

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:- 06.03.2024

To,
The BSE Limited
Corporate Relationship Dept.
1st Floor, New Trading Ring
Rotunda Building, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai – 400001

Security Code No. 531862

Script Name - BHARATAGRI

Dear Sir/ Ma'am,

Sub: "ANCHAVIYO RESORT" Expansion Plans: Doubling Rooms for Full-scale Destination Weddings & Corporate Events!"

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you of "ANCHAVIYO RESORT" strategic expansion initiatives.

Currently, ANCHAVIYO RESORT has 60 operational rooms, managed under Bharat Agri Fert & Realty Ltd. We are thrilled to share our ambitious plans to enhance our offerings significantly:

- Phase 1 Expansion:** We are gearing up to double our room capacity to 120-125 rooms within the next two years.
- Phase 2 Expansion:** Following Phase 1, we aim to further augment our facilities to accommodate 175-180 rooms with Banquet Hall, solidifying our position as a premier destination for weddings and corporate events.

This expansion aligns with our commitment to embracing the vision of the Honourable Prime Minister of India, promoting "WED IN INDIA" to retain India's economic benefits within the country.

Additionally, as part of our growth strategy, we are exploring a joint venture opportunity with a prominent corporate hotel chain to further elevate our offerings and market reach once the expansion phase is completed.

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The company foresees a turnover of around Rs.38 Cr in FY 2024-2025, around Rs.40 Cr in FY 2025-2026, around Rs.92 Cr in FY 2026-2027, and around Rs 101 Cr in FY 2027-2028. With net profit 13 to 18% minimum per year. (estimated)

The above may please be taken on record.

Thanking you,

Yours faithfully,
For Bharat Agri Fert & Realty Ltd.



Yogendra D. Patel
Chairman & Managing Director
DIN: 00106864

We'd like to introduce you to one of Maharashtra's most well-kept secrets – Wada, 90 km from Mumbai. This beautiful town draws its life force from the glorious Vaitarna River, whose banks it calls home. It dons a blanket of lush green, throughout the year, keeping the land fresh and the air pure!

Tucked away amidst this tranquil landscape is a unique hideaway – Anchaviyo Resort with 7 Star facilities. It serves as an ideal getaway for the city mouse, looking to escape from the chaos and confusion of the concrete jungle. Every detail of the resort has been carefully nuanced to bring about the perfect juxtaposition of the warmth of home and the charm of luxury.

Hidden amongst a rich cluster of towering trees – Mango, Chikoo and Guava, the luxurious conceptual rooms at Anchaviyo are built across a sprawling estate of 150 acres. It has been our relentless effort to epitomize exclusivity, privacy and peace of mind for patrons.



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This expansion aligns with our commitment to embracing the vision of the Honorable Prime Minister of India, promoting "WED IN INDIA" to retain India's economic benefits within the country.

Additionally, as part of our growth strategy, we are exploring a joint venture opportunity with a prominent corporate hotel chain to further elevate our offerings and market reach.

We believe these strategic moves will not only enhance Anchaviyo's appeal as a sought-after event destination but also contribute to the growth and development of the hospitality sector in India.

Balinese-inspired Reception

A new reception area 20 feet high up inspired by Balinese architecture intricately carved to taste. The ambience is truly welcoming, compelling you to step in and explore the mystery. The tropical paradise opens doors to newer experiences at Anchaviyo, bringing the perfect combination of comfort and sophistication in the lap of lush greenery and all-encompassing nature.



We have 19 different categories of room and all of them are unique in its own way. Here's a sneak peak to some of the featured rooms available.



THE A ROOM

This A-shaped chalet comes in 2 levels. The lower level occupies the living room, bathroom and a comfortable open-air seating territory, while the upper level has a compact, minimalist room and sleek river view balcony. Even better, the glass windows bolster amplified natural lighting while making a perfect spot for unadulterated views of mother earth.



THE BARREL ROOM

The interior design and tube-shaped accommodation come with a perfectly crafted balcony offering views inspiring healthy retrospection and admirable creativity. No bragging, but a sneak-peak usually suffices to convince our visitors. Come over and live the vacation life as you slide and glide from your fun-filled by-the-balcony route into the pool!



