

Date: November 12, 2025

To,
Bombay Stock Exchange Limited
Listing Department,
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001
Scrip Code : 533090
Scrip ID : EXCEL

Fax No : 2272 3121 / 2272 2037

To,
National Stock Exchange of India Limited
Listing & Compliance Department,
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai 400 051
Trading Symbol : EXCEL

Fax No : 2659 8348 / 2659 8237 / 38

Sub: Newspaper advertisement pertaining to publication of Financial Results for the quarter and half year ended September 30, 2025

Dear Sir / Madam,

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith the copies of Newspaper Advertisement for extract of Unaudited Financial Results for the quarter and half year ended September 30, 2025, published in Free Press (English edition) and Navshakti (Marathi edition) dated November 12, 2025.

You are requested to kindly take the same on your record.

Thanking you,

Yours faithfully

For Excel Realty N Infra Limited

LAKHMENDRA
CHAMANLAL
KHURANA

Digitally signed by
LAKHMENDRA CHAMANLAL
KHURANA
Date: 2025.11.12 11:23:37
+05'30'


Lakhmendra Khurana

Managing Director

DIN No.: 00623015

Place: Mumbai

AU SMALL FINANCE BANK LIMITED	
A SCHEDULED COMMERCIAL BANK	
(CIN:L36911RJ1996PLC01381)	
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001	
APPENDIX IV (SEE RULE 8(i)) POSSESSION NOTICE	
Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited A Scheduled Commercial Bank under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 13-Feb-2025 vide Ref. No.: CB/SAR/13-2/AGR/FEB-2025/12 Loan Account No. 2406236660500060 calling upon the Borrower/Guarantors /Mortgagors M/s. Shree Shyamababa Enterprises Through It's Proprietor Mr. Pankaj Satish Agrawal (Borrower), Mr. Pankaj Satish Agrawal S/o Mr. Satish D Agrawal (Guarantor/Mortgagor), Mrs. Chanchal Pankaj Agrawal W/o Mr. Pankaj Satish Agrawal (Guarantor/Mortgagor), Mr. Vaibhav Pankaj Agrawal S/o Mr. Pankaj Satish Agrawal (Guarantor) to repay the amount mentioned in the notice being is for loan Account No. 2406236660500060 Rs. 50,55,301/- (Rupees Fifty Lakh Fifty Five Thousand Three Hundred One Only) as on 12 Feb 2025 aggregating total due (which includes principal, interest, penalties and all other charges) with further interest and charges until payment in full within 60 days from the date of notice/date of receipt of the said notice.	
The borrower/mortgagor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor 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 06 th day of November of the year 2025.	
"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"	
The borrower/Guarantor/ mortgagors 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 AU Small Finance Bank Limited for an amount of for loan Account No. 2406236660500060 Rs. 56,18,904/- (Rupees Fifty Six Lakh Eighteen Thousand Nine Hundred Four Only) as on 06-11-2025 and further interest & expenses thereon until full payment.	
Description of immovable properties	
All That Part and Parcel of Residential Property, Plot No. 36, Area Admeasuring 97.50 Sq. Mtr. (1049.49 Sq.ft.) Along with Construction of 105.07 Sq. Mtr. (1130.97 Sq.ft.) Situated Survey No. 225/2, Datta Dham, Mouje Rahatgaon, Pragane- Nandgaon Peth, Tehsil and District Amravati, Within Limits of Amravati Municipal Corporation Amravati City, Maharashtra. Owned by Mr. Pankaj Satish Agrawal & Mrs. Chanchal Pankaj Agrawal.	
Boundaries :- East- Plot No. 33, West- Plot No. 37, North- Road, South- Plot No. 34	
Date: 06. Nov. 2025	Authorised Officer
Place- Amravati, Maharashtra	AU Small Finance Bank Limited

REMI EDELSTAHL TUBULARS LIMITED				
Regd. Office : Remi House, Plot No. 11, Cama Industrial Estate, Goregaon (East), Mumbai-400063				
CIN : L28920MH1970PLC014746				
Extract of Standalone Unaudited Financial Results (Provisional) for the Quarter/Half Year ended 30th September, 2025				
(Rs. in Lakhs)				
Sl. No.	Particulars	Quarter ended 30.09.2025 (Unaudited)	Half Year ended 30.09.2025 (Unaudited)	Quarter ended 30.09.2024 (Unaudited)
1	Total Income from Operations	3,358.82	6,093.56	3,207.67
2	Net Profit / (Loss) for the period (before Tax and Exceptional Items)	140.43	168.05	140.90
3	Net Profit / (Loss) for the period before Tax (after Exceptional Items)	140.43	168.05	140.90
4	Net Profit / (Loss) for the period after tax	103.14	124.21	125.83
5	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	103.14	124.21	125.83
6	Equity Share Capital	1,098.24	1,098.24	1,098.24
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the Previous Year 31.03.2025		3,501.15	
8	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) -			
	1. Basic	0.94	1.13	1.15
	2. Diluted	0.94	1.13	1.15
NOTE : The above is an extract of the detailed format of Quarterly Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Results are available on the Bombay Stock Exchange website www.bseindia.com and on the Company website at www.remigroup.com.				
On Behalf of Board of Directors		Sd/- (Rishabh R. Saraf) Managing Director		
Mumbai November 10, 2025				


