Dist. Nanded-431704	All that piece and parcel of the peroperty consisting of Land and Shed at G.P. No. 343, Gut No. 108, situated at Nandusa, Tal & Dist. Nanded. <b>Area admeasuring: 3880.00 Sq Mt</b> <b>Owned by: Mr. Laxman Dattaram Rajagore</b> <b>Boundaries: East- Agri Land of Laxman Rajagore, West- Agri Land of Laxman Rajagore, North- Nandusa to Mendal Road, South- Agri Land of Sambhaji Rajagore</b> <b>2. All that piece and parcel of residential G.P. House No.2,</b> situated at selgaon (kh), Taluka Ardhapur, District Nanded. <b>Area of plot admeasuring: 106.97 Sq Mt</b> <b>Owned by: Mr. Laxman Dattaram Rajagore</b> <b>Boundaries: East- Agri Land of Laxman Rajagore, West- Grampanchayat Road, North- Property of Mr. Mahadu Shankar</b> <b>South- Property of Sambhaji Rajagore</b>	A) 03.12.2021 B) Rs 1,14,66,972.58 + further interest & Charges C) 12.05.2022 D) Symbolic	1. A) Rs 11.69 Lakh B) Rs 1.169Lakh (17.12.2025) C) Rs. 1.00 Lakh	<b>Date:</b> 17.12.2025 From 11:00 AM to 16:00 PM	Not Known
2	<b>Branch : PNB: NANDED (036700)</b> <b>Borrower :</b> <b>Smt. Sunita Pundlikrao Narwade</b> Address: Plot no. 22, Gut no. 241, Jay Nagar, Taroda Bk, Taluka and District Nanded- 431605 <b>Also residing at:</b> Address: At Village Kanhegaon Taluka Kalamnuri District Hingoli- 431701 <b>Also residing at:</b> Address: Irrigation Camp, Akhada Balapur, Taluka Kalamnuri Dist. Hingoli- 431701 <b>Co- Borrower :</b> <b>Pankaj Pundlikrao Narwade</b> Address: Plot no. 22, Gut no. 241, Jay Nagar, Taroda Bk, Taluka and District Nanded- 431605 <b>Also residing at:</b> Address: Plot no. 22, Gut no. 241, Jay Nagar, Taroda Bk, Taluka and District Nanded- 431605 <b>Smt. Madhulata Pandit Jogdand</b> Address: Plot no. 44, Jay Nagar, Taroda Bk, Taluka and District Nanded- 431605 <b>Also residing at:</b> Address: Sambodhi Vidyalaya Samath Colony, Dhar Road, Parbhani 431401 <b>Guarantor</b> <b>Prakash Kondaji Shinde</b> Address: Vasant Nagar, Nanded, Nanded- 431603 <b>Also residing at:</b> Address: Anand electricals, Main Road, Martala, Taluka Loha, District Nanded 431708 <b>Also residing at:</b> Address: At Jomegaon Post Umra Taluka Loha, District Nanded- 431707	All piece and parcel of the property i.e. Plot no. 22, Gut no. 241, Jay Nagar, Taroda Bk, Taluka and District Nanded- 431605 together with construction thereon. <b>Owned by:</b> <b>Smt. Sunita Pundlikrao Narwade</b> <b>Area admeasuring 223.04 sq. mt</b> <b>approx.</b> <b>Bounded as under:</b> <b>North: Plot of Mr. Eknath</b> <b>Kalyankar</b> <b>South: 9 M wide road</b> <b>East: Plot No. 21</b> <b>West: Plot No. 23</b> <b>Property ID:</b> <b>PUNBPP10642531</b>	A) 19.06.2025 B) Rs 26,38,993.46 + further interest & Charges C) 15.09.2025 D) Symbolic	A) Rs 94.42 Lakh B) Rs 9.442 Lakh (17.12.2025) C) Rs. 1.00 Lakh	<b>Date:</b> 17.12.2025 From 11:00 AM to 16:00 PM	Not Known

**The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:**

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"  
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.  
3. The Sale will be done by the undersigned through e-auction platform provided at the Website [www.pnbndia.in](http://www.pnbndia.in) & <https://baanknet.in> on 17.12.2025 @ 11.00AM to 4.00 PM.  
4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E- Auction.  
5. For detailed term and conditions of the sale, please refer



