



SH/XII/2024

21<sup>st</sup> January, 2025

Corporate Relationship Department  
**BSE Limited**  
1<sup>st</sup> Floor, Phiroze Jeejeebhoy Towers  
Dalal Street, Fort,  
Mumbai-400 001

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: 500040/973812/974571, Scrip Code: ABREL**  
**974877/975457/975967/9**  
**75968**

Dear Sir/ Madam,

**Sub: Integrated Filing (Financial) for the quarter and nine-month period ended December 31, 2024**

Pursuant to SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024, read with BSE Circular No. 20250102-4 and NSE Circular No. NSE/CML/2025/02 dated January 2, 2025, we are submitting herewith the Integrated Filing (Financial) for the quarter and nine-month period ended December 31, 2024.

The above information is also available on the website of the Company [www.adityabirlarealestate.com](http://www.adityabirlarealestate.com).

This is for your information and records.

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

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**Review Report to  
The Board of Directors  
Aditya Birla Real Estate Limited  
(Formerly known as Century Textiles and Industries Limited)**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Aditya Birla Real Estate Limited formerly known as Century Textiles and Industries Limited (the "Company") which includes financial results of CTIL Employee Welfare Trust (the "Trust") for the quarter ended December 31, 2024 and year to date from April 01, 2024 to December 31, 2024 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For S R B C & CO LLP**  
Chartered Accountants  
ICAI Firm registration number: 324982E/E300003

  
per **Ravi Bansal**  
Partner  
Membership No.: 049365



UDIN: 25049365BMOAVD7126  
Mumbai  
January 21, 2025



**ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)**  
**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2024**  
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980  
Website : www.adityabirlarealestate.com Email : ctil.ho@adityabirla.com

**A. FINANCIAL RESULTS**

Particulars	(Rs. in Crores)					
	Quarter Ended			Nine Month Ended		Year Ended
	31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023 (Unaudited)	31.12.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2024 (Audited)
<b>CONTINUING OPERATIONS</b>						
<b>1 Income from Operations</b>						
(a) Sales	820.79	916.39	933.03	2,588.98	2,672.84	3,638.78
(b) Other operating income (Refer Note 3)	10.48	7.06	86.41	39.46	104.00	240.60
<b>2 Other Income (Refer Note 4)</b>	47.59	40.55	40.09	123.55	103.20	131.36
<b>3 Total Income (1 + 2)</b>	<b>878.86</b>	<b>964.00</b>	<b>1,059.53</b>	<b>2,751.99</b>	<b>2,880.04</b>	<b>4,010.74</b>
<b>4 Expenses</b>						
(a) Cost of materials consumed	485.63	534.11	557.57	1,565.30	1,547.09	2,121.04
(b) Purchases of stock-in-trade	4.01	3.48	2.02	9.99	6.16	7.49
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	19.76	49.37	(22.25)	55.10	(17.33)	(1.74)
(d) Employee benefits expense	62.15	57.01	51.87	170.16	150.50	202.48
(e) Finance cost	41.91	39.55	18.45	104.35	76.90	96.42
(f) Depreciation and amortisation expenses	53.41	53.11	50.79	159.28	149.12	201.34
(g) Other expenditures						
- Stores and spare parts consumed	16.31	20.03	13.33	52.34	42.39	57.33
- Power, fuel and water	94.48	106.70	108.90	309.35	331.35	446.43
- Freight, forwarding, etc.	4.92	5.44	21.81	14.60	60.81	73.07
- Others	71.78	57.37	53.19	186.17	143.18	221.93
<b>Total expenses (a to g)</b>	<b>854.36</b>	<b>926.17</b>	<b>855.68</b>	<b>2,626.64</b>	<b>2,490.17</b>	<b>3,425.79</b>
<b>5 Profit before tax from continuing operations (3 - 4)</b>	<b>24.50</b>	<b>37.83</b>	<b>203.85</b>	<b>125.35</b>	<b>389.87</b>	<b>584.95</b>
<b>6 Tax expenses of continuing operations</b>						
Current Tax	5.78	4.04	34.17	17.98	45.91	72.29
Deferred tax relating to earlier period	-	-	-	-	-	0.19
Deferred Tax	0.38	9.90	29.99	24.28	83.65	115.11
<b>7 Net Profit for the period from continuing operations (5 - 6)</b>	<b>18.34</b>	<b>23.89</b>	<b>139.69</b>	<b>83.09</b>	<b>260.31</b>	<b>397.36</b>
<b>8 DISCONTINUED OPERATIONS (Refer Note 2)</b>						
<b>9 Loss before tax from discontinued operations</b>	(8.34)	(14.76)	(37.85)	(39.39)	(99.04)	(164.71)
<b>10 Loss on measurement to net realisable value</b>	-	-	-	-	(64.40)	(214.00)
<b>11 Tax expenses of discontinued operations</b>	2.92	5.16	13.24	13.78	57.19	132.51
<b>12 Net Loss for the period from discontinued operations</b>	<b>(5.42)</b>	<b>(9.60)</b>	<b>(24.61)</b>	<b>(25.61)</b>	<b>(106.25)</b>	<b>(246.20)</b>
<b>13 Net Profit for the period (7 + 12)</b>	<b>12.92</b>	<b>14.29</b>	<b>115.08</b>	<b>57.48</b>	<b>154.06</b>	<b>151.16</b>
(a) Other comprehensive income - Continuing operations						
(i) Items that will not be reclassified to profit or loss	14.34	27.15	157.04	127.77	214.14	206.34
(ii) Income tax on above	(2.12)	12.76	(27.06)	(9.56)	(27.06)	(24.29)
(b) Other comprehensive income - discontinued operations						
(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	(1.26)
(ii) Income tax on above	-	-	-	-	-	0.44
<b>14 Total Other Comprehensive Income for the period</b>	<b>12.22</b>	<b>39.91</b>	<b>129.98</b>	<b>118.21</b>	<b>187.08</b>	<b>181.23</b>
<b>15 Total Comprehensive Income for the period (13 + 14)</b>	<b>25.14</b>	<b>54.20</b>	<b>245.06</b>	<b>175.69</b>	<b>341.14</b>	<b>332.39</b>
<b>16 Paid-up equity share capital</b> (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69	111.69	111.69
<b>17 Other Equity</b>						4,266.18
<b>Earnings Per Share in Rs. (not annualised)</b>						
Basic earnings per share - Continuing operations	1.64	2.14	12.62	7.47	23.53	35.94
Diluted earnings per share - Continuing operations	1.63	2.13	12.62	7.42	23.53	35.83
Basic earnings per share - Discontinued operations	(0.49)	(0.86)	(2.22)	(2.30)	(9.60)	(22.27)
Diluted earnings per share - Discontinued operations	(0.48)	(0.86)	(2.22)	(2.29)	(9.60)	(22.20)
Basic earnings per share - Continuing and discontinued operations	1.15	1.28	10.40	5.17	13.93	13.67
Diluted earnings per share - Continuing and discontinued operations	1.15	1.27	10.40	5.13	13.93	13.63

