

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:- 24.06.2024

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: To develop India's first 7-Star Resort on the outskirts of "Mumbai" under the ANCHAVIYO brand and this expansion will take place on the surplus freehold land at their existing ANCHAVIYO resort:

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to update on ANCHAVIYO Resort strategic expansion initiatives.

Currently, ANCHAVIYO Resort has 80 luxurious theme-based rooms, managed under Bharat Agri Fert & Realty Ltd. We are thrilled to share our ambitious plans to enhance our offerings significantly:

The company will develop India's first 7-Star Resort on the outskirts of Mumbai. The company plans to launch **additional 170 rooms**, along with a state-of-the-art banquet hall and enhanced amenities by 2025-2026 thus offering the perfect venue for destination weddings on the picturesque banks of a river within the 120-acre freehold land.

The project is planned in line with Prime Minister Narendra Modi's vision, 'WED IN INDIA' initiative to retain India's economic benefits within the country. Additionally, the company has announced that it is intensifying focus on the hospitality sector in the next two-three years.

Additionally, a joint venture with a prominent hotel chain is on the horizon, reflecting the company's commitment to innovation and market expansion. In Q4FY2024, the company made turnaround and achieved Rs.12.08 crores in Total Income with EBITDA at Rs. 7.07 crores.

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The above may please be taken on record and brief summary of expansion plan is enclosed herewith.

Thanking you,

Yours faithfully,

For Bharat Agri Fert & Realty Ltd.

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





BHARAT AGRI FERT & REALTY TO DEVELOP INDIA'S FIRST 7-STAR RESORT ON OUTSKIRTS OF MUMBAI.

June 24, 2024: Bharat Agri Fert & Realty Limited (BAFREL) announced that it will develop **India's first 7-Star Resort on the outskirts of Mumbai**. The company plans to launch **additional 170 rooms**, along with a state-of-the-art banquet hall and enhanced amenities by 2025-2026 thus offering the perfect venue for **destination weddings on the picturesque banks of a river within the 120-acre freehold land**. The project is planned in line with **Prime Minister Narendra Modi's vision, 'WED IN INDIA' initiative**. Additionally, the company has announced that it is intensifying focus on the hospitality sector in the next two-three years.

The new 7-Star Resort project will operate under the **Anchaviyo brand**, which is India's first premier unique theme-based resorts. This expansion will take place on the surplus freehold land at their existing Anchaviyo resort at an estimated cost of **₹ 50-55 crores**. Currently, the company operates **80 luxurious theme-based rooms** at the same location.

Commenting on the update, Mr. Yogendra D. Patel – Chairman and Managing Director of Bharat Agri Fert & Realty Limited said, “We are intensifying our focus on the hospitality sector. Situated in Maharashtra's Palghar district, Anchaviyo will offer tranquillity, natural beauty, and proximity to the Jawaharlal Nehru Port Trust's new Vadhavan port.

This world-class infrastructure is expected to attract business travellers and high-end yachting enthusiasts. The Vadhavan port presents a tremendous opportunity,” informs Vijal Yogendra Patel. “We believe Anchaviyo's 7-star experience, coupled with the port's convenience, will create a unique and synergistic destination.”

We are unwavering in our pursuit to elevate Anchaviyo Resort's position and solidify India's reputation as a leading destination for luxury and excellence in hospitality. This expansion is expected to be completed by 2025-2026. This is in line with the 'WED IN INDIA' initiative under the visionary leadership of our Honourable Prime Minister,” Vijal Yogendra Patel added.”

About Bharat Agri Fert & Realty Limited

Bharat Agri Fert & Realty Limited (BAFRL), was established in 1962 as a pioneering Indian company, initially recognized for being the first to manufacture NPK fertilizers through "Project Finance" from NRI investors. With three key business verticals – Fertilizers, Realty, and Hospitality – the company is strategically navigating challenges and pursuing growth opportunities.

In the fertilizer business, the company is temporarily leasing out its assets to address supply chain disruptions, fostering potential future manufacturing operations. The Realty segment focuses on a landmark project in Thane City, developing 60 floors building with commencement certificate from planning authority received to build up to 35th floor.

The hospitality vertical features Anchaviyo Resort, set to double its room capacity in Phase 1 and expand further in Phase 2, aligning with the national initiative of "WED IN INDIA."

Additionally, a joint venture with a prominent hotel chain is on the horizon, reflecting the company's commitment to innovation and market expansion. In Q4FY2024, the company made turnaround and achieved ₹ 12.08 crores in Total Income with EBITDA at ₹ 7.07 crores.

Disclaimer

Certain statements in this document that are not historical facts are forward looking statements. Such forward-looking statements are subject to certain risks and uncertainties like government actions, local, political or economic developments, technological risks, and many other factors that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. The Company will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.