# AVI PRODUCTS INDIA LIMITED

(CIN No. L24200MH1989PLC005913)

Regd. Office : 110, Manish Ind. Estate No. 4, Navghar Road, Vasai (E), Dist., Palghar - 401 210 | Email : [aviptochem@gmail.com](mailto:aviptochem@gmail.com), Website : [www.avipho.in](http://www.avipho.in) | Tel : 02520393737

## UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30 2025

Sr. No.	Particulars	Quarter Ended		Six Months Ended	Year Ended
		30.09.2025 (Unaudited)	31.09.2024 (Unaudited)	30.09.2025 (Unaudited)	31.03.2025 (Audited)
					(Rs. in lacs)
1	Total Income from Operations	19.00	88.54	77.21	496.73
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items )	15.36	1.71	(94.98)	5.37
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(55.36)	1.71	(94.98)	5.37
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(55.36)	1.28	(94.98)	5.37
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(55.36)	1.28	(94.98)	5.37
6	Paid-up equity share capital (Face Value Rs.10/- per Share)	330.68	330.68	330.68	330.68
7	Other equity				
8	Earnings Per Share (of Rs.10/- each) (for continuing and discontinued operations)				
1	Basic	-1.67	0.04	(2.87)	0.16
2	Diluted:	-1.67	0.04	(2.87)	0.16

**Notes :**  
1 Basic and Diluted EPS for all periods, except for the year ended March 31, 2025, are not annualised.

2 The above publication is an extract of the detailed financial results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.


3 The results of the Company have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held November 14, 2025.

5 The results of the company are available on the company's website [www.aviphochem.in](http://www.aviphochem.in) and on BSE website at [www.bseindia.com](http://www.bseindia.com).

**For AVI Products India Limited**

Place: Vasai  
Dated: 14th November, 2025

ad-  
Mr. Avinash Vora  
Managing Director  
(DIN: 025454059)

<div>  <b>MRC AGROTECH LIMITED</b> </div>							
Regd Office : Block No 404, 4th Floor, Sagar Tech Plaza, B Wing, Andheri Kurla Road, Sakinaka, Andheri East-400072 CIN : L15100MH2015PLC269095							
<b>EXTRACT OF THE STANDALONE UNAUDITED FINANCIAL RESULT</b> <b>FOR THE QUARTER ENDED 30.09.2025</b> (Rs. In Lakhs, except per share data)							
Particulars	Quarter ended			Half Year Ended		Year ended	
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025	
	Un-Audited	Un-Audited	Un-Audited	Un-audited	Un-audited	Audited	
Total Income from Operations	502.49	478.12	384.53	980.61	628.69	3301.81	
Profit /(Loss) from operation before exceptional items and Tax	1.12	12.75	14.67	13.87	21.93	120.00	
Profit/(Loss) from ordinary activities before tax	1.12	12.75	14.67	13.87	21.93	120.00	
Net Profit/(Loss) from continuing operations	1.24	9.43	8.75	10.67	16.01	87.60	
Reserves excluding revaluation reserve	-	-	-	-	-	1016.33	
Paid-up equity share capital (Face Value of Rs.10/- each)	2048.74	2048.74	2048.74	2048.74	2048.74	2048.74	
Basic and Diluted Earnings per Share (of Rs.10/- each)							
(a) Before Extraordinary Items	0.01	0.03	0.04	0.05	0.08	0.04	
(b) After Extraordinary items	0.01	0.03	0.04	0.05	0.08	0.04	