**SIGNED FOR IDENTIFICATION BY**  
  
**S R B C & CO LLP**  
**MUMBAI**

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 Unaudited Standalone Segment wise Revenue, Results and Segment Assets and Liabilities,  
 for the quarter and nine months ended 31st December, 2024

Particulars	(Rs. in Crores)					
	Quarter Ended			Nine Month Ended		Year Ended
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Segment Revenue (Sales)</b>						
( a ) Pulp and Paper	741.86	854.17	881.17	2,382.50	2,516.25	3,375.32
( b ) Real Estate	60.56	49.45	36.86	160.31	114.86	207.02
( c ) Others	18.51	12.92	15.18	46.60	42.21	57.06
<b>Total</b>	<b>820.93</b>	<b>916.54</b>	<b>933.21</b>	<b>2,589.41</b>	<b>2,673.32</b>	<b>3,639.40</b>
Less: Inter Segment Revenue	0.14	0.15	0.18	0.43	0.48	0.62
<b>Sales from continuing operations</b>	<b>820.79</b>	<b>916.39</b>	<b>933.03</b>	<b>2,588.98</b>	<b>2,672.84</b>	<b>3,638.78</b>
Add: Sales from discontinued operations						
( d ) Textiles (Refer Note 2)	2.69	19.05	197.07	40.09	650.79	785.80
<b>Total sales</b> (Continuing and discontinued operations)	<b>823.48</b>	<b>935.44</b>	<b>1,130.10</b>	<b>2,629.07</b>	<b>3,323.63</b>	<b>4,424.58</b>
<b>2 Segment Results</b>						
Profit / (Loss) after depreciation but before finance costs and exceptional items						
( a ) Pulp and Paper	(7.01)	23.82	95.50	46.52	249.48	279.77
( b ) Real Estate (Refer Note 3)	34.74	24.31	90.53	90.80	128.15	295.06
( c ) Others	9.88	7.96	9.44	27.62	29.51	35.74
<b>Sub - Total</b>	<b>37.61</b>	<b>56.09</b>	<b>195.47</b>	<b>164.94</b>	<b>407.14</b>	<b>610.57</b>
( Add ) / Less :						
i. Finance Costs (continuing operations)	41.91	39.55	18.45	104.35	76.90	96.42
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	(28.80)	(21.29)	(26.83)	(64.76)	(59.63)	(70.80)
<b>Profit Before Tax (continuing operations)</b>	<b>24.50</b>	<b>37.83</b>	<b>203.85</b>	<b>125.35</b>	<b>389.87</b>	<b>584.95</b>
(Loss) from discontinued operations (Net of finance cost)						
( d ) Textiles (Refer Note 2)	(8.34)	(14.76)	(37.85)	(39.39)	(163.44)	(378.71)
<b>Total Profit Before Tax</b> (Continuing and discontinued operations)	<b>16.16</b>	<b>23.07</b>	<b>166.00</b>	<b>85.96</b>	<b>226.43</b>	<b>206.24</b>
<b>3 Segment Assets</b>						
( a ) Pulp and Paper	3,043.05	3,094.30	2,984.63	3,043.05	2,984.63	2,995.90
( b ) Real Estate	4,905.22	4,650.15	2,723.98	4,905.22	2,723.98	2,951.92
( c ) Others	213.01	218.32	230.34	213.01	230.34	224.44
<b>Total</b>	<b>8,161.28</b>	<b>7,962.77</b>	<b>5,938.95</b>	<b>8,161.28</b>	<b>5,938.95</b>	<b>6,172.26</b>
( d ) Textiles - discontinued operations (Refer Note 2)	167.58	226.40	611.35	167.58	611.35	275.03
( e ) Unallocable Assets	3,251.67	3,218.23	1,814.11	3,251.67	1,814.11	2,048.20
<b>Total Assets</b>	<b>11,580.53</b>	<b>11,407.40</b>	<b>8,364.41</b>	<b>11,580.53</b>	<b>8,364.41</b>	<b>8,495.49</b>
<b>4 Segment Liabilities</b>						
( a ) Pulp and Paper	391.82	433.14	512.10	391.82	512.10	469.73
( b ) Real Estate	1,905.32	1,771.43	1,000.89	1,905.32	1,000.89	1,250.63