THE STONE EDGE ROOM

Stone stone stone! Indulge yourselves in star gazing nights. Anchaviyo brings you the Stone Edge room with a splendid river view and a breathtaking sunrise spot. If you're looking to engulf your being in leisure, don't hesitate this decision.



BEE HIVE

Originating from the artificial beehive placed in the middle, the Bee Hive chalet makes for an iconic getaway for city folk. With high ceilings, an on-site waterfall and a massive swing above an enchanting stream, this chalet takes the crown for groups looking to escape the hustle-bustle of big cities.

There's also a waterslide connecting from your balcony straight into the shaded swimming pool. Swing, slide, or admire aesthetic mastery – seize the day!



MUD HOUSES

The rustic life of being one with nature, infused with our signature style of luxurious comfort. The Saffron, Ochre, Olive and Maroon mud houses, that are more or less identical, have been built by a talented family of a local Warli tribe. They have used their age old techniques and materials such as cow dung to layer the walls and wood and hay for the roofs. These air conditioned, spacious, circular houses that come with an en-suite bathroom, can accommodate 2 people alongwith two extra beds. To add to their rustic charm, are the Rajasthani Jharoka windows, the clay artefacts from Kutch, and of course, the traditional Warli art that adorns their walls - inside and out.



LOG CABINS

We've got a little bit of nature's sheer splendiddness, countryside rusticity, Naval interiors, and vintage magic amongst our artistically planned log cabins. Whichever option you choose, it's inevitable to be allured by the architecture, furniture, outdoor seating, and the wholesomeness hovering in the house. And the log theme? We assure you'll be mesmerized by the intentionally imperfect finishing and yet polished appearance. To name our log cabins, we've got the Cyclist Cabin, Rancher Cabin, Captain Cabin, Clock Cabin and Traveler Cabin.



BOUGAINVILLEA

WHITE BOUGAINVILLEA

With a modern interior setup and a highly sophisticated frontage, our standalone white cabins introduce you to countryside luxuries - nestled in the very lap of nature. Gaze out of the front porch at organic veggies or allow the magnetism of the surrounding palm trees to offer you peace and quiet. Oh, the windows are another joy adding to this goodly property.

BROWN BOUGAINVILLEA

Always dreamt of a countryside homestay with the view of a delightful organic farming setup? Check in to our symmetrically rich and aesthetically dazzling brown cabins - the insides will transport you to a typical old-fashioned Western home amid the woods. What's best, the front side balcony offers a view that city folk is scarcely blessed with.



HISTORIC ROOMS

Harmonizing the underappreciated attributes of human nature, our Historic Rooms present a noteworthy design displaying plentifulness, social intelligence, and simplicity soaked in subtle royalties. Choose amongst our Heritage Camel room, Sacred Cow room, Victorian Horse room and Royal Elephant room to treat yourself to one of the most unique accommodation experiences of this lifetime. bunk beds to easily house 10 adults. Be informed, the spaciousness and aesthetics will charm your senses to the bone.



FARMER ROOM

Howdy Howdy! Here's your opportunity to live within an agricultural setting and relish a rancher's landscape at our countryside houses. Our farmer's room comes with fine artwork and a mini windmill on the exterior. On the insides, you're treated to rustically stunning bricked walls accompanied by purely farm-like vibes owing to the washroom's and living room's design.



ANCHAVIYO VILLA

Come visit our definition of an accommodation oozing individuality like no other. With an architectural masterclass offering 6 aesthetically-rich bedrooms, and an elegant blend of a living room, dining, and pool area, our Bungalow at Anchaviyo can comfortably house 12 to 15 people - while keeping the homely warmth intact. Every element, from the indulgent fixtures to the beautifully apportioned pool setup - sums up how we create travel experiences out of art, hospitality, and natural elements.



BOHO ROOMS

Another spectacularly themed room for our guests to immerse yourselves – it is the Boho Bliss at our resort. It's a vibrant haven with pulsating views, which can easily accommodate around two to three people at a time. With a verandah facing the azure flowing rivers and a sit-out area to provide you with a quiet, cosy time, you can spend the best twilight here savouring the serene countryside.