Particulars	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	Un-Audited	Un-Audited	Un-Audited	Un-audited	Un-audited	Audited
Total Income from Operations	525.98	498.77	384.53	1024.76	628.69	3387.75
Profit /(Loss) from operation before exceptional items and Tax	6.54	18.12	14.67	24.66	21.93	149.98
Profit/(Loss) from ordinary activities before tax	6.54	18.12	14.67	24.66	21.93	149.98
Net Profit/(Loss) from continuing operations	5.56	13.73	8.75	19.29	16.01	110.09
Net Profit/(Loss) for the period	3.44	11.63	8.75	15.07	16.01	99.07
Reserves excluding revaluation reserve				-	-	1016.33
Paid- up equity share capital (Face Value of Rs.10/- each)	2084.74	2084.74	2048.74	2048.74	2048.74	2048.74
Basic and Diluted Earnings per Share (of Rs.10/- each)						
(a) before Extraordinary Items	0.02	0.03	0.04	0.07	0.08	0.04
(b) After Extraordinary items	0.02	0.03	0.04	0.07	0.08	0.04

The above is an extract of the detailed format of Standalone and Consolidated Unaudited Financial Result for the Quarter Ended 30th September 2025, filed with BSE under regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Standalone and Consolidated Unaudited Financial Result for the Quarter Ended 30th September 2025 are available on stock exchange website ([www.bseindia.com](http://www.bseindia.com)) and company website ([www.mrcagrotech.com](http://www.mrcagrotech.com))

**BY ORDER OF THE BOARD**  
Sd/-  
**Ashok Kumar Singh**  
Chairman & CEO

**Place: Mumbai**  
**Date: 14/11/2025**

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**SPICE ISLANDS INDUSTRIES LIMITED**  
(Formerly known as Spice Islands Apparels Limited)  
CIN:L 11045MH1988PLC050197

**Regd.Office :** Unit 3043-3048, 3rd Floor, Bhandup Industrial Estate Pannalal Silk Mills Compd,

Particulars	Quarter Ended			Half year Ended		Year Ended
	30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
<b>Income</b>						
Total Revenue From Operation	246.33	201.20	16.51	447.53	40.88	297.87
Total Expenses	168.37	168.08	45.63	336.44	64.45	185.68
Profit/(Loss) before Tax	77.96	33.12	(29.11)	111.09	(23.56)	112.19
Profit/(Loss) for the year	78.14	33.28	(92.77)	111.42	(87.22)	47.73
Total Comprehensive Income for the period	77.99	33.13	(92.77)	111.12	(87.22)	48.11
Paid up Equity Share Capital (Face value ₹ 10 per share)	430.00	430.00	430.00	430.00	430.00	430.00
<b>Earnings per share (Equity shares , par value Rs.10/- each) (not annualised)</b>						
Basic	1.82	0.77	(2.17)	2.59	(2.03)	1.11
Diluted	1.82	0.77	(2.17)	2.59	(2.03)	1.11

	30.09.2023	30.09.2023	30.09.2024	30.09.2023	30.09.2024	31.03.2025
<b>Segment Revenue</b>						
<b>- Income from operations</b>						
a) Renting/Hire of electric Vehicle	16.58	8.77	-	25.35	-	3.67
b) Food and beverages	35.23	32.06	-	67.29	-	49.69
c) Hospitality business	122.09	151.74	10.03	273.83	34.40	24.51
<b>Net Sales/Income</b>	<b>173.90</b>	<b>192.57</b>	<b>10.03</b>	<b>366.47</b>	<b>34.40</b>	<b>77.87</b>
<b>Segment results</b>						
<b>(Profit before Interest and Taxation on each segment)</b>						
a) Renting/Hire of electric Vehicle	10.78	(2.93)	-	7.85	-	(5.68)
b) Food and beverages	(16.67)	(26.86)	-	(43.53)	-	(12.66)
c) Hospitality business	27.30	60.06	(15.06)	87.36	8.93	(25.61)
	<b>21.41</b>	<b>30.30</b>	<b>(15.06)</b>	<b>51.71</b>	<b>8.93</b>	<b>(43.95)</b>
Less: Finance costs	(0.79)	(0.74)	(6.44)	(1.53)	(0.74)	(5.50)
Less: Other un-allocable expenditure net of un-allocable income	57.33	3.57	(7.62)	60.91	(31.75)	161.64
<b>Profit before tax</b>	<b>77.96</b>	<b>33.12</b>	<b>(29.11)</b>	<b>111.09</b>	<b>(23.56)</b>	<b>112.19</b>