( c ) Others	671.79	680.26	710.88	671.79	710.87	702.06
<b>Total</b>	<b>2,968.93</b>	<b>2,884.83</b>	<b>2,223.87</b>	<b>2,968.93</b>	<b>2,223.86</b>	<b>2,422.42</b>
( d ) Textiles - discontinued operations (Refer Note 2)	41.16	70.09	306.62	41.16	306.63	172.51
( e ) Unallocable Liabilities	4,056.50	3,967.42	1,450.88	4,056.50	1,450.88	1,522.69
<b>Total Liabilities</b>	<b>7,066.59</b>	<b>6,922.34</b>	<b>3,981.37</b>	<b>7,066.59</b>	<b>3,981.37</b>	<b>4,117.62</b>

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BY**  
  
**S R B C & CO LLP  
MUMBAI**



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Notes :

- 1 The above standalone unaudited financial results for the quarter and nine months ended December 31, 2024 have been reviewed and recommended for adoption by the Audit Committee to the Board of Directors and have been approved by the Board at its meeting held on January 21, 2025.
- 2 During the quarter ended June 30, 2023, the Company had initiated the process to restructure its operations at its Bharuch Textile Division business ('Division') which includes outsourcing some of the material from the third party instead of manufacturing it in the plant. Subsequently, during the quarter ended March 31, 2024, Board of Directors had approved the proposal for discontinuation of complete operations of the Division. Accordingly, results of the said Division is disclosed as discontinued operations in the financial results and results of quarter and nine months ended December 31, 2023 has been restated. As the operations are discontinued, during the previous year, the Company has assessed the recoverability of Property, plant and equipment and other assets of the said Division and recognized a provision aggregating to Rs. 214.00 Crores as Loss on measurement to net realizable value.
- 3 Other operating income includes gain on sale of Transferable Development Rights (TDR) for quarter ended December 31, 2024 Nil & nine month ended December 31, 2024 Rs. 12.35 crores, for year ended March 31, 2024 Rs. 201.68 crores and for quarter & nine month ended December 31, 2023 Rs. 78.13 crores.
- 4 Other income includes interest on Income Tax refund pertaining to earlier years for the quarter ended December 31, 2024 Nil & nine month ended December 31, 2024 Rs. 3.87 crores & for quarter and nine months ended December 31, 2023 Rs. 13.83 crores.
- 5 In view of discontinuation of its textile business operations and as per operating results reviewed by the chief operating decision makers, the management has accordingly revised its segment classification and disclosure. Revised segment classification is as under:
  - (a) "Pulp and Paper" include Pulp, Writing & Printing paper, Tissue paper and Multilayer packaging board
  - (b) "Real Estate" includes Residential projects, Leased properties and Investment properties of the Company.
  - (c) "Others" include Viscose Filament Yarn & Tyre Yarn (Rayon), Salt works and Chemicals.Accordingly the segment information of the comparative periods has also been restated.

