

CENTRUM CAPITAL LIMITED									
CIN: L65990MH1977PLC019886									
Registered & Corporate Office: Level - 9, Centrum House, CST Road, Vidyanagari Marg, Kalina, Santacruz (East), Mumbai - 400 098.									
Tel: +91 22 4215 9000 Email: Secretarial@centrum.co.in Website: www.centrum.co.in									
EXTRACT OF UNAUDITED STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025									
(Rs in lakhs) (except Earning per share)									
Sl. No.	Particulars	Standalone				Consolidated			
		Quarter ended	Nine months ended	Quarter ended	Year ended	Quarter ended	Nine months ended	Quarter ended	Year ended
		31.12.2025	31.12.2025	31.12.2024	31.03.2025	31.12.2025	31.12.2024	31.12.2024	31.03.2025
	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Audited	Audited
1	Total income from operations	1,071.00	3,320.74	1,792.27	5,825.72	87,835.81	2,54,757.08	87,747.99	3,49,340.01
2	Net Profit / (Loss) for the period (before Tax, Exceptional items and/or Extra-ordinary items)	(931.35)	(4,832.24)	(1,280.56)	(6,690.79)	(15,883.63)	(27,128.17)	(10,095.08)	(16,847.83)
3	Net Profit / (Loss) for the period before Tax (after Exceptional items and/or Extra-ordinary items)	(964.97)	(5,002.19)	(1,280.56)	(6,690.79)	(16,381.81)	(27,626.35)	(10,095.08)	(16,847.83)
4	Net Profit / (Loss) for the period after Tax (after Exceptional items and/or Extra-ordinary items)	(1,277.33)	(6,162.69)	(1,531.18)	(6,872.40)	(13,460.37)	(25,007.21)	(6,855.84)	(14,858.28)
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(1,271.55)	(6,165.16)	(1,530.75)	(6,888.88)	(12,762.82)	(24,339.27)	(5,785.04)	(14,845.06)
6	Equity Share Capital	4,595.79	4,595.79	4,160.33	4,160.33	4,595.79	4,595.79	4,160.33	4,160.33
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year				28,733.51				23,766.09
8	Earning Per Share (of Rs. 1/- each) (for continuing and discontinued operations) -								
1.	Basic :	(0.29)	(1.41)	(0.37)	(1.65)	(2.23)	(3.48)	(1.26)	(4.51)
2.	Diluted :	(0.29)	(1.40)	(0.37)	(1.65)	(2.21)	(3.44)	(1.26)	(4.51)

Note:

a) The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are also available on the website of the Company at [www.centrum.co.in](http://www.centrum.co.in) and the websites of BSE Limited at [www.bseindia.com](http://www.bseindia.com) and National Stock Exchange of India Limited at [www.nseindia.com](http://www.nseindia.com). The same can also be accessed by scanning the QR code provided below.

b) The above results were reviewed and recommended by the Audit Committee at its Meeting held on February 13, 2026 and approved by the Board of Directors at its Meeting held on February 13, 2026.

c) Exceptional items of Rs 33.62 Lakhs and Rs 498.18 Lakhs in the Standalone and Consolidated financial results for the quarter and nine months ended December 31, 2025 represent the statutory impact of new labour codes. On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating 29 existing labour laws. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed and disclosed the incremental impact of these changes on the basis of the best information available, consistent with the guidance provided by the Institute of Chartered Accountants of India. Considering the materiality and regulatory-driven, non-recurring nature of this impact, the Company has presented such incremental impact as 'Statutory impact of new Labour Codes' under 'Exceptional items' in the aforesaid Statement of Unaudited Standalone and Consolidated Financials Results for the period ended December 31, 2025. The incremental impact of gratuity primarily arises due to change in wage definition. The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect on the basis of such developments as needed.



