

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



Date: 26th December, 2023

To,
The Secretary,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001

Sub: Outcome of the Board Meeting held on 26th December, 2023 at 11.00 a.m.

At the request of all the Board of Directors and with their due consent, the board meeting which was scheduled to be held on 26th December, 2023 at 3.00 pm was rescheduled at 11.00 am on the same day.

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board of Directors of the Company at their meeting held on 26th December, 2023 has:

1. Approved the redevelopment of the Company's existing commercial building situated at BHARAT HOUSE, 12 Nanabhai Lane in prominent fort area with higher FSI of 6.5 within the ambit of the existing MCGB rules and regulations. The Board also discussed that the company can demolish its present building at appropriate time and enter into Joint Venture (JV) with India's reputed and renowned developers and to build modern sophisticated commercial offices up to 35,000 sq. ft. RERA saleable carpet area which can easily be offered to lawyers, solicitors, bankers and corporate offices, exchange brokers etc. This would enable the company to generate a cash flow of Rs.200 Cr. (approximately) in future.
2. Discussed that the Company has received a JV project for redevelopment of promoters residential building situated at prime location in Vile Parle (East) for making 3-4 BHK luxurious residential flats in Ground +13th Floor high rise building subject to required permissions from competent authorities which may be finalized once approvals and sanctions are received to fix up a better JV ratio based on mutual agreed terms and conditions in the larger interest of company's growth in realty business with ready possession of property in prime location near airport and railway station to avail better revenue on long term basis with a minimum revenue of Rs.175-200 Cr approximately with attractive JV ratio.



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3. Approved the ANCHAVIYO resort expansion plan. The company has already taken all effective steps in expanding the present theme-based rooms from 55 to 125 in next 1-2 years, thereby converting resort into a destination wedding location and to arrange bigger corporate functions/events on a larger occupancy basis with increase in revenue from Rs.1.5 Cr per month to Rs.4-5 Cr per month minimum. The Company will be able to offer best hospitality/services and comfort to guests of all kinds including foreign visitors in next 2-3 years once expansion is completed with required infrastructure and banquet hall facility with kitchen etc.
4. Discussed that Company is in the process of developing its excess surplus land situated at Wada into Non Agricultural plotting by developing area required to build 2nd home with all required club house facility on chargeable basis and thereby developing company's realty business in available land area in next 2-3 years.
5. Discussed that in addition to the company's present land bank of 52,27,200 sq. ft. it has also received a proposal of adjacent land of 13,06,800 sq. ft. from promoters which can be added to further develop company's total land bank up to 65,34,000 sq. ft. either on lease basis or outright purchase basis as per market situation for further development of sports club, musical concerts, cultural halls etc. with helipad services subject to required permissions from time to time for future growth of company's realty business at common area having ready infrastructure of all kinds on the bank of Vaitarna River.
6. Discussed that the Company is planning to offer present Single Super Phosphate ("SSP")/ Granulated Single Super Phosphate ("GSSP"), a phosphatic fertilizer plants on lease basis to few reputed and reliable bigger fertilizer companies of India which has shown interest in marketing huge quantity of SSP fertilizer in the state of Maharashtra where consumption is 2nd highest in the country and ours is most ideally located ready plants with all licenses and permissions with proper infrastructure required to produce large quantity of SSP/GSSP fertilizer in fastest way before planning to set up a grass route plant with an investment of Rs.100 Cr (approximately) of similar capacity of our fertilizer unit with 8,71,200 sq. ft. of Non Agricultural land with 3,00,000 sq. ft. built up area of various godowns for storage of Raw materials and finished products in loose as well as in packed condition. The Company is in negotiation with few reputed companies of India for offering entire fertilizer plant assets on lease cum conversion basis and believe that the same will be finalized before March, 2024 for next 3-5 years thereby generating revenue of Rs.80-100 lakhs per month minimum, based on present market condition of lease / conversion charges.

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7. Discussed that the company may acquire additional land parcel of 13,06,800 sq. ft. adjacent to the company's existing land situated at Wada in future either on lease or other commercial basis subject to required approvals from all competent authorities and shareholders, whenever required. The company may also involve in expansion of realty business at Wada in full swing as well as hospitality business at Anchaviyo resort by modernization of existing infrastructure for giving effect to the aforesaid proposals.
8. Authorized Shri Yogendra Patel and/or Mr. Vijal Patel to jointly or severally appoint required professionals, architects and landscape designer firms and associates to guide for easy execution of new envisaged project as mentioned above and also authorized them to appoint consultants or team of experts whenever required from abroad or in India. Promoters are aggressively focusing on taking the business to next level from realty and hospitality business in addition to leasing fertiliser plants on lease cum conversion basis.

The meeting of the Board of Directors commenced at 11:00 A.M. and concluded at 1:00 P.M.

Kindly find the same in order and acknowledge.

Thanking You.

Yours faithfully,

For Bharat Agri Fert & Realty Ltd.

YOGENDRA Digitally signed by
YOGENDRA
DAHABHA DAHABHAI PATEL
I PATEL Date: 2023.12.26
12:51:56 +05'30'

Yogendra D. Patel
Chairman & Mg. Director
DIN: 00106864

