

TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

Regd. Off.: Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai -400 022 T: + 91 (22) 62704900
Web: www.terraformrealstate.com E-mail: secretarial@terraformrealty.com

February 13, 2026

To,
The Manager,
Corporate Service Department
BSE Limited P.J. Towers, Dalal Street,
Mumbai- 400 001

Scrip Code: 512157

Subject: Intimation of newspaper publication pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

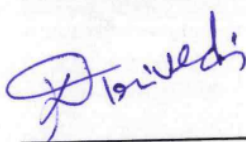
Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, please find enclosed copies of extract of Un-Audited Financial Results of the Company for the Quarter and Nine Months ended December 31, 2025 published on February 13, 2026 in Navshakti (Marathi) newspaper and Free Press Journal (English) newspaper.

We request you to take the above information on record.

Thanking You

Yours Faithfully,

FOR TERRAFORM REALSTATE LIMITED



Mr. Ketan Trivedi
Company Secretary and Compliance Officer
Membership Number- A30695

Encl.: As above

PUBLIC NOTICE
TO WHOMSOEVER IT MAY CONCERN
This is to inform the general public that **Shri Vile Parle Kelavani Mandal** has been granted **Environmental Clearance (EC)** for expansion of Mithibai college and N.M college on property bearing C.T.S No 344, 344/1, Plot No U-1, The Juhu Vile Parle Development (JVDP) Scheme, Vile Parle, Mumbai, Maharashtra. The clearance was accorded **Wide EC Identification No. EC25C3807MH5493344N, File No. SIA /MH /INFRA2 /556742 /2025 dt. 30/01/2026** from the Environment and Climate Change Department, Government of Maharashtra. The copy of the Environmental clearance letter is available on the website of Ministry of Environment Forest and Climate Change, Government of India: <https://parvish.nic.in>

मराठी मनाचा आवाज
नवशक्ति
www.navshakti.co.in



CIN No.: L72900MH2000PLC123841
Regd. Office: Aptech House, A-65, M.I.D.C., Marol, Andheri (East), Mumbai - 400 093 Contact No.: 022-68282300
Fax No.: 022-68282399 Email: info@aptech.ac.in Website: www.aptech-worldwide.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTH ENDED DECEMBER 31, 2025
(₹ In lakhs except for EPS)

Particulars	Quarter ended			Nine Months Ended			Year ended
	December '25		December '24		December '24		
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
Total Income from Operations	14,042.53	13,913.18	11,468.56	40,483.87	35,382.53	47,611.13	47,611.13
Net Profit/(Loss) for the period/year (before tax, Exceptional and/or Extraordinary items)	1,449.70	919.18	842.85	3,340.54	2,619.88	3,550.11	3,550.11
Net Profit/(Loss) for the period/year before tax (after Exceptional and/or Extraordinary items)	1,209.26	919.18	857.76	3,080.11	2,545.05	3,474.46	3,474.46
Net Profit/(Loss) for the period/year after tax (after Exceptional and/or Extraordinary items)	855.79	645.57	357.82	2,174.23	1,413.50	1,907.88	1,907.88
Total Comprehensive Income for the period/year (Comprising Profit/(Loss) for the period/year (after tax) and Other Comprehensive Income (after tax))	853.48	598.21	321.40	2,109.36	1,213.84	1,724.96	1,724.96
Equity Share Capital	5,800.28	5,800.28	5,799.97	5,800.28	5,799.97	5,799.97	5,799.97
Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	-	-	-	-	-	-	-
Earnings Per Share (of Re. 10/- each) - Basic & Diluted	1.48	1.11	0.62	3.75	2.44	3.29	3.29
Diluted:	1.48	1.11	0.62	3.75	2.44	3.29	3.29

Notes:
1. The above is an extract of the detailed format of Quarterly 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/Annual Results are available on the Stock Exchange websites i.e. <https://www.bseindia.com/> and <https://www.nseindia.com/>
2. For the quarter and nine months ended December 31, 2025 on a Standalone basis, Aptech Limited has reported (a) Turnover of Rs. 8010.95 Lakhs and Rs. 21989.83 lakhs respectively (b) Profit/(Loss) before tax of Rs.1030.68 lakhs and Rs.2561.74 lakhs respectively and (c) Profit/(Loss) after tax of Rs. 724.89 Lakhs and Rs. 1783.38 Lakhs respectively.