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7 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and nine months ended 31st December, 2024 (Standalone)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion), Short Term Borrowing and Lease Liabilities]	0.85	0.80	0.28	0.85	0.28	0.31
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings, including lease liabilities for the period + Scheduled Principal repayment of long term borrowings, including lease liabilities during the period	1.32	1.61	7.68	1.83	2.88	1.58
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	1.38	1.57	7.31	1.80	3.95	4.65
(d)	Outstanding redeemable preference shares	-	-	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-	-	-
(g)	Net Worth (Rs in Crores)	4513.94	4485.06	4383.04	4513.94	4383.04	4377.87
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	12.92	14.29	115.08	57.48	154.06	151.16
(i)	Basic earnings per share - Continuing and discontinued operations	1.15	1.28	10.40	5.17	13.93	13.67
(j)	Diluted earnings per share - Continuing and discontinued operations	1.15	1.27	10.40	5.13	13.93	13.63
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.55	1.26	1.19	1.55	1.19	1.44
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	1.85	2.18	1.57	1.85	1.57	1.33
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.27%	0.01%	1.73%	0.29%	1.71%	6.42%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.45	0.58	0.60	0.45	0.60	0.53
(o)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings + Lease Liabilities) / Total Assets	0.33	0.32	0.15	0.33	0.15	0.16
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	6.45	6.46	7.03	20.24	20.35	29.35
(q)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory (excluding Real Estate inventory)	0.80	0.91	1.03	2.71	2.81	4.07
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	1.29%	2.35%	12.41%	2.54%	8.21%	9.25%
(s)	Net Profit Margin (%) (including discontinued operations) Net Profit / Revenue	1.55%	1.52%	9.43%	2.15%	4.48%	3.23%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	1.55%	1.52%	9.43%	2.15%	5.69%	6.54%
(u)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times) (Assets hypothecated for secured NCDs / Outstanding balance of secured NCDs)	2.29	5.17	7.19	2.29	7.19	7.88



Place : Mumbai  
Date : 21.01.2025

By Order of the Board  
For Aditya Birla Real Estate Limited  
(Formerly Century Textiles And Industries Limited)



(R. K. Dalmia)  
Managing Director  
DIN 00040951

The financial results of the Company would be available for perusal on the Company's website viz. [www.adityabirlarealestate.com](http://www.adityabirlarealestate.com) and also on websites of BSE Ltd. viz. [www.bseindia.com](http://www.bseindia.com) and National Stock Exchange of India Ltd. viz. [www.nseindia.com](http://www.nseindia.com)

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**Review Report to  
The Board of Directors  
Aditya Birla Real Estate Limited  
(Formerly known as Century Textiles and Industries Limited)**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Aditya Birla Real Estate Limited formerly known as Century Textiles and Industries Limited (the "Holding Company"), its subsidiaries and CTIL Employee Welfare Trust (the "Trust") (the Holding Company, its subsidiaries and its Trust together referred to as "the Group"), and its joint venture for the quarter ended December 31, 2024 and year to date from April 01, 2024 to December 31, 2024 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

**A. Subsidiary Companies**

- a) Birla Estates Private Limited
- b) Avarna Projects LLP (subsidiary of Birla Estates Private Limited)
- c) Birla Tisya LLP (subsidiary of Birla Estates Private Limited)
- d) Birla Arnaa LLP (subsidiary of Birla Estates Private Limited)
- e) Vypak Properties Private Limited (subsidiary of Birla Estates Private Limited)
- f) Ekamaya Properties Private Limited (subsidiary of Birla Estates Private Limited)
- g) Tarusa Properties Private Limited (subsidiary of Birla Estates Private Limited)
- h) Unnatam Properties Private Limited (subsidiary of Birla Estates Private Limited)





Aditya Birla Real Estate Limited  
(formerly known as Century Textiles and Industries Limited)