THE LITTLE NELL

This adorable pet-friendly accommodation will treat your lovely canines and felines with a day better than yours! With pet doors, structures, toys, and decorations that any pet resonates with, the Little Nell room could be your pet's most memorable vacation up to day. Whether they're rolling around, gazing into nature, or running like lively darlings in acres of open space – this one's for your favourite companions!



IGLOO

Hidden high up in the clouds, far from the hustle and bustle, lies The Igloo - your peaceful abode in the sky. Climb up the winding stairs and make your way to your private oasis of tranquility, with your favourite travel companion. Step out of your Igloo and into the balcony to soak in the mesmerising panoramic views of green, till as far as the eye can see. Watch the Vaitarna river make its way across the landscape, as you bask in the breeze flowing past over a hot cup of coffee or a cool glass of wine. Climb down to your sprawling bathtub and wash your worries away as you gaze out the French windows. When you are ready, you can also step down into the resort and make the most of all the exciting activities at Anchaviyo.



GEO DESIC ROOM

Shaped like a dome from the exteriors and interiors, it must've never felt so mystical to live within a sphere with dreamy blue and white imprints on the insides. The hexagon window offers an enticing view of the river and front porch, while the outside pool with a protective shed teleports you to a riverside paradise in a jiffy



PYRAMID ROOM

With architectural mastery at its classiest, this overtly spacious Pyramid room and its slanting walls promise you an extraordinarily inspiring Anchaviyo experience. Oh! There's another huge surprise in here, literally 'huge'!



AARAM NEST

Aaram Nest 1 and 2 are double-bunk-bedded, cuddled up sanctums which provide you with expansive views of the skies meeting the green countryside. This kid-friendly cove accommodates up to four guests; fancy your family and friends with you here! Let your kids play around the areas on swings as you enjoy your quiet time knowing your children are safe and enjoying themselves. A patio adorns the room, letting you and your loved ones snuggle up in the evenings.



GLASS ROOM

Surrounded by glass on all sides and a luxurious bathroom with sleek interiors and a circular bathtub on the lower floor, our glass rooms blend the privileges of royalty and transparent interiors, allowing you to continually appreciate the river, mountains, and greenery. To spice things up, the chandelier and the magnificently designed translucent-ceiling add to the charm.



TREE HOUSE

Walking up a charming little spiral staircase will lead you right to the center of the beautiful chalet, built around a majestic Peepul Tree. The seating area by the river, and the dining table that overlooks the football field, are perfect for long conversations or pensive musings. With a grand, four-poster bed that can accommodate two, the Tree House is the perfect hideout for a couple looking to get lost in nature.



BIRD'S NEST

Bird's nest is a unique pair of chalets, inspired by the gorgeous farmhouses of the English Countryside. Both chalets, connected to each other by a bridge on the balcony, are identical in size, dimensions and style. However, it is their gorgeous décor that sets them apart. Each of the two chalets is spread over two levels and accommodates two. On the first level, lie a beautiful, cozy seating area, a large bathroom and a staircase leading upwards. But that's not all. Step outside onto the little patio and you'll find its most unique feature – an open air bathtub cum plunge pool, with an unadulterated view of nature. Up the stairs, on the second level, sits the snug four-poster bed, and a balcony overlooking the calm river below. The Bird's Nest truly is your home away from home.



HEX ROOM

Our Hex room comes with sublime interiors imitating a tropical backdrop. The lower floor houses a circular pool, the washroom showcases blue hexagonal mirrors, the space above presents an exquisite view of the river, and sliding transparent doors give our guests access to a curved balcony. What's more, the bedroom aesthetics unfold into a luxury in-room experience, and the arc-like balcony allows for an almost aerial river view.



STONE EDGE ROOM

Stone stone stone! Indulge yourselves in star gazing nights. Anchaviyo brings you the Stone Edge room with a splendid river view and a breathtaking sunrise spot. If you're looking to engulf your being in leisure, don't hesitate this decision.



