



SH/XII/2024

8th January, 2025

Corporate Relationship Department
BSE Limited
01st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
Scrip Code: 500040

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 05th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai-400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Clarification/Confirmation on news item appearing in "Media/Publication" including "Times of India" dated 8th January, 2025 at page nos. 1 & 5 in respect of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited) ('the Company')

This has reference to your mail dated 8th January, 2025 in respect of the above asking us to provide clarification / confirmation on the news item appearing in "Media / Publication".

Accordingly, we hereby provide you the details as under:-

- No negotiations have taken place as the aforesaid appeal was regarding conveyance of leasehold land bearing no.1546 Lower Parel Division, Mumbai.
- The judgement has been uploaded at the Supreme Court website yesterday at about 7.10 P.M. and accordingly a disclosure under Regulation 30 is proposed to be sent to the Stock Exchanges within the prescribed time of twenty-four hours.
- There is no immediate material impact, and the Company is seeking legal advice to take necessary next steps in the matter.

In this connection we are also enclosing herewith a clarification being issued to the press for your perusal.

This is for your information and record.

Thanking you,
Yours truly,
For Aditya Birla Real Estate Limited
(formerly Century Textiles and Industries Limited)

Atul K. Kedia
Jt. President (Legal) & Company Secretary
Encl: as above





Aditya Birla Real Estate clarification on Hon'ble Supreme Court order on Land bearing C.S. 1546

Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries limited, and referred to as CTIL below), entitled to Worli West Colony comprises C. S. No. 1546 leasehold land admeasuring 25543.68 sq mtrs (equivalent to 6.31 acres).

The land C. S. No. 1546 (Block A under the Scheme) had been leased by Improvement Trust Board (now M.C.G.M) to Century Textile Mills for housing workmen and as per the terms under the governing statute of Poorer Classes Accommodation Scheme. On the expiry of the 28 years period of lease the said land was to be in the ownership of CTIL, as CTIL had paid full cost of the scheme (including cost of land) and had constructed the Poorer Classes Accommodation at its cost. The said Poorer Classes Accommodation was till date being maintained by CTIL. Pursuant to the expiry of the lease, CTIL had been in undisturbed and uninterrupted possession of the said land and has been paying the property tax. MCGM however did not take any steps to formally convey the said land to CTIL as was required under the Terms of the scheme and Improvement Trust Acts. CTIL was ultimately compelled to file a writ Petition bearing No WP 295 of 2017 before the High Court of Bombay seeking a formal conveyance of the land in its favor. The Hon'ble High Court of Bombay had passed a judgment dated 14th March 2022 inter alia directing MCGM to execute a formal conveyance in favor of CTIL. MCGM filed an appeal in the Hon'ble Supreme Court against the said High Court Judgement and the Hon'ble Supreme Court has allowed the said Appeal.

Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) is seeking legal advice to take necessary next steps in the matter.

Aditya Birla Real Estate wishes to clarify that the said Land bearing C S No 1546 is separate and distinct from and not impacting Birla Niyaara project at Worli.