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- i) Isira Realcon Private Limited (formerly known as Adyasha Properties Private Limited) (subsidiary of Birla Estates Private Limited)
- j) Vibhavya Properties Private Limited (subsidiary of Birla Estates Private Limited)
- k) Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited) (subsidiary of Birla Estates Private Limited)
- l) CTIL Community Welfare Foundation

## **B. Joint Venture Operation**

- a) Birla Advanced Knits Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited financial information, in respect of:
  - 1 subsidiary, whose interim financial results include total assets of INR. 0.01 crore as at December 31, 2024, total revenues of INR NIL and INR NIL, total net (loss) after tax of INR 0.00 crore and INR. 0.00 crore, total comprehensive income of INR (0.00) crore and INR (0.00) crore, for the quarter ended December 31, 2024 and the period ended on that date respectively.

The unaudited interim financial results and other unaudited financial information of the this subsidiary have not been reviewed by their auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of this subsidiary, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 6 is not modified with respect to our reliance on the work done and the financial results/financial information certified by the Management.

**For S R B C & CO LLP**

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Ravi Bansal

Partner

Membership No.: 049365



UDIN: 25049365BMOAVC9012

Mumbai

January 21, 2025



**ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)**  
**UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2024**  
 CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980  
 Website : www.adityabirlarealestate.com Email : ctll.ho@adityabirla.com

