



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: Disclosure w.r.t. pending litigation of Aditya Birla Real Estate Limited (the Company')

Reg: Regulation 30 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and SEBI Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 ('SEBI Circular')

Pursuant to Regulation 30 of Listing Regulations read with SEBI circular the relevant details in respect of the above are provided in the Annexure A.

Further, please also find attached 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





Annexure A

The details/disclosure as required under Regulation 30 of the SEBI Listing Regulations read with Schedule III thereto and SEBI circular, are provided below:

Sr. No.	Particulars	Details / Disclosure
8.1	At the time of becoming the party	Existing litigation
a.	Brief details of litigation viz. name(s) of the opposing party, court/tribunal/agency where litigation is filed, brief details of dispute/litigation:	The Municipal Corporation of Greater Mumbai & Others Appellants Century Textiles and Industries Limited (now Aditya Birla Real Estate Limited)..... Respondents As regards to brief details please refer to clarification being issued to the press as attached
b.	Expected financial implications, if any, due to compensation, penalty etc.	There is no immediate material financial impact.
c.	Quantum of claims if any.	Not applicable
8.2	Regularly till the litigation is concluded or dispute is resolved:	
a.	The details of any change in the status and / or any development in relation to such proceedings	The Hon'ble Supreme Court has allowed the appeal filed by the Municipal Corporation of Greater Mumbai and Others and the impugned judgement of the High Court dated 14 th March, 2022 has been set aside and accordingly the Writ petition filed by the Company is dismissed.
b.	In the case of litigation against Key management personnel or its promoter or ultimate person in control, regularly provide details of any change in the status and / or any development in relation to such proceedings	Not Applicable
c.	In the event of settlement, compensation / penalty paid (in any) and impact of such settlement on the financial position of the Listed entity	Not Applicable





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.