For Aptech Limited
Sandip Weling
Whole-time Director
DIN : 10479066

TERRAFORM REALSTATE LIMITED
Regd. Office: Godrej Coliseum, A-Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022. T: +91 (22) 62704900. CIN : L27200MH1985PLC035841
Web: www.terraformrealstate.com; E-mail: secretarial@terraformrealstate.com
Extract of Unaudited Financial Result for the Quarter & Nine Months Ended 31st December, 2025

Sr. No.	Particulars	Quarter Ended			Nine Months Ended			Year Ended
		31-12-2025		31-12-2024		31-12-2024		
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total income from operations	0.00	0.00	0.00	0.01	0.01	0.01	
2	Net Profit/(Loss) for the period (before tax, Exceptional and/or Extraordinary items)	(7.14)	(1.24)	(2.70)	(9.66)	(5.11)	(7.67)	
3	Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(7.14)	(1.24)	(2.70)	(9.66)	(5.11)	(7.67)	
4	Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(5.34)	(0.93)	(2.00)	(8.28)	(3.78)	(7.13)	
5	Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(5.34)	(0.93)	(2.00)	(8.28)	(3.78)	(7.13)	
6	Equity Share Capital	50.00	50.00	50.00	50.00	50.00	50.00	
7	Other Equity excluding Revaluation Reserve (as shown in the Balance Sheet of previous year)	0.00	0.00	0.00	0.00	0.00	(9.18)	
8	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) (not annualised)	(1.07)	(0.19)	(0.40)	(1.66)	(0.76)	(1.43)	

Notes:
1. The above unaudited results for the quarter and nine months ended 31st December 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 11th February 2026 and are subjected to a "Limited Review Report" by the Statutory Auditor.
2. The results of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.
3. The above statements have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
4. The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
5. The figures in Lakhs are rounded off to two decimals.



For and on behalf of the Board of Directors of
Terraform Realstate Limited
Mr. Uday Kuverji Mota
Managing Director (DIN - 08635338)

Place : Mumbai Date : 11th February, 2026

AEROFLEX ENTERPRISES LIMITED
(Formerly known as SAT Industries Limited) CIN - L25199MH1984PLC034632
Regd Office : 53, C - Wing, Mittal Tower, Nariman Point, Mumbai, Maharashtra, India - 400021;
Phone: 022-65209500; E-mail: accounts@satgroup.in; Website: www.satgroup.in;
Extract of the Unaudited Consolidated Financial Results for the Quarter & Nine Months Ended 31st December, 2025

Sr. No.	Particulars	Quarter Ended			Nine Months Ended			Year Ended
		31-12-2025		31-12-2024		31-12-2024		
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total Income	19,643.06	18,038.97	16,092.76	51,886.14	43,949.65	60,608.75	
2	Revenue from operations	19,142.11	17,234.97	15,729.86	49,824.99	41,770.45	57,853.77	
3	Other income	500.95	804.00	362.90	2,061.15	2,179.20	2,754.98	
4	Net Profit for the period before tax and Exceptional items	3,310.30	2,864.29	2,743.41	7,903.12	6,230.58	10,909.72	
5	Net Profit for the period after tax and after Exceptional items	3,310.30	2,832.06	2,743.41	7,870.89	6,217.77	10,896.91	
6	Total Comprehensive Income for the period (after tax) and Other Comprehensive Income (after tax)	2,480.74	2,043.51	2,185.27	5,966.37	6,222.81	8,073.19	
7	Equity Share Capital	2,646.51	2,008.03	2,234.88	6,109.65	6,357.23	8,291.56	
8	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	2,261.70	2,261.70	2,261.70	2,261.70	2,261.70	2,261.70	
9	Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations)	1.42	1.24	1.24	3.55	3.72	5.70	
10	Diluted:	1.42	1.23	1.24	3.55	3.72	5.70	

Notes:
1. The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 12, 2026. The same have also been subjected to Limited Review by the Statutory Auditors and the Report does not have any impact on the above 'Results and Annexure-1' for the quarter and nine months ended December 31, 2025 which needs to be explained.
2. Segment information as per Ind-AS 108, 'Operating Segments' is disclosed in Annexure-1.
3. Exceptional item of continuing operations for the quarter - Nil, and nine months ended 31st December, 2025 (Rs. 32.23 lakhs) represents diminution in the value of investment. Exceptional item of continuing operations for the quarter - Nil and nine months ended 31st December, 2024 (₹ 12.81 lakhs) represents advisory fees.
4. In view of acquisitions and changes in the Company's shareholding in some of the subsidiaries, the consolidated results for the current period are not strictly comparable with those of the previous period.
5. The standalone financial results for the quarter and nine months ended December 31, 2025 are summarised below and detailed financial results are available on the Company's website www.satgroup.com and have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com) where the equity shares of the Company are listed.