JAYABHARAT CREDIT LIMITED	
(The Name That Inspires Confidence)	
Regd. Office: 19-20, Rajabhadur Mansion No. 22, 4th Floor, Opp. S.B.I. Main Branch, Near Stock Exchange, Mumbai Samachar Marg, Fort, Mumbai - 400023. Tel: (022) 22643022/23, Email: jcl@jayabharat.com, CIN: L66000MH1943PLC003899, Website: www.jayabharat.com	

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025					
(Rs. In Lacs)					
Sr. No.	Particulars	Quarter ended 30.09.2025 (Unaudited)	Quarter ended 30.06.2025 (Unaudited)	Quarter ended 30.09.2024 (Unaudited)	Year Ended 31.03.2025 (Audited)
1	Income from Operation	-	-	-	-
	(a) Revenue from Operation	-	-	-	-
	(b) Other Income	-	-	-	5.66
	Total Income	-	-	-	5.66
2	Expenses	-	-	-	-
	(a) Employee Benefit Expenses	-	-	-	-
	(b) Finance Cost	-	-	-	-
	(c) Depreciation and Amortisation Expenses	0.07	0.07	0.41	0.14
	(d) Other Expenses	24.38	26.56	20.66	50.94
	Total Expenses	24.45	26.63	21.07	51.08
	Total Expenses	24.45	26.63	21.07	51.08
3	Profit / (Loss) before, Exceptional Items and Tax (1-2)	(24.45)	(26.63)	(21.07)	(51.08)
4	Exceptional Items	-	-	-	-
5	Profit / (Loss) before Tax	(24.45)	(26.63)	(21.07)	(51.08)
6	Income Tax Expenses	-	-	-	-
	(a) Current Tax	-	-	-	-
	(b) Deferred Tax	-	-	-	-
	(c) Tax Adjustment Excess/(Short) provision of earlier years	-	-	-	8.36
	Total Tax Expense	-	-	-	8.36
7	Net Profit/ (Loss) for the period (5-6)	(24.45)	(26.63)	(21.07)	(51.08)
8	Other Comprehensive Income / (Loss)	-	-	-	-
	(a) Items not to be reclassified to Profit & Loss Accounts	-	-	-	-
	(b) Income tax relating to items not to be reclassified to Profit & Loss Accounts	-	-	-	-
	(c) Items reclassified to Profit & Loss Accounts	-	-	-	-
	(d) Income tax relating to items reclassified to Profit & Loss Accounts	-	-	-	-
	Total Other Comprehensive Income / (Loss)	-	-	-	-
9	Other Comprehensive Income / (Loss) for the period (Net of Tax Expenses)	-	-	-	-
10	Total Comprehensive Income / (Loss)	(24.45)	(26.63)	(21.07)	(51.08)
11	Paid up Equity Share Capital (Face Value of Rs.10/- each)	500.00	500.00	500.00	500.00
12	Reserves excluding Revaluation Reserves as per Balance Sheet	-	-	-	-
13	Earning Per Share before and after Extra-ordinary Items (of Rs. 10/- each): (not annualised)				
	(a) Basic (Rs.)	(0.49)	(0.53)	(0.42)	(1.02)
	(b) Diluted (Rs.)	(0.49)	(0.53)	(0.42)	(1.02)

- Notes:
- The above Unaudited Financial Results are in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 were reviewed by the Audit Committee and thereafter approved and taken on record by the Board of Directors in their meeting held on 11th November 2025.
 - The Statutory Auditors have carried out Limited Review of the financial results of the Company for the quarter and half yearly ended September 30, 2025 under regulation 33 of the financial statement the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Statutory Auditors have expressed an Unmodified opinion on these results.
 - At present the Company is not in any active business activities and hence Segment Reporting is not applicable.
 - The Statement has been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 (Ind-As) prescribed under section 133 of the Companies Act, 2013 and other recognised Accounting Practices and Policies to the extent applicable.
 - The promoter's financial support, by way of Inter Corporate Deposits of Rs. 6,092.02 Lacs, from time to time, helps the Company to meet with any financial requirement including expenses for Operational Activities, although, the existing accumulated loss is of Rs. 7,604.74 Lacs and a negative Net Worth of Rs. 6,137.05 Lacs are as on 30th September, 2025 and accordingly, the Financial Results have been prepared on going concern basis.
 - During the Quarter Company has received approval from Regional Director, Western Region, Ministry of Corporate Affairs for shifting registered office of the company from Mumbai to the state of Delhi. Company is in process of taking necessary steps to shift registered office to Delhi
 - Previous year's period figures have been regrouped/ re-classified, wherever, necessary.
 - The financial results are available on the website of Bombay Stock Exchange Ltd. (www.bseindia.com) and the website of the Company, (www.jayabharat.com).