By order of the Board of Directors  
For Centrum Capital Limited

Place : Mumbai  
Date : February 13, 2026

BHARAT AGRI FERT & REALTY LTD							
Regd Office : Hubtown Solaris, 301, N.S.Phadke Marg, Andheri-East, Mumbai - 400069   CIN: L24100MH1985PLC036547							
EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31st Dec, 2025							
(Rs in Lakhs)							
Particulars	Quarter ended		Nine Months Ended		Year ended		
	31/12/2025	30/9/2025	31/12/2024	31/12/2025	31/12/2024	31/3/2025	
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited	
Total Income from Operations (net)	548.46	572.16	702.38	1797.32	2042.00	3264.55	
Net Profit / (Loss) for the period (before Tax and Exceptional items)	(431.91)	(213.86)	(155.40)	(667.91)	(466.84)	(92.13)	
Net Profit / (Loss) for the period (before Tax and after Exceptional items)	(431.91)	(213.86)	(155.40)	(667.91)	(466.84)	(92.13)	
Net Profit / (Loss) for the period after tax (Comprising Profit / (loss) for the period after tax and Other Comprehensive Income after tax)	(387.88)	(204.12)	(103.36)	(625.83)	(335.28)	91.53	
Equity Share Capital	528.55	528.55	528.55	528.55	528.55	528.55	
Earnings Per Share (of Rs. 1/- each) (for continuing and discontinued operations)							
a) Basic	(0.73)	(0.39)	(0.20)	(1.18)	(0.63)	0.17	
b) Diluted	(0.73)	(0.39)	(0.20)	(1.18)	(0.63)	0.17	

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 February 13, 2026.

2 We regret to inform that Shri Yogendra Dattabhai Patil (DIN 00106864), Promoter, Managing Director and Chairperson of the company, passed away on February 11, 2025, in Houston, USA.

3 SSP Division - Increased Subsidy and Operational Outlook  
The Government of India, Department of Fertilizers (DOF) has increased the subsidy on Single Super Phosphate (SSP) and we are receiving the same with increased rate from 1st Oct 2025.

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.

4 Hospitality Division - Ancharviyo Resort by Zuper  
The company's flagship hospitality property, Ancharviyo Resort, is nearing completion of its ongoing expansion program. 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, Ancharviyo 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.

5 Realty Division - Wembely-60, Majiwada, Thane  
The company's Wembely-60 real estate project at Majiwada, Thane, has achieved construction progress up to the 20th floor, and the work-in-progress continues at full pace.

- 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.

6 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.

7 Further disclosures as and when material developments occur will be made in compliance with SEBI (LODR) Regulations, 2015 and all other applicable statutory provisions.

8 Sub-judice matter:  
(i) The Company has informed that, certain matters are sub-judice as at 30th June 2025. The summary in briefs 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 Akruvi City Limited) on 16/09/2024 for a sum aggregating to Rs.5.86 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.

9 An additional construction loan of Rs. 15 crore has been sanctioned to expedite the construction project from the 8th to the 60th floor, including 457 flats of 2/3 BHK.

10 \*\*Other than Interest Pertaining to Segments having operations which are primarily of financial nature

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



For Bharat Agri Fert & Realty Ltd  
Chunilal B Gherwada  
Independent Director

Place : Mumbai  
Date : 13/02/2026

### PUBLIC NOTICE / BEWARE NOTICE

Notice is hereby given to the general public and all concerned that Mr. Vinod Jain, Landlord and Owner of the premises situated at 3rd Floor, Zaveri House, Hughes Road, Mumbai - 400 007, has filed Civil Writ Petition No. 7630 of 2023 before the Hon'ble High Court of Judicature at Bombay challenging the ex-parte order dated 14 March 2022 permitting formation of the 'Zaveri House Co-operative Housing Society Ltd.'

The Hon'ble Bombay High Court, by its order dated 10 February 2026, has been pleased to restrain the Respondents, their agents, servants, assigns and/or any person acting through them from implementing or giving effect to the said order dated 14 March 2022.

In view of the aforesaid order, any person dealing with, acting upon, making payments to, or transacting in any manner with the said 'Zaveri House Co-operative Housing Society Ltd.' or its representatives shall do so at their own risk, costs, and consequences, as the matter is sub-judice before the Hon'ble Bombay High Court.

Members of the public, occupants, financial institutions, Banks and authorities are hereby cautioned and advised not to recognize, deal with, or rely upon any documents, representations, collections of maintenance, taxes, or other charges made on behalf of the said Zaveri House Co-operative Housing Society Ltd. until further orders of the Hon'ble Bombay High Court.

This notice is being issued for the benefit and protection of the public at large.

