



SH/XII/016/2026-27

17<sup>th</sup> April, 2026

Corporate Relationship Department

**BSE Limited**

1<sup>st</sup> Floor, Phiroze Jeejeebhoy Towers

Dalal Street, Fort,

Mumbai-400 001

**Scrip Code: 500040/974877/975457/  
975967/975968**

Listing Department

**National Stock Exchange of India Limited**

"Exchange Plaza" 5<sup>th</sup> floor,

Bandra-Kurla Complex

Bandra (East), Mumbai-400 051.

**Scrip Code: ABREL**

Dear Sir/ Madam,

**Sub: Reply by Aditya Birla Real Estate Limited (the Company) in respect to clarification sought by BSE and NSE regarding media report titled "Birla Estates enters JV with M S Ramaiah Realty, targets Rs 3000 cr revenue" in the Economic Times e-paper dated 16th April, 2026.**

**Ref: Regulation 30 and 51 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')**

In reference to the clarification sought for the captioned subject, this is to inform you pursuant to Listing Regulations that the media report titled "Birla Estates enters JV with M S Ramaiah Realty, targets Rs 3000 cr revenue" reported in Economic Times (ET) e-paper dated 16th April, 2026 is an old news published again by the ET. However, the Company had already submitted the disclosure regarding the same in March 2022. A copy of intimation dated 25th March, 2022 regarding this press release was submitted to stock exchanges, is enclosed herewith the contents of which are self-explanatory.

Further, an intimation dated 14th April, 2026 regarding press release titled "Birla Estates records robust bookings of Rs.650 crores at Birla Trimaya phase 4 in Bengaluru" has been submitted to stock exchanges as a continuous disclosure in relation to the above, a copy of which is also enclosed herewith, the contents of which are self-explanatory.

Hope, this satisfies the clarification sought by you.

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 Limited

(Formerly known as Century Textiles and Industries Limited)

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**CENTURY**  
**Textiles and Industries**  
**Limited**

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CIN-L17120MH1897PLC000163

OUR REF. :

SH/XII/2021

25<sup>th</sup> March, 2022

Corporate Relationship Department  
**BSE Limited**  
1<sup>st</sup> Floor, Phiroze Jeejebhoy Towers  
Dalal Street, Fort,  
Mumbai-400 001  
**Scrip Code: 500040**

Listing Department  
**National Stock Exchange of India Limited**  
"Exchange Plaza" 5<sup>th</sup> floor,  
Bandra-Kurla Complex  
Bandra (East), Mumbai-400 051.  
**Scrip Code: CENTURYTEX**

Dear Sir/ Madam,

**Sub: Press release of Birla Estates Private Limited, a wholly-owned subsidiary of Century Textiles and Industries Limited**

**Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')**

Pursuant to Regulation 30 of Listing Regulations, please find attached herewith a copy of the Press Release the contents of which are self-explanatory.

This is for information of the investors and for your records.

Thanking you,

Yours truly

For **CENTURY TEXTILES AND INDUSTRIES LIMITED**



**ATUL K. KEDIA**  
**Company Secretary**

Encl: as above





## **Birla Estates inks pact for 52-acre land parcel in North Bangalore**

**Bangalore, 24<sup>th</sup> March 2022:** Birla Estates Pvt Ltd, the real estate arm of Century Textiles and Industries Limited (CTIL), has entered into an agreement to jointly develop a prime 52-acre land parcel in North Bangalore with M S Ramaiah Realty LLP.

The project has a revenue potential of Rs 3000 Cr and development potential 4.0 Mn sq. ft. and will comprise both high and low-rise residential developments, along with retail and commercial elements. It will be an integrated mini township project with large green spaces, lifestyle amenities and curated homes.

**Mr. KT Jithendran, CEO, Birla Estates said,** *"We are pleased to announce our partnership with M S Ramaiah Realty LLP to jointly develop a premium integrated township in North Bangalore that will provide a comprehensive and established ecosystem of high-quality homes. The location offers a lucrative real estate market opportunity for employment, excellent connectivity and variety of housing amenities across various segments. Bengaluru is a focus market for Birla Estates and we are happy to be announcing our 3<sup>rd</sup> project in a short span of time.*

**Mr. M. R. Seetharam, Designated Partner, M S Ramaiah Realty added,** *"It has been a great privilege for M S Ramaiah Realty to partner with renowned brand like Birla Estates for a high-end residential township. We, along with Birla Estates will deliver world class living space."*

The property is situated in North Bangalore, which is the fastest growing corridor and is in close proximity to Kempegowda International Airport. The property is at a distance of 2 kilometers from the proposed Airport Metro Station and would provide seamless connectivity into the city.

Currently, Birla Estates has two projects in Bangalore, Birla Alokya at Whitefield, a villament project offering villa like luxury with the vibrancy of apartment neighborhoods and Birla Tisya, a luxury residential project in Rajajinagar.