for and on behalf of the Board of Directors	
JAYABHARAT CREDIT LIMITED	
Arun Mitter	
Authorized Director	
(DIN: 00022941)	
New Delhi	
Date : 11th November, 2025	

NIRAV COMMERCIALS LIMITED				
(CIN: L51900MH1985PLC036668)				
Regd. Office : B-1, Tulsi Vihar, Dr. A. B. Road, Worli Naka, Mumbai - 400 018 Telephone: (91-22) 24949538				
E-mail: nirav@associatedgroup.com; Website: https://investors.elsarfochi.in/				
EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2025. (₹ in Crores)				
Sr. No.	Particulars	Half Year ended 30.09.2025 Un-Audited	Half Year ended 30.09.2024 Un-Audited	Year ended 31.03.2025 Audited
1	Total Income from Operations (Net)	5.31	4.77	10.56
2	Net Profit/(Loss) from the period (before Tax, Exceptional and/or Extraordinary Items)	(0.14)	0.02	0.03
3	Net Profit/(Loss) from the period before Tax (after Exceptional and/or Extraordinary Items)	(0.14)	0.02	0.03
4	Net Profit/(Loss) from the period after Tax (after Exceptional and/or Extraordinary Items)	(0.01)	0.02	0.05
5	Total Comprehensive income for the period [Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax)]	(0.03)	0.59	0.65
6	Equity Share Capital	0.39	0.39	0.39
7	Reserve (excluding revaluation reserves as shown in the Balance Sheet of Previous year)			26.08
8	Earning per share (before extraordinary items)(of ₹10/- each) (not annualised) :			
	a) Basic ₹	(0.28)	0.46	1.11
	b) Diluted ₹	(0.28)	0.46	1.11
9	Earning per share (after extraordinary items)(of ₹10/- each) (not annualised) :			
	a) Basic ₹	(0.28)	0.46	1.11
	b) Diluted ₹	(0.28)	0.46	1.11
Note:				
1 The above statement of Un-Audited Financial Result have been reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 10th November 2025				
2 The result have been prepared in accordance with the Indian Accounting Standards ("IndAS") as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under.				
3 The above financial result have been subjected to "Limited Review" by the Statutory Auditor of the Company.				
4 Figures of previous period's / year's have been regrouped wherever necessary.				
5 Company operates in single business segment i.e. manufacturing of Aluminium Products".				
6 Provision for Gratuity & Leave Salary has not been done as per actuarial valuation.				
7 The above figures are in crores except EPS.				
Place : Mumbai		For Nirav Commercials Ltd Sd/-		
Date: 10th November, 2025		(CA. Raghav Daga)		
		Managing Director		