Particulars	Quarter Ended			Nine Month Ended		(Rs. in Crores)
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	Year Ended
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>CONTINUING OPERATIONS</b>						
<b>1 Income from Operations</b>						
(a) Sales	946.21	1,120.50	982.04	3,206.38	2,721.85	4,263.96
(b) Other operating income (Refer Note 3)	10.49	7.06	88.21	27.12	105.80	249.58
<b>2 Other Income (Refer Note 4)</b>	4.62	10.52	25.65	33.49	42.66	56.47
<b>3 Total Income (1 + 2)</b>	<b>961.32</b>	<b>1,138.08</b>	<b>1,095.90</b>	<b>3,266.99</b>	<b>2,870.31</b>	<b>4,570.01</b>
<b>4 Expenses</b>						
(a) Cost of materials consumed	478.65	534.11	557.56	1,558.32	1,583.25	2,121.04
(b) Cost of land, construction and other related real estate development cost	120.36	147.44	36.17	473.82	-	508.91
(c) Purchases of stock-in-trade	4.01	3.48	2.02	9.99	6.16	7.49
(d) Changes in inventories of finished goods, work-in-progress and stock-in-trade	23.59	47.59	(22.25)	55.10	(17.33)	(10.14)
(e) Employee benefits expense	99.62	93.50	82.84	276.01	234.36	320.80
(f) Finance cost	9.64	16.97	7.68	38.81	23.94	35.51
(g) Depreciation and amortisation expenses	55.74	55.10	53.32	165.48	155.09	209.87
(h) Other expenditures						
- Stores and spare parts consumed	16.31	20.03	13.33	52.34	42.39	57.33
- Power, fuel and water	94.48	106.70	108.90	309.35	331.35	446.43
- Freight, forwarding, etc.	4.92	5.44	21.81	14.60	60.81	73.07
- Others	101.99	81.26	72.52	276.65	193.62	327.41
<b>Total expenses (a to h)</b>	<b>1,009.31</b>	<b>1,111.62</b>	<b>933.90</b>	<b>3,230.47</b>	<b>2,613.64</b>	<b>4,097.72</b>
<b>5 Profit / (Loss) before tax and share of profit of joint venture (3 - 4)</b>	<b>(47.99)</b>	<b>26.46</b>	<b>162.00</b>	<b>36.52</b>	<b>256.67</b>	<b>472.29</b>
6 Share of Profit / (Loss) of Joint Venture	-	-	(6.11)	(7.92)	(16.93)	(22.40)
<b>7 Profit / (Loss) before tax from continuing operations (5 + 6)</b>	<b>(47.99)</b>	<b>26.46</b>	<b>155.89</b>	<b>28.60</b>	<b>239.74</b>	<b>449.89</b>
<b>8 Tax expenses of continuing operations</b>						
Current Tax	15.74	35.53	34.17	67.78	45.91	117.45
Deferred tax relating to earlier period	-	-	-	-	-	0.19
Deferred Tax	(26.78)	(21.49)	19.21	(42.59)	48.94	27.39
<b>9 Net Profit / (Loss) for the period from continuing operations (7- 8)</b>	<b>(36.95)</b>	<b>12.42</b>	<b>102.51</b>	<b>3.41</b>	<b>144.89</b>	<b>304.86</b>
<b>DISCONTINUED OPERATIONS (Refer Note 2)</b>						
10 Loss before tax from discontinued operations	(8.34)	(14.76)	(34.70)	(39.39)	(96.91)	(162.07)
11 Loss on measurement to net realisable value	-	-	-	-	(64.40)	(214.00)
12 Tax expenses of discontinued operations	2.92	5.16	12.14	13.78	56.44	131.59
<b>13 Net Loss for the period from discontinued operations</b>	<b>(5.42)</b>	<b>(9.60)</b>	<b>(22.56)</b>	<b>(25.61)</b>	<b>(104.87)</b>	<b>(244.48)</b>
<b>14 Net Profit / (Loss) for the period (9+ 13)</b>	<b>(42.37)</b>	<b>2.82</b>	<b>79.95</b>	<b>(22.20)</b>	<b>40.02</b>	<b>60.38</b>
<b>15 (a) Other comprehensive income - Continuing operations</b>						
(i) Items that will not be reclassified to profit or loss	14.34	27.15	157.04	127.77	214.14	205.94
(ii) Income tax on above	(2.12)	12.76	(27.06)	(9.56)	(27.06)	(24.29)
<b>(a) Other comprehensive income - Discontinued operations</b>						
(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	(1.26)
(ii) Income tax on above	-	-	-	-	-	0.44
<b>Total Other Comprehensive Income / (Loss) for the period (a + b)</b>	<b>12.22</b>	<b>39.91</b>	<b>129.98</b>	<b>118.21</b>	<b>187.08</b>	<b>180.83</b>
<b>16 Total Comprehensive Income / (Loss) for the period (14 + 15)</b>	<b>(30.15)</b>	<b>42.73</b>	<b>209.93</b>	<b>96.01</b>	<b>227.10</b>	<b>241.21</b>
Profit for the period attributable to:						
Owners of the Company	(40.59)	2.58	83.30	(30.23)	46.98	50.53
Non-controlling Interest	(1.78)	0.24	(3.35)	8.03	(6.96)	9.85
Other comprehensive Income / (Loss) attributable to:						
Owners of the Company	12.22	39.91	129.98	118.21	187.08	180.83
Non-controlling Interest	-	-	-	-	-	-
Total comprehensive Income / (Loss) attributable to:						
Owners of the Company	(28.37)	42.49	213.28	87.98	234.06	231.36
Non-controlling Interest	(1.78)	0.24	(3.35)	8.03	(6.96)	9.85
<b>17 Paid-up equity share capital (Face Value : Rs. 10/- per share)</b>	<b>111.69</b>	<b>111.69</b>	<b>111.69</b>	<b>111.69</b>	<b>111.69</b>	<b>111.69</b>
<b>18 Other Equity</b>						<b>3,867.44</b>
<b>19 Earnings Per Share in Rs. (not annualised)</b>						
Basic earnings per share - Continuing operations	(3.15)	1.09	9.57	(0.42)	13.73	26.68
Diluted earnings per share - Continuing operations	(3.13)	1.09	9.57	(0.41)	13.73	26.60
Basic earnings per share - Discontinued operations	(0.49)	(0.86)	(2.04)	(2.30)	(9.48)	(22.11)
Diluted earnings per share - Discontinued operations	(0.48)	(0.86)	(2.04)	(2.29)	(9.48)	(22.04)
Basic earnings per share - Continuing and discontinued operations	(3.64)	0.23	7.53	(2.72)	4.25	4.57
Diluted earnings per share - Continuing and discontinued operations	(3.61)	0.23	7.53	(2.70)	4.25	4.56

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**MUMBAI**

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Regd. Office: Century Bhavan, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.  
Unaudited Consolidated Segment wise Revenue, Results and Segment Assets and Liabilities,  
for the quarter and nine months ended 31st December, 2024