SPA

Content- Step into a world of serenity and luxury with our premium spa services! Let our expert therapists transport you to a state of blissful relaxation, as you leave the hustle and bustle of daily life behind. From soothing massages to revitalizing facials, our range of indulgent treatments are designed to nourish your mind, body, and soul. So why wait? Treat yourself to the ultimate in relaxation and rejuvenation.



JUNGLE DINNING



DINNER ON RAFT



PERFECT WEDDING DESTINATION



GAZEBO DINNING



ATV BIKE RIDES

We have ATV's available at the resort facility.



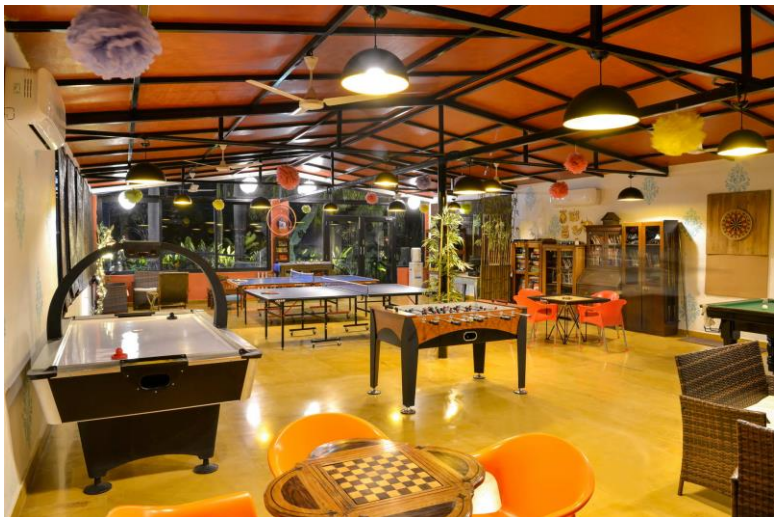
BOATING

We have well serviced boats at the lake near the resort.



CYCLING AT RESORT

In the midst of the nature, enjoy the cycling activity.



INDOOR GAMES



KAYAKING



FOOTBALL / CRICKET



SPEED BOATING



OUTDOOR MOVIE THEATRE



SWIMMING



GYMNASIUM

ANCHAVIYO TAPRI



Remember the last time you had access to the classic, tasty childhood treats we're privileged to have in India? Walk into our estate and stop by at our awe-inspiring tapri offering everything from Phantom cigarettes, golis, hajmolis, and packet munchies to refreshments ranging from cutting chai, sugarcane juice, and utterly fresh seasonal fruit juices from our very own organic farms.



MOVIE ON RAFT

Pull out your cloaks and opt-in for a cinematic experience on a raft. Anchor on through the tranquility of the Vaitarna River and allow the beauty of cinema and nature to seduce your senses to that of a canoodled baby. So, is it Tom Hanks or Marilyn Monroe? With/Without Meals



RIVERSIDE PICNIC

Grab your favourite snacks and drinks! Head by the riverside for a banter session or enjoy a remedying bonfire. If you like, take a dip in the water or go for a kayaking adventure.



OPEN GAZEBO SETUP

Walk into our exquisitely themed gazebo and settle down for a toothsome meal, all while you loosen up on this grandstand overlooking the calm waters. Chit-chat your way through high-tea (from 4 to 6 PM) and witness nature's charm by observing how the sunlight distributes through the greenery.



MANDAP DINING

When unoccupied, our mandap setup is effortlessly transformed into a dining experience (post 8 PM), that too in an all-Rajasthani-themed setting. Make your ideal escapade a treasured one by feasting amid warm-lit environs and the engrossing whistles of the Vaitarna river.



SHIKARA

Anchaviyo brings the Shikara experience from Kashmir to the Vaitarna river by the banks of our 150-acre luxury estate. Embark on a gondola-like boat ride and glide through the serene waters while you feast on exotic food and hydrate on flavoursome refreshments. Our beautifully decorated Shikaras come with a simple yet-classy rooftop and easily accommodate four people. Come witness spellbinding sunsets while our boatman rows you to visual glory.