UNI ABEX ALLOY PRODUCTS LTD.					
(CIN No. L27100MH1972PLC015950)					
REGISTERED OFFICE : LIBERTY BUILDING, SR VITHALDAS THACKERSEY MARG, MUMBAI 400 020.					
E-mail : companysecretary@uniabex.com Website : www.uniabex.com					
Tel : 022-2203 2797 Fax : 022-2208 2113					
Extract of the Financial Results for the Quarter and half year ended 30 th September 2025					
[Rs. in Lacs except Earnings Per Share]					
Sr. No.	Particulars	Quarter ended 30th Sept, 2025 (Unaudited)	Quarter ended 30th Sept, 2024 (Unaudited)	Half year ended 30th Sept, 2025 (Unaudited)	Half year ended 30th Sept, 2024 (Unaudited)
1	Total Income from Operations	5747.03	4900.66	9877.06	9437.18
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	1501.92	1123.34	2250.94	2097.98
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	1501.92	1123.34	2250.94	2097.98
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	1120.41	838.58	1676.25	1564.18
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	1120.41	838.58	1676.25	1564.18
6	Equity Share Capital	197.5	197.5	197.5	197.5
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year			13964.41	
8	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) -				
	1. Basic:	56.73*	42.46*	84.87*	79.20*
	2. Diluted:				
*Not Annualised					
Notes :					
1. The unaudited financial results ("Statement") has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34, Interim Financial Reporting (Ind AS 34), prescribed under section 133 of the Companies Act, 2013 (the "Act"), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).					
2. The above Statement is reviewed and recommended to the Board of Directors by the Audit Committee and subsequently approved by the Board of Directors at their respective meetings held on 10 November 2025. The statutory auditors have carried out a limited review of the statement for the quarter and half year ended 30 September 2025.					
3. Considering the nature of operations and the manner in which the chief operating decision maker of the Company reviews the operating results, the Company has concluded that there is only one operating segment "Alloy and Steel Castings" as per Ind-AS 108 Operating Segments. Accordingly, no separate disclosures of segment information have been made.					
4. During the quarter and half-year ended 30 September 2025, shareholders had approved a final dividend of Rs. 35 per share (350% of the face value of Rs. 10 each) for the financial year 2024-25 in the Annual General Meeting held on 12 September 2025, which was recommended by Board of Directors in their meeting held on 28 May 2025. The final dividend was subsequently paid on 22 September 2025.					
5. On 3 October 2025, the Board of Directors has approved the sale of land located in Thane, which is classified as Investment Property in the books of account. The total consideration amount is Rs 24,423 lakhs, out of which the Company has received an advance amounting Rs 4,885 lakhs on 3 October 2025 and balance consideration shall be received on the completion of transaction.					
6. The above is an extract of the detailed format of the Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results of the Company are available on the website of the Company at www.uniabex.com and also at BSE Ltd. at www.bseindia.com . The result can also be accessed by scanning the QR code provided below:					
Place: Mumbai					
Date : 10th November 2025		For Uni-Abex Alloy Products Limited Sd/- F.D. Neterwala Chairman DIN: 0008332			

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to Public at large that my client intends to Purchase ALL THAT property situated at village Chandpi, Tal. Vasai, Dist: Palghar-Land bearing S.No.80, H.No.1, Area 0-30-0, Assess 2.76 and S.No. 88, H.No.-, Area 0-20-0, Assess 0.22 and property situated at village Mandvi, Tal.Vasai, Dist: Palghar, land From: bearing S.No.45, H.No.2, Area 0-67-80, Assess 1.0.62 from Mist Knowledge Park Pvt. Ltd. (previously known as Aakansha Height Pvt. Ltd) All persons having any right by way of sale, Gift, Mortgage, possession, exchange, lease, Tenancy, Maintenance, easement, inheritance, Charge or any right of whatsoever nature shall make it know to the undersigned in writing within 14 days from publication of this Notice failing which transaction will be completed treating such claim (if any) as Given up, waived or not Existing.

Shri. A.A. Patil
Advocate
C-9, Suram Complex, Azad Road,
Vasai (W), Tal:- Vasai,
Dist:- Palghar, 401201

TRANSINDIA REAL ESTATE LIMITED

(CIN: L61200MH2021PLC372756)
Regd. Off.: 6th Floor, B-Wing, Allcarg House, CST Road, Kalina, Santacruz (E),
Mumbai - 400 098. Tel No.: +91 22 6679 8100
Website: www.transindia.co.in Email: investorrelations@transindia.co.in

EXTRACT OF STANDALONE AND CONSOLIDATED UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

(₹ in Crore except earnings per shares)						
Sr. No.	Particulars	Standalone			Consolidated	
		Quarter ended September 30, 2025 (Un-Audited)	Quarter ended September 30, 2024 (Un-Audited)	Year ended March 31, 2025 (Audited)	Quarter ended September 30, 2025 (Un-Audited)	Quarter ended September 30, 2024 (Un-Audited)
1	Total Income from Operations	11.21	13.54	51.73	20.15	20.02
2	Net Profit for the period (before Tax, Exceptional and/or Extra Ordinary Items)	11.80	17.68	54.19	11.95	12.82
3	Net Profit for the period before Tax (after Exceptional and/or Extra Ordinary Items)	11.80	17.68	51.84	11.95	12.82
4	Net Profit for the period after tax (after Exceptional and/or Extra Ordinary Items) but after share of profits from associates and joint ventures	8.70	11.44	35.96	8.57	6.60
5	Total Comprehensive Income for the period [Comprising Profit for the period (after Tax) and Other Comprehensive Income (after tax)]	9.01	11.57	35.91	8.88	6.73
6	Equity Share Capital	49.14	49.14	49.14	49.14	49.14
7	Reserves (excluding Revaluation Reserve)			1,221.97		1,193.32
8	Earnings Per Share (Face Value of Rs. 2/- each) For continuing operations					
	1. Basic :	0.36	0.47	1.46	0.35	0.27