### **About Birla Estates:**

Birla Estates Private Limited is the real estate arm of Century Textiles and Industries Limited (CTIL). The focus of Birla Estates is leveraging the trust it enjoys, to make a difference in the sector and add value to the consumer through development of premium/higher mid-income residential housing. In the long term, the company is focused on developing world class residential, commercial and mixed-use properties and to be amongst the top real estate companies in India. Birla Estates will use a capital efficient, asset light model to source Joint Venture, ideally in Mumbai, MMR, Pune, Bengaluru and NCR – which account for around 70% of the pan India residential market – and develop the brand. The company's focus on efficiency in design, customer centricity, sustainability and execution excellence will differentiate its offerings from those of its competitors. The company is headquartered at Mumbai and currently has regional offices in NCR and Bengaluru. The business has a well- established commercial portfolio with 2 grade-A commercial buildings located in Worli, Mumbai with ~6 lakh square feet of leasable area. Birla Estates is working on developing the valuable land portfolio owned by CTIL. These parcels are located in prominent micro-markets of Mumbai – Worli / Prabhadevi / Kalyan, Pune – Talegaon & Bengaluru.



SH/XII/011/2026-27

14<sup>th</sup> April, 2026

Corporate Relationship Department  
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Bandra (East), Mumbai-400 051.

**Scrip Code: ABREL**

Dear Sir/ Madam,

**Sub: Press release of Birla Estates Private Limited, a wholly owned subsidiary of Aditya Birla Real Estate Limited (the Company)**

**Ref: Regulation 30 and 51 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')**

Please find attached herewith a copy of Press Release of Birla Estates Private Limited, a wholly-owned subsidiary of the Company, the contents of which are self-explanatory.

This is for information for the investors and for your records.

Thanking you,

Yours truly,

**For Aditya Birla Real Estate Limited**  
(Formerly Century Textiles and Industries Limited)

ATULKUMAR  
R  
MOHANLAL  
KEDIA  
Digitally signed by  
ATULKUMAR  
MOHANLAL KEDIA  
Date: 2026.04.14  
11:17:57 +05'30'

**Atul K. Kedia**  
**Jt. President (Legal) & Company Secretary**

Encl: as above





## **Birla Estates records robust bookings of ₹650 crores at Birla Trimaya Phase 4 in Bengaluru**

Strong homebuyer response highlights demand for premium township living in North Bengaluru

**Bengaluru, April 14, 2026:** Birla Estates, a wholly owned subsidiary of Aditya Birla Real Estate Limited, has recorded a strong response to Phase 4 of Birla Trimaya, generating bookings of approximately ₹650 crores. This represents over 85% of the total booking value of the launched inventory for the phase, with around 460 units sold, reflecting sustained homebuyer interest in the development. With this, the cumulative booking value across all launched phases of Birla Trimaya stands at approximately ₹2,459 crores, underscoring consistent demand for the project.

Birla Trimaya is a premium offering within a thoughtfully planned integrated township, featuring lake-facing 1 to 4 BHK residences designed to balance modern living with expansive green surroundings. Spread across a 52-acre development in Devanahalli, North Bengaluru, the township emphasises open spaces, landscaped environments, and community-centric amenities, with over 70% dedicated to open areas.

Devanahalli continues to emerge as one of Bengaluru's fastest-growing residential corridors, driven by its proximity to Kempegowda International Airport. Strong connectivity via NH-44, Hebbal, and the Outer Ring Road, along with ongoing infrastructure upgrades and expansion of IT and employment hubs in North Bengaluru, is steadily driving residential demand beyond the city's traditional core. This has further reinforced the appeal of well-planned premium developments in the region.

Commenting on the strong response from customers, **Mr. KT Jithendran, MD & CEO Birla Estates** said, *"The robust response to Birla Trimaya Phase 4 reflects the increasing maturity of homebuyer demand in North Bengaluru, with buyers prioritising well-planned developments that offer both quality of life and long-term value. The consistent traction across phases indicates a clear shift towards organised, integrated communities in emerging corridors."*

Birla Trimaya has consistently witnessed strong buyer traction across its previous launches. Phase I was completely sold out within 36 hours, clocking bookings of approximately ₹500 crores. Phase II achieved nearly ₹600 crores in bookings within 24 hours, while Phase III recorded around ₹500 crores in bookings within the first 24 hours of launch. This continued momentum underscores robust demand for the project and growing consumer confidence in the brand.

Birla Estates continues to strengthen its presence in Bengaluru through a growing portfolio of premium residential developments across key micro-markets such as Whitefield, Rajajinagar, Devanahalli, Rajarajeshwari Nagar, and Sarjapur.

**About Birla Estates** - Birla Estates Private Limited, is a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited). In a short span of time Birla Estates has established itself as a brand of choice in the real estate industry. Birla Estates develops premium residential housing in key markets. The company is developing land parcels both through outright purchases as well as asset light Joint Ventures apart from developing its own land parcels. In the long term, the company is focused on developing world class residential, commercial and mixed use properties and aims to be amongst the top real estate companies in India. The company's focus is on differentiating through sustainability, execution excellence, customer centricity and thoughtful design. The company is headquartered at Mumbai and currently has regional offices in NCR, Bengaluru and Pune and also has a well-established commercial portfolio with 2 grade-A commercial buildings located in Worli, Mumbai with ~6 lakh square feet of leasable area.

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