DOME DINING

Step out on the deck and stargaze to glory, or sit in and feast in a magnificently well-lit dome, treating your taste buds to a delicious dinner. While the hanging vines and in-dome aesthetics amplify your feasting experience, the starry nights will make your jaw drop



POOLSIDE CELEBRATIONS

Poolside Celebrations/ Poolside Party/ Private Poolside Parties/ Swim N Chill Plunge and splash! Host a poolside get-together and personalize the setting any way you like – our event planning experts enliven celebratory setups and present exquisite gastronomical offerings, games, and music shows. Create your own tropical paradise today!
Note: Our water sports / activities will not be operational during the monsoon period, keeping in mind the safety of our guests, your cooperation will be highly appreciated.



PROPOSAL BY THE RIVER

Seeking the perfect destination to start your march towards tying the knot? At Anchaviyo, we've reserved a by-the-river sandpit that our in-house design experts bring to life with charming decorations - sowing the seeds for a proposal etched in your partner's memories for eternity.



RIVERSIDE CELEBRATIONS

How would a riverside celebratory experience decked with aesthetic lighting and wholesome ornamental delights be? Come over and see for yourself! Not to forget, the sandy base introduces a beach-like vibe translating into a riveting scene. Birthdays, anniversaries, festive parties, or personalized euphoric get-togethers - we've curated a landscape for one and all.



TUNNEL DINING

Walk across through a charming pathway decked with handmade lighting fixtures oozing mild yellow luminosity. A few steps into our aesthetically-stimulating tunnel dining paradise, and groups of families and friends can savour lip-smacking meals in the semi-open-air tunnel setup at Anchaviyo. Be our guest and partake in a delightful feast with top-shelf hospitality and an otherworldly ambiance.



SHAMIYANA

An enchanting riverside haven for couples. Enjoy a cute set-up under the stars, indulging in a culinary symphony that makes every moment magical. Perfect for intimate dining/ unforgettable proposals.



BOUGAINVILLEA

Delightful feasts lay on the table, comforting hospitality awaits to grace your presence, and our culinary masterminds are hungry to work on your desired food customizations.

Our bougainvillea restaurant specializes in vegetarian food by using chefs trained by industry leaders. Their food preparation knowledge is etched on the back of their palm – ever ready and at your service.



BAR

Our advanced drink collections and remarkable creations by our in-house bartenders are here to serve you the finest alcoholic beverages at Anchaviyo resort. Cherish your spirits, groove to tunes that reverberate with your state of mind, and take part in our mindfully curated ambiance at the bar.

When the drinks are brimming within, you can go outdoors for a riverside walk or breathe in fresh air amid a habitat oozing of freshness.



TINGE

Presenting to you, Tinge, Anchaviyo's all-new restaurant amid the lap of scattered trees and shades of green. We've heard and acknowledged the requests of our customers, ideating a gastronomical non-vegetarian menu (with upgrades to our vegetarian dishes), offering a wholesome fine dining experience with multi-cuisine vegetarian and non-vegetarian meals.

The fusion of blue and white interiors with sublime design, topped with ambient lighting and thoughtful ornaments, makes Tinge a must-visit for foodies.



IN-ROOM DINING

Bring any item on the menu to your bedside table - be it refreshing beverages or a mouth-watering culinary masterclass. We believe in hospitality to be the sole harbinger of a memorable travel experience.

Drop down this month and cuddle up in our intimate and snuggly rooms while our in-room dining experts keep you well fed.



MANDAP

Located in a pristine region surrounded by enchanting elements of mother earth and mindfully designed interiors, Anchaviyo is a one-of-its-kind destination for luxury weddings. Apart from equipping the venue within a scenic setup and catering to every need to infuse the festivity atmosphere, we also present gourmet experiences by harnessing the benefits of plant-based nutrients through our vegetarian kitchen.

To top it up, our hospitality and event management professionals bring the luxury of flexibility along. State your demands and watch us transform mere vision into wondrous reality.



BANQUET

With dimensions of 50 X 50 X 17 feet, our banquet hall can comfortably accommodate 140 guests. The interiors radiate a royal vibe that may look simply, but the exquisite design of the curtains and the spaciousness make any occasion a memorable one. Feel free to demand customizations and let us together curate an exhilarating experience.