Statement of Assets And Liabilities As At Sept. 30, 2025 (Amount in Rupees Lakhs, except share and per share data, unless otherwise stated)		
Particulars	As at 30.09.2025 (Unaudited)	As at 31.03.2025 (Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
a) Property, Plant and Equipment	223.50	75.53
b) Financial Assets		
i) Other Financial Assets	25.71	0.37
c) Deferred Tax Assets (Net)	0.38	-
d) Other Assets	87.43	230.93
	<b>337.03</b>	<b>306.83</b>
<b>Current assets</b>		
a) Inventories	16.44	12.86
b) Financial Assets		
i) Current Investments	0.33	0.35
ii) Trade Receivables	80.75	118.12
iii) Cash and Cash Equivalents	104.13	27.81
iv) Bank Balances Other than (ii) above	6.28	6.28
v) Loan	0.27	-
c) Other Financial Assets	64.75	5.00
d) Other Current Assets	26.55	18.37
e) Current income tax assets (Net)	13.14	12.13
	<b>317.64</b>	<b>200.92</b>
	<b>654.67</b>	<b>507.75</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
A a) Equity Share Capital	430.00	430.00
b) Other Equity	-83.18	(194.30)
	<b>346.82</b>	<b>235.70</b>
<b>Liabilities</b>		
<b>Non-Current Liabilities</b>		
a) Financial Liabilities		
i) Borrowings	-	-
b) Provisions	2.26	0.86
c) Deferred Tax Liabilities (Net)	-	0.05
	<b>2.26</b>	<b>0.91</b>
<b>Current liabilities</b>		
a) Financial Liabilities		
i) Borrowings		
ii) Trade Payables	198.62	127.74
- Amount due to Micro, Small & Medium Enterprises		
- Amount Due to Others		8.68
iii) Other Financial Liabilities	36.73	3.34
b) Other Current Liabilities	31.54	96.61
c) Provisions	36.57	32.64
	<b>214.60</b>	<b>214.14</b>
	<b>305.60</b>	<b>271.15</b>
	<b>654.67</b>	<b>507.75</b>

**Notes:**

1 The above results for the quarter/Half year ended Sept.30, 2025 have been reviewed by the Audit Committee & approved by the Board of Directors at their respective meetings held on November 14, 2025. The Statutory Auditors of the Company, have carried out a limited review of the above financial results for the quarter ended Sept. 30, 2025 & have issued an unmodified report on these results.

2 The above results are prepared in compliance with the Indian Accounting Standards (Ind-AS) as prescribed under Section 133 of the Companies Act, 2013 and notified by the Ministry of Corporate Affairs under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) & other accounting principles generally accepted in India.

3 "On the Basis of the approval of the Shareholders at its Annual General Meeting held on August 19, 2024, the company has allotted 19,33,324 share warrants at a price of Rs. 45 per warrant including premium of Rs. 35 per warrant on preferential basis on October 30, 2024. These share warrants will be converted into equity shares in the ratio of 1:1 as per the terms of the offer. The Company has received amount of Rs. 217.50 lakhs as on October 30th, 2024 as 25% of the consideration for share warrants as per the terms of the offer.

4 The Company operates in a three business segments namely i.e. Renting/Hire of Electric vehicle (EV), Food and Beverages and Hospitality business. As such disclosure to segment wise revenue and results is given in Annexure -1.

5 The figures for the quarter ended Sept. 30, 2025 are arrived at as the difference between unaudited figures in respect of the Half year ended Sept. 30, 2025 & the unaudited published figures for the Quarter ended June 30, 2025

6 Figures relating to the previous period(s) year have been regrouped / rearranged, wherever necessary, to make them comparable with those of the current period / year.

7 The Board of Directors in its meeting held on November 14, 2025 have declared '1st Interim Dividend of Rs.0.50 per share (Face Value of 10.00 per share) for the financial year 2025-26. The Record date for the purpose of determining the entitlement for payment of interim dividend is fixed as November 21, 2025.

**For Spice Industries Limited.**  
**Formerly known as Spice Islands**  
**(Apparels Limited)**

SD/-  
**Faraz Chappa**  
**Director & CFO**  
**(Din No: 07854286)**

**Place: Mumbai**  
**Date: 14.11.2025**