Particulars	(Rs. in Crores)					
	Quarter Ended			Nine Month Ended		Year Ended
	31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023 (Unaudited)	31.12.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2024 (Audited)
<b>1 Segment Revenue (Sales)</b>						
( a ) Pulp and Paper	741.86	854.17	881.17	2,382.50	2,516.25	3,375.32
( b ) Real Estate	185.98	253.56	85.87	777.71	163.87	832.21
( c ) Others	18.51	12.92	15.17	46.60	42.21	57.05
<b>Total</b>	<b>946.35</b>	<b>1,120.65</b>	<b>982.21</b>	<b>3,206.81</b>	<b>2,722.33</b>	<b>4,264.58</b>
Less: Inter Segment Revenue	0.14	0.15	0.17	0.43	0.48	0.62
<b>Sales from continuing operations</b>	<b>946.21</b>	<b>1,120.50</b>	<b>982.04</b>	<b>3,206.38</b>	<b>2,721.85</b>	<b>4,263.96</b>
Add: Sales from discontinued operations						
( d ) Textiles (Refer Note 2)	2.69	19.05	197.08	40.09	650.99	786.00
<b>Total sales (Continuing and discontinued operations)</b>	<b>948.90</b>	<b>1,139.55</b>	<b>1,179.12</b>	<b>3,246.47</b>	<b>3,372.84</b>	<b>5,049.96</b>
<b>2 Segment Results</b>						
Profit / (Loss) after depreciation but before finance costs and exceptional items						
( a ) Pulp and Paper	(7.01)	23.82	95.50	46.52	249.48	279.77
( b ) Real Estate (Refer Note 3)	(27.26)	21.02	48.76	27.56	3.01	198.94
( c ) Others	9.88	7.96	9.44	27.62	29.50	35.74
<b>Sub - Total</b>	<b>(24.39)</b>	<b>52.80</b>	<b>153.70</b>	<b>101.70</b>	<b>281.99</b>	<b>514.45</b>
( Add ) / Less :						
i. Finance Costs (continuing operations)	9.64	16.97	7.68	38.81	23.94	35.51
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	13.96	9.37	(9.87)	34.29	18.31	29.05
<b>Profit / (Loss) Before Tax (continuing operations)</b>	<b>(47.99)</b>	<b>26.46</b>	<b>155.89</b>	<b>28.60</b>	<b>239.74</b>	<b>449.89</b>
(Loss) from discontinued operations (Net of finance cost)						
( d ) Textiles (Refer Note 2)	(8.34)	(14.76)	(34.70)	(39.39)	(161.31)	(376.07)
<b>Total Profit / (Loss) Before Tax (Continuing and discontinued operations)</b>	<b>(56.33)</b>	<b>11.70</b>	<b>121.19</b>	<b>(10.79)</b>	<b>78.43</b>	<b>73.82</b>
<b>3 Segment Assets</b>						
( a ) Pulp and Paper	3,043.05	3,094.30	2,984.61	3,043.05	2,984.61	2,995.90
( b ) Real Estate	9,453.66	8,781.55	5,757.31	9,453.66	5,757.31	5,628.07
( c ) Others	213.01	218.32	230.35	213.01	230.34	224.44
	12,709.72	12,094.17	8,972.27	12,709.72	8,972.26	8,848.41
( d ) Textiles - discontinued operations (Refer Note 2)	167.58	226.40	611.34	167.58	611.35	275.03
( e ) Unallocable Assets	1,465.45	1,618.11	1,134.59	1,465.45	1,134.59	1,386.72
<b>Total Assets</b>	<b>14,342.75</b>	<b>13,938.68</b>	<b>10,718.20</b>	<b>14,342.75</b>	<b>10,718.20</b>	<b>10,510.16</b>
<b>4 Segment Liabilities</b>						
( a ) Pulp and Paper	391.82	433.14	512.10	391.82	512.10	469.73
( b ) Real Estate	3,963.89	3,584.56	2,493.13	3,963.89	2,493.13	2,461.65
( c ) Others	671.79	680.26	710.88	671.79	710.87	702.06
	5,027.50	4,697.96	3,716.11	5,027.50	3,716.10	3,633.44
( d ) Textiles - discontinued operations (Refer Note 2)	41.16	70.09	306.69	41.16	306.70	172.53
( e ) Unallocable Liabilities	5,195.27	5,063.30	2,575.01	5,195.27	2,575.01	2,609.49
<b>Total Liabilities</b>	<b>10,263.93</b>	<b>9,831.35</b>	<b>6,597.81</b>	<b>10,263.93</b>	<b>6,597.81</b>	<b>6,415.46</b>

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Notes :