Sd/-  
Vinod Jain  
Landlord and Owner, Zaveri House  
Mob.: +91 98203 10402  
Place: Mumbai Date: 15.02.2026

W. H. BRADY & COMPANY LIMITED													
CIN No: L17110MH1913PLC000367													
Registered Office : 'Brady House', 4th Floor, 12-14 Veer Nariman Road, Fort, Mumbai 400001. Tel.: (022) - 22048361-65 Fax : (022) - 22041855, E-mail : bradys@mtnl.net.in Website : www.whbrady.in													
EXTRACT OF UNAUDITED FINANCIAL RESULTS (STANDALONE & CONSOLIDATED)													
FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025													
(Rs. In Lakhs except EPS)													
Sl. No.	Particulars	Standalone						Consolidated					
		Quarter ended		Nine Months ended		Year ended		Quarter ended		Nine Months ended		Year ended	
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025	31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.12.2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
1	Total Income from Operation	742.43	496.99	974.62	2,009.63	2,672.94	3,391.44	2,906.69	1,761.78	2,508.18	7,306.83	8,076.97	11,015.21
2	Net Profit/(Loss) for the period (before Tax, Exceptional items)	99.00	55.71	143.17	303.78	524.28	396.75	391.33	122.06	428.56	871.37	1,459.05	1,409.08
3	Net Profit / (Loss) for the period before tax (after Exceptional items)	99.00	55.71	143.17	303.78	524.28	396.75	391.33	122.06	428.56	871.37	1,459.05	3,340.92
4	Net Profit / (Loss) for the period after tax (after Exceptional items)	73.30	65.66	109.84	246.66	387.43	316.67	292.16	113.23	321.51	667.03	1,083.29	2,718.08
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	49.03	15.86	52.94	202.26	515.43	453.45	267.89	63.43	264.61	622.63	1,211.29	2,853.08
6	Equity Share Capital	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00	255.00
7	Reserves (excluding revaluation reserve) as shown in the audited balance sheet of the previous year	-	-	-	-	-	4,601.15	-	-	-	-	-	7,999.12
8	Earning Per Share (of Rs. 10/- each) (for continuing and discontinued operations) - Basic (in Rs.)	2.87	2.57	4.31	9.67	15.19	12.42	11.46	4.44	12.61	26.16	42.48	106.59
	Diluted (in Rs.)	2.87	2.57	4.31	9.67	15.19	12.42	11.46	4.44	12.61	26.16	42.48	106.59

### NOTES:

(i) The above Unaudited Standalone & Consolidated Financial Results for the quarter and nine months ended December 31, 2025 ("Financial Results") have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Rules, 2016 and other accounting principles generally accepted in India.

(ii) The above Unaudited Standalone & Consolidated Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on February 13, 2026.

(iii) The above Unaudited Consolidated Financial Results include the unaudited financial results of the Company's subsidiary Brady & Morris Engineering Company Limited.

(iv) The above Unaudited Standalone & Consolidated Financial Results are available on the website of BSE Limited ([www.bseindia.com](http://www.bseindia.com)) and on the website of the Company ([www.whbrady.in](http://www.whbrady.in)).

(v) Earnings per share are not annualised except for the year ended March 31, 2025.

(vi) The provision for tax for the previous quarter and year ended March 31, 2025 and quarter and nine months ended December 31 2025 is made on the basis of minimum alternate tax (MAT) since the tax on total income under normal provisions of the Income tax Act, 1961 is less than that amount. The MAT credit, will be considered/ recognised after ascertaining the probability that the near future economic benefits associated with it will flow to the company on the basis of income tax assessment at the appropriate time.

(vii) Exceptional items include profit on sale of property, plant and equipment amounting to INR 2,334.82 Lakhs and net amount written off on account of cyber fraud amounting to INR 402.97 Lakhs for the year ended March 31, 2025 relating to the company's subsidiary.

(viii) The Code on Social Security, 2020 is effective from November 21, 2025. The draft Rules have been issued which are yet to be notified. The Company is in the process of assessing the impact of the Code on employee benefits obligations and will account for the same, as applicable, at the appropriate time.

(ix) Figures of previous period's have been regrouped/restated wherever considered necessary, to conform to current period classification.



For W. H. Brady & Co. Ltd.  
Sd/-  
Pavan G Morarka  
Chairman & Managing Director  
DIN: 00174796

Place : Mumbai  
Date : 13.02.2026

Place : Mumbai  
Date : 13.02.2026

Place : Mumbai  
Date : 13.02.2026

Place : Mumbai