Extract from the Unaudited Standalone Financial Results for the Quarter & Nine Months Ended 31st December, 2025

Sr. No.	Particulars	Quarter Ended			Nine Months Ended			Year Ended
		31-12-2025		31-12-2024		31-12-2024		
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Revenue from operations	172.76	351.63	91.16	639.64	329.05	4,28.36	
2	Profit/(loss) before tax	79.57	442.42	151.17	707.14	1,285.53	1,545.49	
3	Profit/(loss) for the period	60.02	377.87	169.73	736.21	1,015.62	1,026.57	
4	Other Comprehensive Income	(11.38)	(8.38)	6.23	(13.94)	25.76	5.13	
5	Total Comprehensive Income for the period	48.63	369.49	175.96	722.27	1,043.38	1,031.70	
6	Equity Share Capital	-	-	-	-	-	-	
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	-	-	-	80,043.91	
8	Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations)	1.42	1.24	1.24	3.55	3.72	5.70	
9	Diluted:	1.42	1.23	1.24	3.55	3.72	5.70	

for Aeroflex Enterprises Limited (Formerly known as SAT Industries Limited) Harikant Turgalia Whole-Time Director (DIN: 00049544)

Place : Mumbai Date : 12th February, 2026

JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED
CIN : U70109MH2007PTC166942 Website: www.joyvillehomes.com

Registered Office: SP Centre, 4/144, Minoo Desai Marg, Colaba, Mumbai - 400005
STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE THREE MONTHS AND NINE MONTHS ENDED 31 DECEMBER 2025

Sr. No.	Particulars	3 months ended		Corresponding 3 months ended in the previous year	Previous year ended
		31/12/2025	31/12/2024		
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Total Income from operations	10,639.11	38,697.85	2,67,929.80	
2	Net (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(2,341.63)	(2,835.49)	1,193.19	
3	Net (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(2,341.63)	(2,835.49)	1,193.19	
4	Net (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(2,341.63)	(2,835.49)	1,193.19	
5	Total Comprehensive Income for the period (Comprising (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(2,311.53)	(2,855.51)	1,166.30	
6	Paid-up equity share capital (Face Value of the equity share INR 10 each)	10.31	10.31	10.31	
7	Reserves (excluding Revaluation Reserves)	(78,184.40)	(35,980.92)	(74,620.17)	
8	Reserves Premium Account	-	-	-	
9	Net worth	(78,174.09)	(35,970.61)	(74,609.86)	
10	Paid up debt capital / Outstanding debt	1,25,651.30	1,09,113.31	1,50,612.60	
11	Outstanding Redeemable Preference Shares	-	-	-	
12	Debt Equity ratio	(2.04)	(1.89)	(2.03)	
13	Earnings per share (Face value of INR 10/- each)				
14	(a) Basic (INR)	(2,271.40)	(2,750.45)	1,157.40	
15	(b) Diluted (INR)	(2,271.40)	(2,750.45)	165.75	
16	Capital Redemption Reserve	-	-	-	
17	Debt Redemption Reserve	-	-	-	
18	Debt Service Coverage ratio	(0.01)	(0.16)	0.34	
19	Interest Service Coverage ratio	(0.02)	(0.18)	0.39	
20	Current ratio	1.19	1.23	1.35	
21	Long Term Debt to Working Capital	3.07	2.39	2.19	
22	Bad debts to Account receivable ratio	-	-	-	
23	Current liability ratio	0.63	0.65	0.56	
24	Total debts to total assets	0.59	0.44	0.55	
25	Debtors turnover	33.18	186.91	675.26	
26	Inventory turnover	0.05	0.12	0.88	
27	Operating margin %	(8.66)	(2.11)	3.32	
28	Net profit margin %	(20.82)	(7.23)	(0.44)	

Notes:
a) The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of the Stock Exchange viz. www.bseindia.com. The same is also available on the Company's website viz. www.joyvillehomes.com.
b) For the other line items referred in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, pertinent disclosures have been made to BSE Limited and can be accessed on www.bseindia.com.

For and on behalf of the Board of Directors of
Joyville Shaipoorji Housing Private Limited
CIN : U70109MH2007PTC166942

Sriram Mahadevan
Managing Director
DIN: 08028238

Place: Mumbai Date: 11 February 2026

Bhandup Sahakari Patsanstha Ltd., Mumbai
Head office: A/19, Abhlasha Apartment, J. M. Road, Bhandup West Mumbai 400078
Recovery officer (Under appointed Govt. of Maharashtra)
Maharashtra Co-operative Societies Rules 1960 U/S 156