- 1 The above consolidated unaudited financial results for the quarter and nine months ended December 31, 2024 have been reviewed and recommended for adoption by the Audit Committee to the Board of Directors and have been approved by the Board at its meeting held on January 21, 2025.
- 2 During the quarter ended June 30, 2023, the Holding Company had initiated the process to restructure its operations at its Bharuch Textile Division business ('Division') which includes outsourcing some of the material from the third party instead of manufacturing it in the plant. Subsequently, during the quarter ended March 31, 2024, Board of Directors of the Holding Company had approved the proposal for discontinuation of complete operations of the Division. Accordingly, results of the said Division is disclosed as discontinued operations in the financial results and results of quarter and nine month ended December 31, 2023 has been restated. As the operations are discontinued, during the previous year, the Holding Company has assessed the recoverability of Property, plant and equipment and other assets of the said Division and recognized a provision aggregating to Rs. 214.00 Crores as Loss on measurement to net realizable value.
- 3 Other operating income includes gain on sale of Transferable Development Rights (TDR) for quarter ended December 31, 2024 Nil & nine month ended December 31, 2024 Rs. 12.35 crores, for year ended March 31, 2024 Rs. 201.68 crores and for quarter & nine month ended December 31, 2023 Rs. 78.13 crores.
- 4 Other income includes interest on Income Tax refund pertaining to earlier years for the quarter ended December 31, 2024 Nil & nine month ended December 31, 2024 Rs. 3.87 crores & for quarter and nine months ended December 31, 2023 Rs. 13.83 crores.
- 5 In view of discontinuation of its textile business operations and as per operating results reviewed by the chief operating decision makers, the management has accordingly revised its segment classification and disclosure. Revised segment classification is as under:
  - (a) "Pulp and Paper" include Pulp, Writing & Printing paper, Tissue paper and Multilayer packaging board
  - (b) "Real Estate" includes Residential projects, Leased properties and Investment properties of the Company.
  - (c) "Others" include Viscose Filament Yarn & Tyre Yarn (Rayon), Salt works and Chemicals.Accordingly the segment information of the comparative periods has also been restated.

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## 7 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the for the quarter and nine months ended 31st December, 2024 (Consolidated):

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion), Short Term Borrowing and Lease Liabilities]	1.23	1.16	0.58	1.23	0.58	0.61
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings, including lease liabilities for the period + Scheduled Principal repayment of long term borrowings, including lease liabilities during the period	0.29	2.99	10.71	2.86	1.42	1.12
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	-4.64	1.66	9.19	0.93	4.51	6.07
(d)	Outstanding redeemable preference shares	-	-	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-	-	-
(g)	Net Worth (Rs in Crores)	4,078.82	4,107.33	4,120.39	4,078.82	4,120.39	4,094.70
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	(42.37)	2.82	79.95	(22.20)	40.02	60.38
(i)	Basic earnings per share - Continuing and discontinued	(3.64)	0.23	7.53	(2.72)	4.25	4.57
(j)	Diluted earnings per share - Continuing and discontinued operations	(3.61)	0.23	7.53	(2.70)	4.25	4.56
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.80	1.59	1.44	1.80	1.44	1.72
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	1.00	0.97	0.95	1.00	0.95	0.94
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.25%	0.01%	0.01%	0.24%	0.01%	6.01%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.53	0.60	0.64	0.53	0.64	0.55
(o)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings + Lease Liabilities) / Total Assets	0.35	0.34	0.22	0.35	0.22	0.24
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	6.90	7.47	7.40	22.51	20.82	31.36
(q)	Inventory turnover (in times) Cost of goods sold / Average Inventory (excl. Real Estate inventory)	0.98	1.60	1.08	4.80	2.88	6.41
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	-5.32%	1.59%	9.16%	0.11%	4.55%	5.86%
(s)	Net Profit Margin (%) (including discontinued operations) Net Profit / Revenue	-4.41%	0.24%	6.29%	-0.68%	1.15%	1.13%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	-4.41%	0.24%	6.29%	-0.68%	2.34%	3.75%
(u)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times) (Assets hypothecated for secured NCDs / Outstanding balance of secured NCDs)	2.29	5.17	7.19	2.29	7.19	7.88

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**S R B C & CO LLP**  
MUMBAI

By Order of the Board  
For Aditya Birla Real Estate Limited  
(Formerly Century Textiles And Industries Limited)



**(R. K. Dalmia)**  
Managing Director  
DIN 00040951

Place : Mumbai  
Date : 21.01.2025

The financial results of the Company would be available for perusal on the Company's website viz. [www.adityabirlarealestate.com](http://www.adityabirlarealestate.com) and also on websites of BSE Ltd. viz. [www.bseindia.com](http://www.bseindia.com) and National Stock Exchange of India Ltd. viz. [www.nseindia.com](http://www.nseindia.com)



- B.** STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC. - Not Applicable
- C.** FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES - Not Applicable No Default
- D.** FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS (applicable only for half-yearly filings i.e., 2nd and 4th quarter) - Not Applicable
- E.** STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG-WITH ANNUAL AUDITED FINANCIAL RESULTS (Standalone and Consolidated separately) (applicable only for Annual Filing i.e., 4th quarter) - Not Applicable