Form 'Z'
[See sub-rule (11) (D-1) of rule 107]
POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas the undersigned being the recovery officer of the Bhandup Sahakari Patsanstha Ltd., Mumbai. According to the Maharashtra co-operative society rule 1961, recovery notice from office of Assistant registrar co-operative society (Parseva), Maharashtra Rajya Bigar Krushi Sahakari Patsanstha Federation Ltd. Mumbai notice no 101/7914/2021-22 dated 23/12/2022 demand notice dated 24/01/2023, demand notice before attachment dated 08/02/2023 final attachment notice 21/02/2023, debtor Shri. Vikram Ramdas Ghuge to repay the amounts Rs.41,77,725/- (In words: **Forty One Lakh Seventy Seven Thousand Seven Hundred Twenty Five Rupees Only**) and interest till date and other Govt. charges till date didn't paid by debtor. being the recovery officer According to the Maharashtra co-operative society rule 1961 issued a notice of attachment dated 08/02/2026 and attached the property described herein below. As per judgement debtors failed to repay the amount, notice a hereby given to the judgment debtor Shri. Vikram Ramdas Ghuge & Guarantors & the public in general that the undersigned has taken 'Symbolic Possession' of the property described herein below in exercise of the powers conferred on him under the rule 107 (11)(D-1) of the Maharashtra co-operative societies rules, 1961 on this 6th day of February of the year 2026.

The judgement debtors in particulars and the public in general in hereby cautioned not to deal with the property and any dealings with the property will be subject of the charge of Bhandup Sahakari Patsanstha Ltd., Mumbai for the total amount of amounts Rs.41,77,725/- (In words: **Forty One Lakh Seventy Seven Thousand Seven Hundred Twenty Five Rupees Only**) and till date interest and other Govt.charges
DESCRIPTION OF THE IMMOVABLE PROPERTY
Name of property holder : Debtor Shri. Vikram Ramdas Ghuge
Property of possession : Residence Address Uttarkash Society, Room No.2/A, Shree Ganesh Nagar, PanchKuti, IT main gate, Pawai, 400076, Shop No. G/40, Room No. 179, Uttarkash Society, Shree Ganesh Nagar, PanchKuti, IT main gate, Pawai, 400076 Area 235 Sq. Ft.10 x 23 (Ground + One)
(Sou. Sangita Ashok Shedage)
Date : 06/02/2026 Bhandup Sahakari Patsanstha Ltd., Mumbai.
Place : PAWAI Special Recovery & Sale Officer, Maharashtra Government Appointment

REGD./A/D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT SALE PROCLAMATION
Office Of The Recovery Officer
Debts Recovery Tribunal-II, Mumbai
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

T.R.P. No. 05/2023 DATED: 02.02.2026
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1953.

Indian Bank ... Certificate Holder
V/s
Umesh Dadu Tole & Ors ... Certificate Debtors

CD-1: Umesh Dadu Tole, Residing at Flat No.52, Sun Flash Apartment, Plot No. 144, Sector-12, Vashi, Navi Mumbai, Thane-400 709. And Having address at Flat No.8, Rajayogini CHS Ltd., Plot No.89, Sedor 17, Koperkhairane, Navi Mumbai.
CD-2: Pravin Lalji Sharma, Residing at Flat No. 401, "B", Plot No.5D, Sanghvi Apartment, Resh-I, Phase, Sector 20, Airoli, Navi Mumbai, Thane-400 708.
CD-3: Vijay Prasad Katari, Residing at B/18, 2/4, Sector 1, Vashi, Navi Mumbai, Thane-400 703.
Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal II, Mumbai has drawn up the Recovery Certificate in Original Application No. 114 of 2013 for recovery of Rs. 31,45,317/- with interest and cost from the Certificate Debtors and a sum of Rs.77,16,435/- (As on 16.01.2026) is recoverable together with further interest and charges as per the Recovery Certificate / Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said decree.
And whereas a sum of Rs. 31,45,317/- along with present-tilt and further interest @ 14.5% p.a. from the date of filing of application till payment and/or realization from CDs.
Notice is hereby given that in absence of any order of postponement, the property shall be sold on 13.03.2026 between 02:00 PM to 03:00 P.M. (with auto extension clause in case of bid in last 5 minutes before closing. If required) by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website www.auctionindia.com of M/s. C-1 India Private Limited, having address at Udyog Vihar, phase 2, Gulf Petronchem Building No. 301, Gurgaon, Haryana 122015, India). Contact Person Mr. Bhavik Pandya (Mobile +91 886682937). Email address maharashtra@1india.com & gujarat@1india.com. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and complete KYC of the bidder(s) and complete KYC of the authorized person shall also be submitted along with the requisite documents and/or for participating in the open public e-auction.
For further details contact: Amit Kumar (Chief Manager) Mobile-9674911380.

The sale will be of the property of the C.D.s above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot of property.
The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.
The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

- The reserve price below which the property shall not be sold is Rs. 70,00,000/- (Rupees Seventy Lakhs only)
- The amount by which the bid is to be increased shall be Rs. 70,000/- (Rupees Seventy Thousand only). However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall