



**November 3, 2025**

**BSE Limited**  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai – 400 001

**National Stock Exchange of India Limited**  
Exchange Plaza, Bandra Kurla Complex  
Bandra (East)  
Mumbai – 400 051

**Scrip Code: 544008**

**SYMBOL: MAXESTATES**

**Sub.: Investor Presentation**

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, in continuation of our intimation dated October 30, 2025, for schedule of the Earnings Conference Call, please find enclosed the Investor Presentation. The same shall also be available on the website of the Company [www.maxestates.in](http://www.maxestates.in).

You are requested to take the aforesaid on record.

Thanking you,

Yours faithfully,

**For Max Estates Limited**

**Abhishek Mishra**  
**Company Secretary & Compliance Officer**

**Encl: a/a**

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**Max Estates Limited**

Corporate Office: Max Towers, L-20, C-001/A/1, Sector-16B, Noida-201301, Uttar Pradesh, India, | P: +91 120-4743222  
Regd. Office: Max House 1, Dr. Jha Marg, Okhla Phase 3, Opposite Okhla Railway Station, Okhla Industrial Estate, New Delhi -110020

Email : [secretarial@maxestates.in](mailto:secretarial@maxestates.in) | Website : [www.maxestates.in](http://www.maxestates.in) | CIN: L70200DL2016PLC438718

# Investor Presentation

An overview of Max Estates' journey

November 2025

# Key highlights



## 1. Residential Sales and CRE leasing

- Total GDV sold and project under implementation – Rs. 7,535 Cr
- Rs. 9,500 Cr launches planned in H2FY26
- Collection of Rs. 647 Cr in H1FY26 (efficiency 95%+)
- Max Square 100% leased out with 23% area leased to Adobe
- ~100% leasing across all CRE assets at 20-25% premium to micro-market

## 2. Execution

- Estate 128: 23-25<sup>th</sup> Floor slab completed. Completion on track as per timeline FY 28;
- Estate 128 Phase II: Raft foundation work completed
- Estate 360: Raft completed for all towers. Work in progress on Basement and Ground Floor level
- Max 65: Work in progress on B1, UG floor level in Tower AB and B2, B1 floor level in Tower CDEF.
- Max Square Two – Work in progress on B2 floor level in Tower A and B1, Upper Ground level in Tower B

## 3. Business Development

- Total GDV acquired and yet to be launched – Rs. 17,000 Cr
- GDV to be acquired to achieve Rs. 21,000 Cr in next 3 years – Rs. 4000 Cr
- Acquired Sector 105, Noida: 2.5mn SBUA | Rs. 711 Cr cost (deferred payment) | GDV: Rs. 3,000+ Cr | Annuity: Rs. 140+ Cr
- Acquired Delhi One, Noida: 2.5mn SBUA | Rs. 1,400 Cr capital commitment<sup>1</sup> | GDV: Rs. 2,000+ Cr | Annuity: Rs. 120+ Cr

## 4. Expands footprint in Gurugram

Secures development rights on a 7.25 acre land parcel in Sector 59, Golf Course Extension Road (one of the prime vector of Gurugram)

- Group housing development potential of ~1.3 mn sq. ft.
- Gross Development Value (GDV) potential of more than Rs. 3,000 Crore.
- The outlay associated towards the transaction is expected to be ~Rs. 534 Crore.

# Guidance vs actual

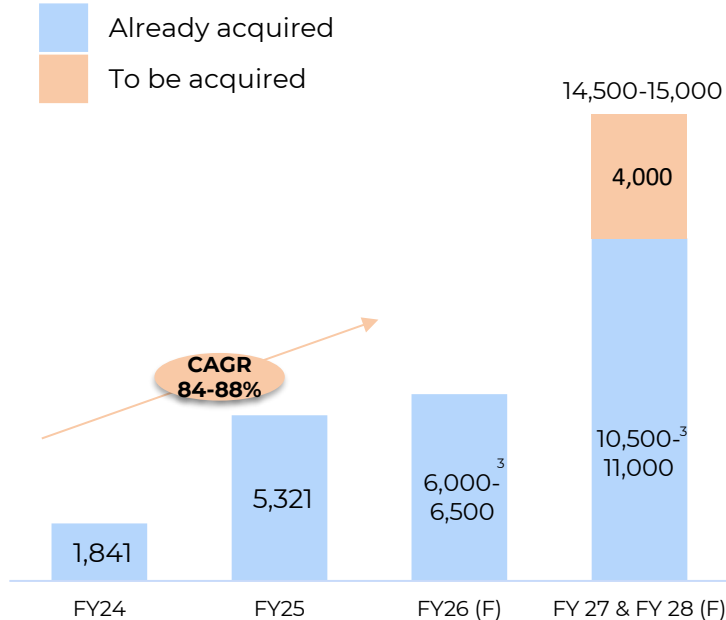


Particulars	FY 24 Guidance	FY 24 Actuals	Achievement over Guidance	FY 25 Guidance	FY 25 Actuals	Achievement over Guidance	FY 26 Guidance
Pre sales (Rs. Cr)	1,300	1,844	140%	4,000 Revised to 4,800-5,200	5,321	140%	6,000-6500
Launches (GDV Rs. Cr)	1,300	1,844	140%	4,000 Revised to 4,800-5,200	5,723	140%	9,500
Project addition (BD) – sqft	2mn	3.4mn	240%	Residential – 2mn Commercial– 1mn	Residential – 4mn Mixed use -5.0 mn	300%	Residential – 2mn Commercial– 1mn
Leasing	12-18 months	On track	On track	Max Square – 100% Max House-2– 100%	Max Square – 99% Max House-2– 100%	100%	100% across all operational assets
Net Debt to equity	<1	<1	On track	<1	Net debt zero	On track	<1
Project execution	Within budget and timelines	On track	On track	Within budget and timelines	Estate 128 – structure completed till 16 <sup>th</sup> Floor Estate 360 – sub-structure in progress CRE projects-- sub-structure in progress	On track	Within budget and timelines

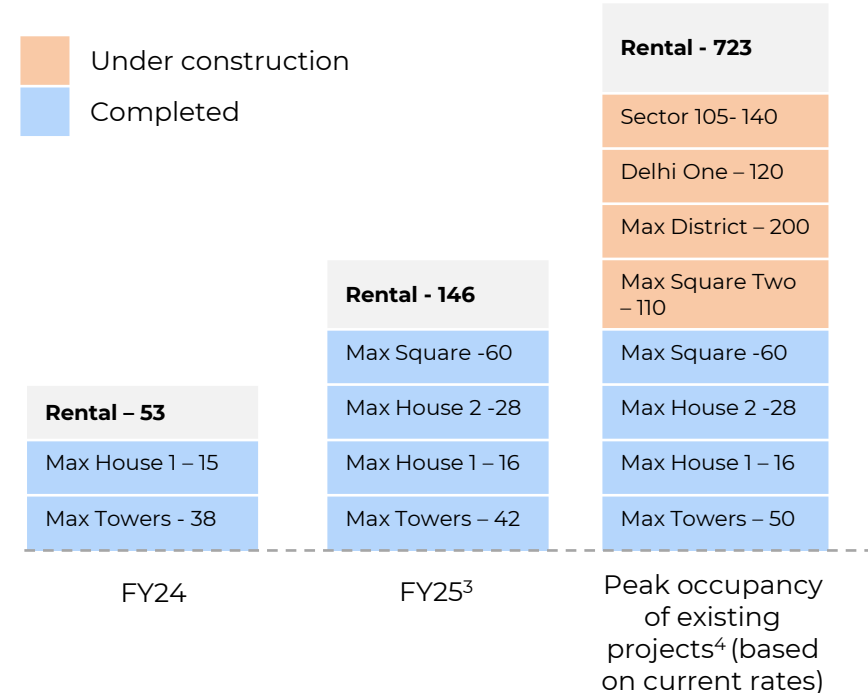


# Pre sales booking value and annuity rental income trajectory

## Residential – pre-sales / booking value (Rs. Cr)



## Commercial –annuity portfolio (100%<sup>2</sup>) (Rs. Cr)



1. Max Estates owns 51% of the beneficial interest and 49% is owned by New York Life Insurance   
 2. On March 2025 annualized basis   
 3. Sector 36A – ~Rs. 9000 Cr, Delhi One – ~Rs. 2,000 Cr, Sector 105 – ~Rs. 3,000 Cr and Sector- 59 - ~Rs.3,000 Cr   
 4. Projects will reach peak occupancy at different times, with under-construction ones doing so over the next 5+ years.

# Consolidated synopsis of residential pre-sales booking value and operating cash flow



## Status upto Sep 2025

Particulars	Mn Sqft	GDV Rs. Cr
<b>Launched</b>	<b>3.87</b>	<b>7,589</b>
Sold till Sep 25	3.85	7,535
Sold in YTD Sep 25	0.02	373

## Project wise details (Rs. Cr)

Particulars	Estate 128 (Phase I & II)	Estate 360
Area (Mn sqft)	1.40	2.40
Sold (Mn sqft)	1.40	2.39
Unsold (Mn sqft)	-	0.01
GDV sold	2,734	4,801
Collection	1,025	933
Margins	40-45%	20-25%
Possession	FY28 for Ph I and FY29 for Ph II	FY29

## Operating cash flow of launched projects (Rs. Cr)

Particulars	Total
<b>Estimated receipts from launched units</b>	<b>7,589</b>
- From sold units	7,535
- From unsold units	54
Collection to date from sold units	1,957
Remaining to be collected from sold units	5,578
<b>Remaining to be collected from sold and unsold units</b>	<b>5,632</b>
Estimated total cost of launched units	5,524
- Cost already incurred	1,654
- Estimated balance cost to be incurred	3,870
<b>Operating cash flow from launched units</b>	<b>1,761</b>



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# Max Estates' purpose is anchored on core values of Max Group and operating philosophy of Live Well and Work Well



## Our Purpose

Enhance quality of life through the spaces we create

## Our Values



**Sevabhav**



**Excellence**



**Credibility**

## Our Operating Philosophy – WorkWell and LiveWell



### **ENGINEERING EXCELLENCE**

*Design that is intentional, intuitive and inclusive.*



### **COMMUNITY BUILDING**

*Spaces that welcome, experiences that connect, and a culture of care that makes people belong.*



### **NATURE & BIOPHILIA**

*Design that brings nature into your life, through what you see, hear, breathe and feel.*



### **HEALTH & WELLNESS**

*Spaces and amenities rooted in movement, care and mindful nourishment.*



### **SUSTAINABILITY PRACTICES**

*A commitment to environmental harmony in how our spaces live, grow and sustain themselves.*

# Our Product- market segments : One region multiple asset class

## Residential Projects



## Live Well Experiences

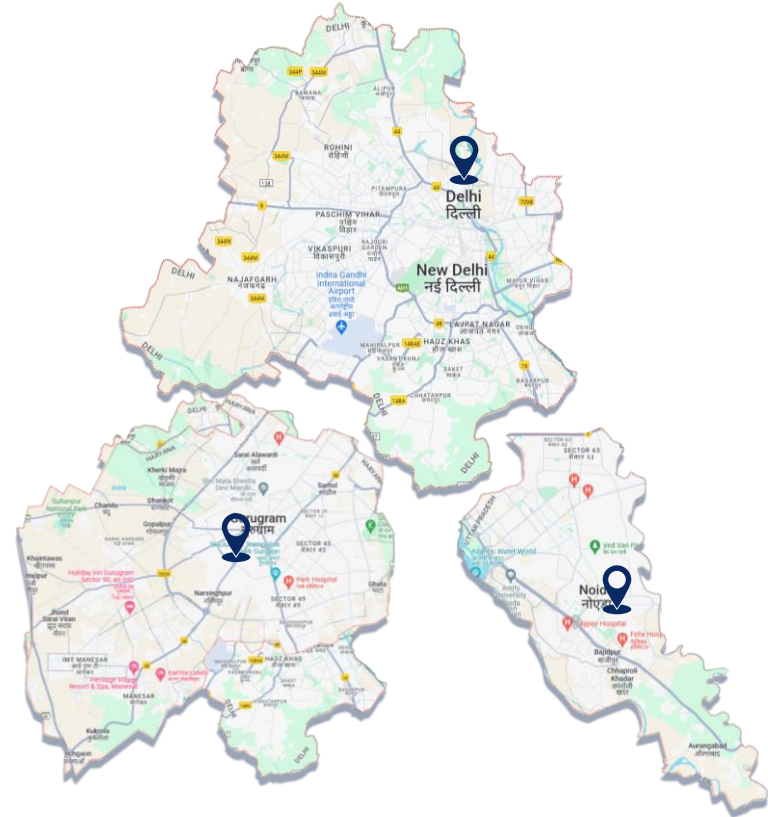
LiveWell envisions to enhance and enrich the quality of life of its occupiers by building a confluence of spaces that enables comfort, healthy living, and community experiences, while ensuring their well-being.

## Commercial Projects



## Work Well Experiences

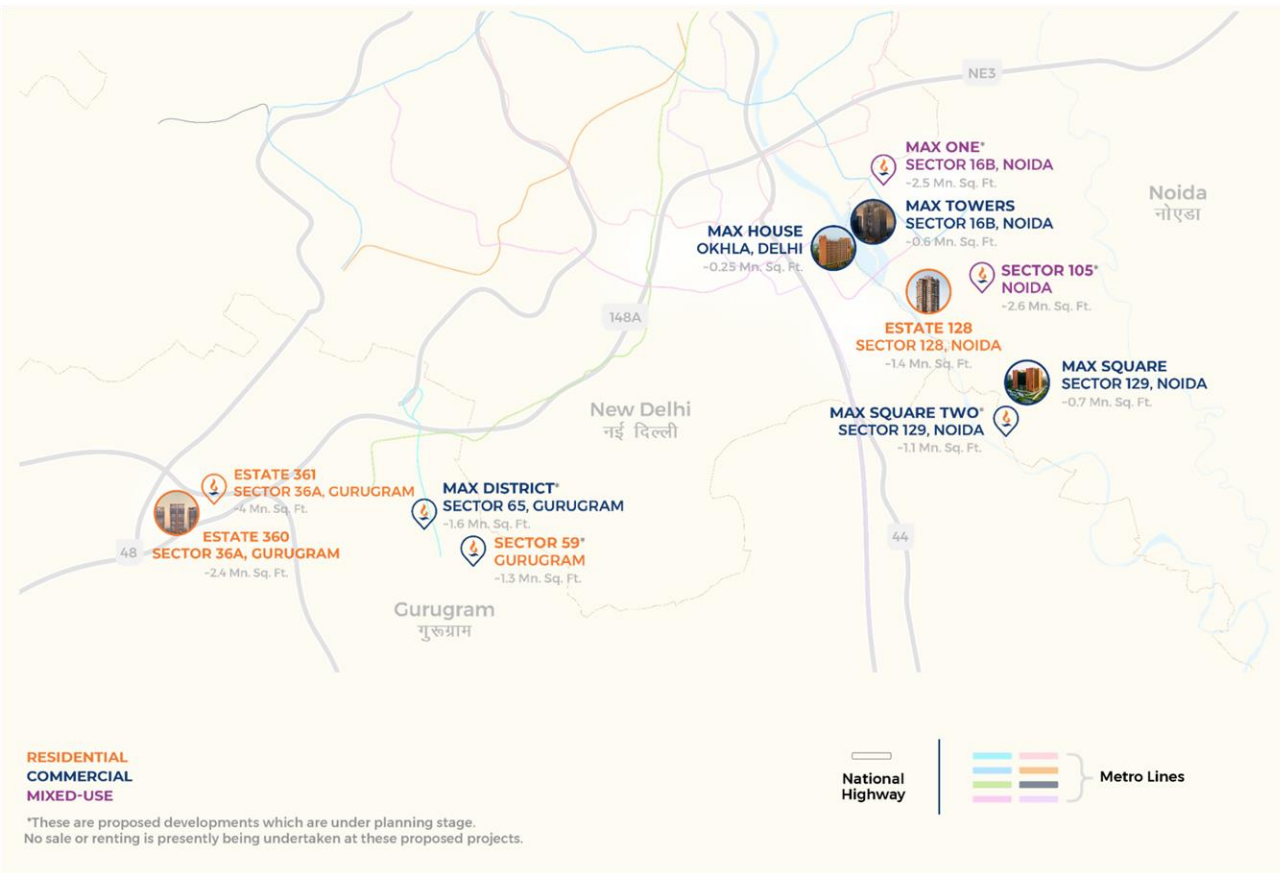
WorkWell stands for a lifestyle where all the physical amenities of a modern workspace come together with human centric design.



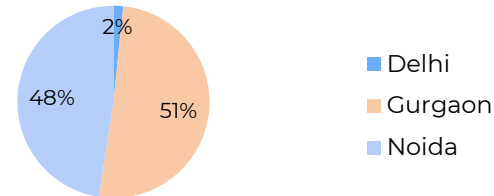
Key markets in National Capital Region



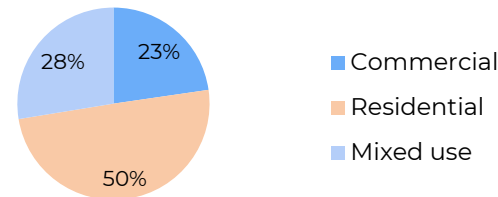
# An Overview Of Max Estates' Portfolio



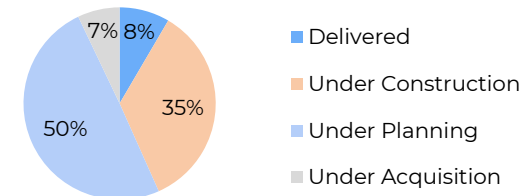
## Geographical Mix



## Asset Class Mix



## Development Status mix



**Well diversified Real Estate Portfolio of 18.5 Mn sq. ft. across Delhi-NCR**



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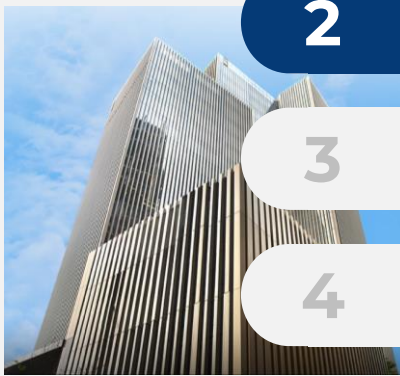
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Max Estates





# Commercial projects in operation



## Max Towers, Sector 16B, Noida

- Total leasable area 358,234 sqft
- Weighted average rental: ~Rs. 127 per sq. ft. per month
- WALE<sup>1</sup>: 3.9 years
- Occupancy: 100%
- Last Achieved Rent – Rs. 145 per sq. ft. per month
- Largest tenant: Cyril Amarchand Mangaldas (16% of space)
- Top 4 sectors - Professional Services (32%), Financial Services (14%), Technology (15%) and Managed Office Spaces (10%)

### Portfolio of tenants



## Max House – I, Okhla, Delhi

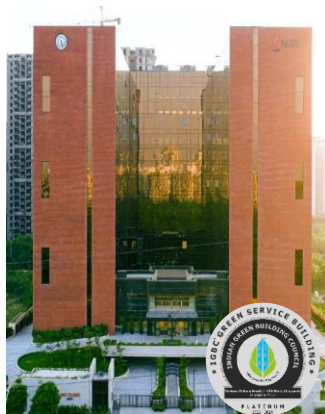
- Total leasable area 108,692 sqft
- Weighted average rental: ~Rs. 144 per sq. ft. per month
- WALE<sup>1</sup>: 5.1 years
- Occupancy: 100%
- Last Achieved Rent – Rs. 165 per sq. ft. per month
- Largest tenant: Target occupies 25% of space
- Top 3 sectors - Retail (27%), Manufacturing (25%) and Financial Service (18%)

### Portfolio of tenants



1. Weighted average lease expiry

# Commercial projects in operation



## Max Square, Sector 129, Noida

- Total leasable area 680,649 sqft
- Weighted average rental: ~Rs. 76 per sq. ft. per month
- WALE<sup>1</sup>: 5.6 years
- Occupancy: 100%
- Last Achieved Rent – Rs. 76 per sq. ft. per month
- Largest tenant: Adobe occupies 23% space
- Top 3 sectors in the tenant portfolio are Technology (32%), Financial (29%) and Media (19%)

### Portfolio of tenants



## Max House – II, Okhla, Delhi

- Total leasable area 150,641 sqft
- Weighted average rental: ~Rs. 160 per sq. ft. per month
- WALE<sup>1</sup>: 7.2 years
- Occupancy: 100%
- Last Achieved Rent – Rs. 175 per sq. ft. per month
- Largest tenant BBC-CNR occupies 23% of space
- Top 3 sectors in the tenant portfolio are Professional services (34%), Media(23%) and Flexible Workspace (18%)

### Portfolio of tenants



1. Weighted average lease expiry

# Commercial projects under Design and Development



## Max Square Two, Sector 129, Noida

**~4**

Acre land parcel

**~0.9**

Mn sq. ft. of office  
area

**~0.2**

Mn sq ft of retail  
potential

**110+**

Rs. Cr Annual  
Rental Potential

**Q1 FY25**

Construction  
started

**Q2 FY28**

Occupancy  
Certificate



## Max District, Sector 65, Gurugram

**7.35**

Acre land parcel

**~1.6**

Mn sq. ft. of  
leasable area

**~200+**

Rs. Crs Annual  
Rental Potential<sup>1</sup>

**Q2 FY25**

Construction  
Works started

**Q2 FY28**

Occupancy  
Certificate-Phase 1

**Q3 FY29**

Occupancy  
Certificate-Phase 2

Our commercial projects have a potential to generate annual rental income of ~Rs. 725 Cr (our share ~Rs. 350 Cr)

# Max Square Two: Construction update (Tower A)

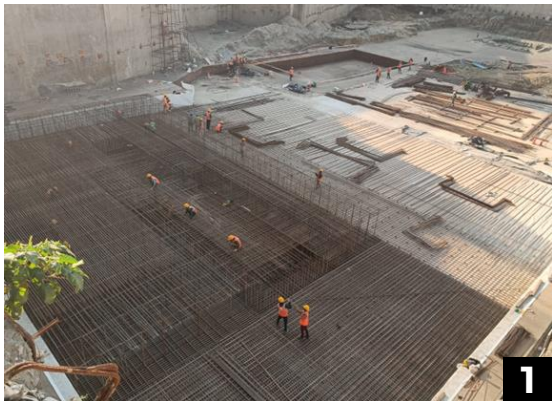


## Description (clockwise)

1. Q3 FY25: Excavation in progress
2. Q4 FY25: Excavation completed and Raft works initiated
3. Q1 FY26: Basement 3 works in progress
4. Q2 FY26: Basement 2, 1 works completed; Basement 1 works in progress



# Max Square Two: Construction update (Tower B)



## Description (clockwise)

1. Q3 FY25: Excavation completed, and Raft works initiated
2. Q4 FY25: Basement 3 works in progress
3. Q1 FY26: Basement 3, 2 works completed; Basement 1 works in progress
4. Q2 FY26: Upper Ground Works in progress

# Max District: Construction Update (Phase-1)



1



2



4



3

## Description (clockwise)

1. Q3 FY25: Excavation in progress
2. Q4 FY25: Excavation completed partially, and Raft Foundation works initiated
3. Q1 FY26: Basement 4, 3 works in progress  
Excavation in progress for a section;
4. Q2 FY26: Basement 4 completed and RCC works for Basement 3, 2, 1 in progress



# Max District: Construction Update (Phase-2)



1



2



4



3

## Description (clockwise)

1. Q3 FY25: Excavation completed, and Raft works in progress
2. Q4 FY25: Basement 3,4 works in progress
3. Q1 FY26: Basement 4 completed, RCC works for Basement 3, 2 in progress
4. Q2 FY26: Basement 4,3 completed, RCC works for Basement 1,2 in progress

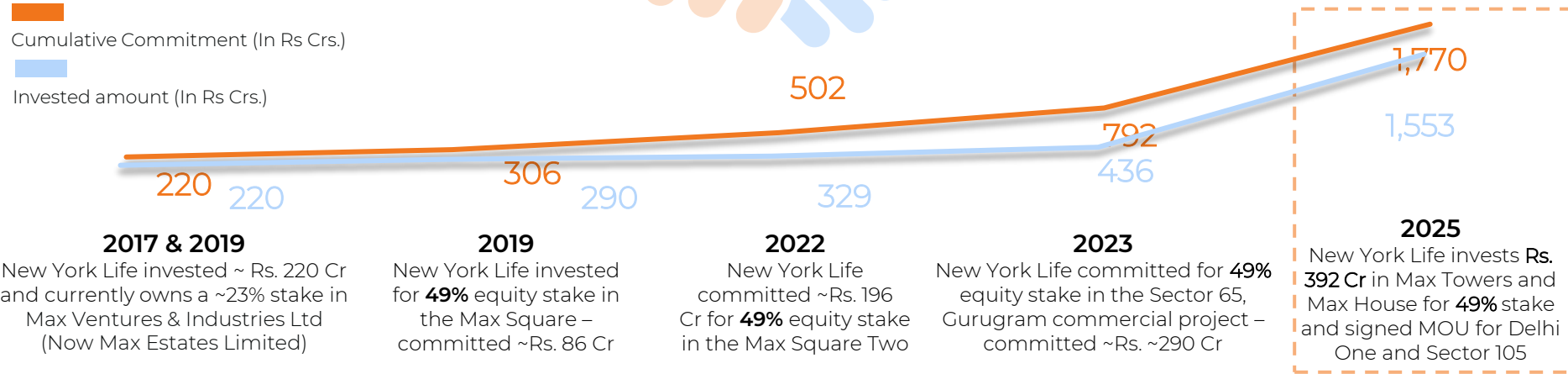
# New York Life – Our strategic partner in the commercial real estate business



Founded in 1845, New York Life is a Financial Services Company and the largest mutual life insurer in the U.S

Since 2001, partnered with Max group to form Max New York Life Insurance Company Limited with 26% ownership, which subsequently got sold to Mitsui Sumitomo Insurance in 2012.

Re-invested when Max started real estate journey



Max Estates is an exclusive real estate partner in India for New York Life. It has committed ~**Rs. 1,800 Cr.** till date across 7 rounds and will continue to evaluate co-investment opportunities with Max Estates



# Residential projects - launched



Representative image

## Estate 128, Sector 128, Noida (Phase 1 and Phase 2)

**10**

Acre land parcel

**~1.40**

Mn sq. ft. of  
saleable area

**268**

Total number of  
units

**~2,734**

Rs. Cr Booking  
Value Potential

**100%**

% Sold

**~1,025 (37%)**

Rs. Cr Total  
Collection (% of  
invoice raised)



Representative image

## Estate 360, Sector 36A, Gurugram

**11.80**

Acre land parcel

**~2.40**

Mn sq. ft. of  
saleable area

**864**

Total number of  
units

**4,800**

Rs. Cr Booking  
Value Potential

**100%**

% Sold

**933 (19%)**

Rs. Cr Total  
Collection (% of  
invoice raised)

Total GDV sold till date ~Rs. 7,535 Cr

# Construction update

## Estate 128, Noida



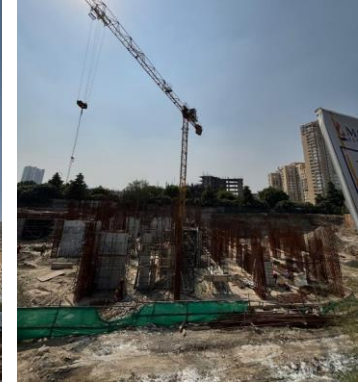
Tower 1 – As on 16th October 2025 – Twenty third floor slab is being casted.



Tower 2 – As on 16th October 2025 – Twenty fourth floor slab is being casted



Tower 3 – As on 16<sup>th</sup> October 2025 – Twenty fifth floor slab is being casted



Tower 4 – As on 16th October 2025 – Ground floor slab is being casted.

## Estate 360, Gurugram



Rafts of Tower 1 & 2 completed. Basement 2 slab in progress

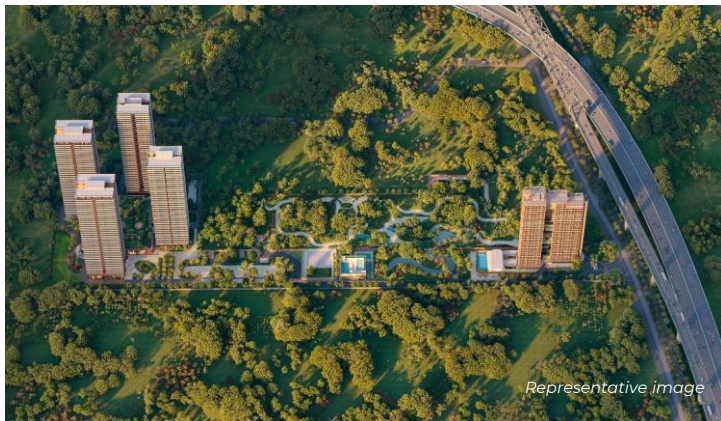


Basement 2 slab of Tower 3 & 5 completed. Basement 1 columns ongoing



Basement 1 slab of Tower 4 & 6 completed. Ground Floor slab in progress

# Residential Projects to be launched in FY26



## Estate 361 (Gurugram)

Development Potential	~4.0 mn. sq. ft.
Gross Development Value	Rs. 9,000 Cr +
Status	Under design

Expanding our footprint in Gurugram, Estate 361 is an upcoming LiveWell development located in Sector 36A along the Dwarka Expressway. Spread across ~18-acres with a development potential of ~4 mn sq. ft., Estate 361 is being thoughtfully envisioned around our LiveWell philosophy with the vision of bringing real wellbeing to real estate. Central to the design is a lush, 2-acre forest that will anchor the offering and foster holistic wellness for its community.

## New Opportunity (Sector 59, Gurugram)

Development Potential	~1.3 mn. sq. ft.
Gross Development Value	Rs. 3,000 Cr +
Status	Under design

Continued our expansion in Gurugram's luxury residential market, by securing development rights on prime land parcel measuring 7.25 acre strategically located in Sector 59, Gurugram, on the Golf Course Extension Road, with group housing development potential of ~1.3 mn sq. ft. and Gross Development Value (GDV) potential of more than INR 3,000 Crore. This significant milestone in Max Estates' journey of building NCR's most trusted luxury real estate brand with unwavering commitment to curate 'LiveWell' experiences across key development vectors in Delhi NCR



# Mixed Use Projects to be launched in FY26



Representative image

## Max One (Sector 16B, Noida)

Development Potential	~2.5 mn. sq. ft. ~1.2 mn sqft (unsold)
Gross Development Value	New Sales – Rs. 1,500 Cr+ Receivables – Rs. 500 Cr Rentals – Rs. 120 Cr+

Status

Under design

Spanning ~2.5 mn sq. ft. across a ~10-acre land parcel, Max One will bring to life our vision of an integrated campus. A downtown experience that will host ultra-luxury residences, premium office spaces, curated high street retail and exclusive club facilities, thoughtfully blending our philosophy of LiveWell, WorkWell, and PlayWell. Situated at the edge of South Delhi and directly connected via the Delhi-Noida-Direct (DND) Flyway, the development is just steps from key metro stations, benefitting from unparalleled connectivity across Delhi NCR.



Representative image

## New Acquisition (Sector 105, Noida)

Development Potential	~2.6 mn. sq. ft. Mixed use
Gross Development Value	Sales – Rs. 3,000 Cr+ Rentals – Rs. 140 Cr+

Status

Under design

Located in Sector 105, Noida, our upcoming mixed-use development spans ~10 acres with a development potential of 2.6 mn sq. ft., comprising 60% commercial and 40% residential space. With three open sides and a striking 75-meter frontage along the Noida-Greater Noida Expressway, the site enjoys excellent visibility and connectivity. Situated within a thriving residential and commercial micro-market, the offering will reflect our LiveWell and WorkWell philosophies, seamlessly integrating fitness, sports, and an active lifestyle into a thoughtfully curated urban experience.

# Project wise summary



S.No.	Project name	Location	Type	Area (Mn sqft)	Peak rental / GDV (Rs. Cr)	Status	Completion timeline	Max Estates Economic interest
1	Max Towers	Sector 16B, Noida	Comm	0.3	50	Operational	NA	51%
2	Max House Ph1	Okhla, Delhi	Comm	0.1	16	Operational	NA	51%
3	Max House Ph2	Okhla, Delhi	Comm	0.2	28	Operational	NA	51%
4	Max Square	Sector 129, Noida	Comm	0.7	60	Operational	NA	51%
5	Max Square Two	Sector 129, Noida	Comm	1.1	110	Under cons	FY28	51%
6	Max District	Sector 65, Gurugram	Comm	1.6	200	Under cons	FY29	51%
7	Estate 128	Sector 128, Noida	Resi	1.4	2,734	Sold, Under cons	FY28	100%
8	Estate 360	Sector 36A, Gurugram	Resi	2.4	4,800	Sold, Under cons	FY29	100%
9	Sector 36A	Sector 36A, Gurugram	Resi	4.0	9,000	To be launched	FY30	100%
10	Sector 59	Sector 59, Gurugram	Resi	1.3	3,000	To be launched	FY31	100%
11	Max One	Sector 16B, Noida	Mixed	2.5	GDV – 2,000 Rental – 120	To be launched	FY30	51%
12	Sector 105	Sector 105, Noida	Mixed	2.6	GDV – 3,000 Rental – 140	To be launched	FY30	51%



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## Indicative Growth Pipeline in the near term



Project Location	Residential / Commercial	SBUA (sq. ft.)	Type	Stage
Delhi	Residential	0.1 Mn	JDA	Commercial negotiation
Delhi	Residential	0.08 Mn	Outright	Commercial negotiation
Noida	Residential	3 Mn	JDA	Commercial negotiation
Gurgaon	Residential	2.8 Mn	JDA	Commercial negotiation
Gurgaon	Residential	3.3 Mn	JDA	Commercial negotiation
Gurgaon	Residential	3.1 Mn	JDA	Commercial negotiation
Gurgaon	Residential	1.6 Mn	Outright	Commercial negotiation
Delhi	Residential	4.1 Mn	JDA	Regulatory approval
Gurgaon	Residential	1.9Mn	Outright	Under evaluation

**Our aspiration is to add 3 mn sq. ft. of projects**



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# Key execution enablers



## Board of Directors – Max Estates



**Analjit Singh**

*Chairman*

- Founder and Chairman of Max Group
- Felicitated with Padma Bhushan, India's 3rd highest civilian award



**Anthony R. Malloy**

*Non-Executive Director*

- Executive Vice President and Chief Investment Officer of New York Life Insurance Company.
- Anthony earned a B.A. in English and Economics from Middlebury College and an M.B.A. in Finance from the Stern School of Business of New York University.



**D K Mittal**

*Independent Director*

- Former Indian Administrative Service (IAS) officer from the batch of 1977
- Served Govt. of India as Secretary- Department of Financial Services; Ministry of Corporate Affairs



**Atul B. Lall**

*Non-Executive Director*

- Managing Director and Vice Chairman of Dixon Technologies (India) Limited.
- Master's Degree in Management Studies from the Birla Institute of Technology and Science, Pilani.



**Niten Malhan**

*Independent Director*

- Founder and managing partner of an investment manager, New Mark Advisors
- Former Managing Director and India lead of Warburg Pincus; over 15 years of experience in private equity and consulting

## Board of Directors – Max Estates



**Analjit Singh**

*Chairman*

- Founder and Chairman of Max Group
- Felicitated with Padma Bhushan, India's 3rd highest civilian award



**Malini Thadani**

*Independent Director*

- 41+ years experience as Former Indian Revenue Service officer and Head of Sustainability with HSBC in India and Hong Kong.
- Master's Degree in Arts - Ohio University, a Master's Degree in History - Hindu College, University of Delhi, and Bachelor's degree in History - Lady Shri Ram College, University of Delhi



**Ira Gupta**

*Independent Director*

- With over 27 years of HR leadership and coaching experience, she most recently served as CHRO for Microsoft India & South Asia—overseeing HR across product engineering, development centres, service delivery, consulting, research labs and sales & marketing.
- She is also on the advisory boards for NGOs and institutions such as XLRI Jamshedpur, and is an ICF-certified coach.



**Gauri Padmanabhan**

*Independent Director*

- Ex-Global partner, leading Consumer Market Practices for Heidrick & Struggles in India
- Key person in establishing Heidrick & Struggles' India business

# Experienced Management team ... with mix of real and non real estate background



Sahil Vachani

*Vice Chairman & Managing Director, Max Estates*

- Responsible for overall strategic vision, direction and growth of the company
- Prior experience in investment banking with Citigroup & business building in consumer electronics with Dixon Technologies & Dixon Appliances



Vachan Singh

*COO – Projects Max Estates*

- Ex-COO & Business Head, Adani Realty; Ex-COO, Oberoi Realty, L&T Realty, Tata Housing, DLF
- Over 35 years of experience in project execution, design management, contracts, operations, and strategy across large-scale residential, commercial, and infrastructure developments in India and overseas.



Nitin Kansal

*CFO - Max Estates*

- Chartered accountant and a Max group veteran with experience across key leadership & strategic positions
- Over 22 years of experience across hospitality and real estate



K S Ramsinghaney

*Senior Advisor - Max Estates*

- Over 45 years of experience; 9 yrs. with Max Health Care as Exec. Director and 11 years as CEO/MD of business units
- Business Management, project engineering, management experience including 10 greenfield projects



Sanjeev Ailawadi

*Head – Legal Max Estates*

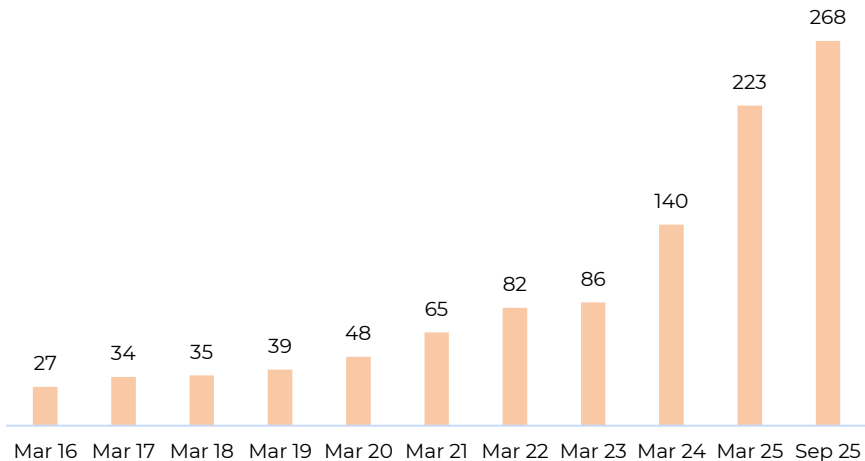
- Accomplished advocate, with more than 30+ years of rich experience in the domains of Real Estate, Contracts, Constitutional, Civil, Criminal and Environmental law.

# Scaling with Skill. Leading with Inclusion.



At Max Estates, growth isn't just about expanding our footprint — it's about building a diverse, future-ready team that embodies our values and drives our ambition forward, ***because true growth includes everyone...***

## Employee Head Count

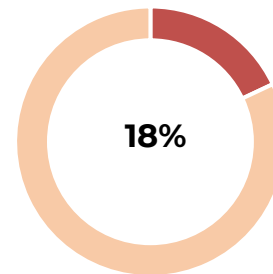


From 27 to 268 — **a 10x growth in headcount** that reflects not just scale, but the strength of our people-first strategy, fueling our growth ambitions.

### INVESTING IN OUR PEOPLE: GROWTH, PERFORMANCE & POTENTIAL

**74% of employees received career and performance development reviews**, supporting continuous growth, alignment, and internal mobility.

## Gender Diversity (%)



**Women make up 18% of Max Estates' total workforce**, a notable representation in the real estate sector

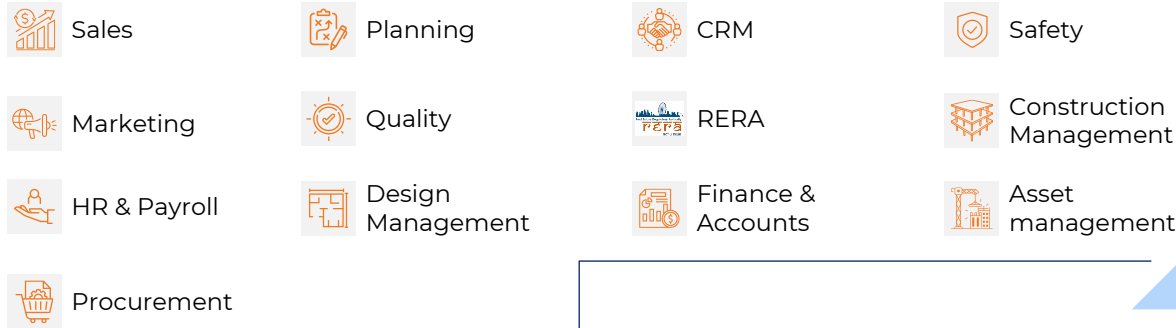
### EMBEDDING CARE, SAFETY & RESPONSIBILITY

**1.62% of revenue invested in employee well-being**, a 3x increase over last year, reinforcing our commitment to a healthier, more engaged workforce.

**93.3% trained on health, safety, and wellness, and 82.15% on human rights and ethics**, building a safer, more responsible, and compliant workplace culture.

# Institutionalizing internal processes to enable seamless execution at scale

## 13 Verticals identified as follows



Identify verticals to build processes

13 verticals identified for codification of processes

Discussion of gaps in current process with KPMG

Post analysis of gaps in the system building the 'to-be' processes

Relevant teams to be trained on the signed-off SOPs

New SOPs to be stress tested through internal audit to ensure implementation

# Suite of digital interventions across value chain in progress



Non exhaustive



## Clairco

Solution to provide enhanced air purification and real-time air quality monitoring for the wellness of our occupants



## FacTech

Tenant Building management and compliant management application for improving customer experience



## AutoDesk Construction Cloud

Design, quality, safety and Construction planning software for efficient tracking and monitoring of execution



## Ozonetel

Call center software designed to boost sales and customer service agent performance



## Smart Joules

An AI-based energy conservation tool to optimize the efficiency of our HVAC system and chillers, thereby decreasing the costs



## Sales Force

Industry best practice cloud-based relationship management solution to monitor leads



## SAP

comprehensive ERP offering on Cloud for Real Estate Modules



## Zykrr

ML-enabled management platform real-time visibility over customer / employee



## BIM

Intelligent 3D modelling of our assets to detect clashes and design flaws, thereby saving on time and cost of the project



## Wobot

AI-based video analytics tool for enhancing customer experience, crowd control, safety and security



## Max Towers App

Tenant engagement app to act as portal for events / amenities at Max Towers









## Reloy

Digital platforms to empower homeowners / channel partners.

# Driving impactful Sustainability initiatives

## Implemented Sustainable Initiatives

Implemented Sustainable Initiatives	FY25 Achievements	FY26 Priorities
 <b>Energy</b> <ul style="list-style-type: none"> <li>Integration of double-glazing units and IoT-based chiller operations optimize energy efficiency, while heat recovery mechanisms and rooftop solar PV systems reduce environmental impact</li> </ul>	<ul style="list-style-type: none"> <li>Achieved LEED Platinum Operations &amp; Maintenance for Max Towers</li> <li>Roof Top Solar capacity of 56 KWp installed at Max Square</li> </ul>	<ul style="list-style-type: none"> <li>Establish Net Zero Targets for MEL backed with Science Based Targets Initiatives (SBTi)</li> <li>Exploring renewable power purchase for Max Square</li> </ul>
 <b>Water</b> <ul style="list-style-type: none"> <li>Low flow faucets in washroom to reduce water consumption</li> <li>Zero wastewater discharge by treating the wastewater in sewerage treatment plants</li> </ul>	<ul style="list-style-type: none"> <li>Started measuring different sources of water consumption throughout operational projects</li> </ul>	<ul style="list-style-type: none"> <li>Exploring IoT sensor-based water leakage and consumption tracking</li> </ul>
 <b>Waste</b> <ul style="list-style-type: none"> <li>Waste segregation aim for zero landfill by sorting building waste, while replacing single-use plastic with glass bottles</li> <li>An organic waste composter converts organic waste into compost</li> </ul>	<ul style="list-style-type: none"> <li>Implemented robust waste management policy, segregating waste in various waste streams.</li> <li>Tie up with authorized recycler for ensuring 100% diversion of waste (solid, hazardous &amp; cigarette waste) from landfill in operational projects</li> </ul>	<ul style="list-style-type: none"> <li>Explore different closed-loop systems for waste management through partnerships and building in-house capability for creating a circular economy solution</li> </ul>
 <b>Indoor environment quality</b> <ul style="list-style-type: none"> <li>Real-time air quality monitoring adjusts ventilation based on PM2.5 and PM10 levels, while MERV 8</li> <li>MERV 13 (ESP) filters reduce pollutants in conditioned areas, improving air quality</li> </ul>	<ul style="list-style-type: none"> <li>Improved the filtration mechanism for treatment of outdoor air before it reaches tenant spaces</li> </ul>	<ul style="list-style-type: none"> <li>Align initiatives with IWBI WELL Standards</li> <li>Explore new technologies and solutions to improve environment quality of air across projects</li> </ul>
 <b>Material</b> <ul style="list-style-type: none"> <li>Publicly available policy on Sustainable Procurement</li> <li>Adherence to material guidelines defined by LEED and IGBC; for example, low VOC content paint and locally sourced materials</li> </ul>	<ul style="list-style-type: none"> <li>Initiated embodied carbon study for all projects</li> <li>Sourced green certified materials for under construction projects</li> </ul>	<ul style="list-style-type: none"> <li>Initiate in-depth material study to identify green alternatives</li> <li>Work on roadmap for progressing on LCA calculation and embodied carbon computation</li> </ul>
 <b>Safety</b> <ul style="list-style-type: none"> <li>Observations from Fire, Life &amp; Safety audit at Max Towers &amp; Max House rectified and closed</li> </ul>	<ul style="list-style-type: none"> <li>Achieved IMS certification comprising of ISO 9001, ISO 14001 and ISO 45001 for all operational projects.</li> <li>Achieved WELL Health &amp; Safety Ratings for all operational projects</li> <li>Achieved British Safety Council International Safety Award</li> </ul>	<ul style="list-style-type: none"> <li>Progressing as per roadmap for achieving 5-star in British Safety Council audit</li> </ul>



# Measuring Progress – Ratings & Certifications

## Operational Assets



Max Towers



LEED Platinum  
Certified for  
Green Building  
Strategies



LEED Platinum  
Operation &  
Maintenance



ISO -9001  
ISO -14001  
ISO -45001



WELL Health &  
Safety Rating



International  
Safety Awards



BSC 5-star  
Health & Safety  
Certification



Max House



LEED Gold  
Certified for  
Green Building  
Strategies



IGBC Platinum  
Rated for  
Health and  
Well-Being



ISO -9001  
ISO -14001  
ISO -45001



WELL Health &  
Safety Rating



International  
Safety Awards  
BSC



Max Square



IGBC Platinum  
Certified for  
Green Building  
Strategies



IGBC Platinum  
Rated for  
Health and  
Well-Being



ISO -9001  
ISO -14001  
ISO -45001



WELL Health &  
Safety Rating

## Upcoming Portfolio



Max Gurgaon  
65



LEED Platinum  
pre-certified for Green  
Building Strategies



WiredScore  
Platinum



Max Square  
Two



IGBC Platinum pre-  
certified for Green  
Building Strategies



Estate 128



IGBC Platinum Pre-  
Certified for Green  
Building Strategies



Estate 360



IGBC Platinum  
Pre-Certified for  
Green Building  
Strategies

Initiated for WELL Health & Wellbeing Certification

# GRESB FY25: Rating and Recognition



Achieved a **5-star rating** in both **Development** and **Standing Investment** categories of GRESB with a **#1 rank** in both peer groups. This places MEL in the **top 20%** of real estate entities globally.

Global Sector Leader – Residential

Regional Sector Leader for Asia – Residential

Global Sector Leader (Listed) – Residential

Regional Sector Leader for Asia (Listed) – Residential



There is an increment of **4 points** in the **Development** category and **6 points** in the **Standing Investments** category from FY24 performance, showcasing our commitment towards continuous improvement in our ESG disclosures.

# Key Sustainability Initiatives & Targets for FY26

Non exhaustive

## Scope 3 Calculation

Initiate calculation of scope 3 emissions across portfolio

## Technology & Innovation

Identify and implement at least 2 initiatives aligning towards creating efficiencies and transforming our sustainability journey

## LCA

Initiate and formalize Life Cycle Assessment of all portfolio assets

## Net Zero Goal Setting

Establishing Net Zero Targets for MEL backed with Science Based Targets Initiatives (SBTi) curriculum

## Net Zero Design

Align the designing of future projects towards Net Zero Design

## Renewables

Sourcing renewable power for Max Towers and Max Square

## ESG Dashboard

Develop an ESG dashboard for portfolio level data exchanges and reporting; targeting GRESB 5-star rating

## Material Assessment

Understand impact of material used and initiate alternative material assessment for new projects

# Contributing back to society is at the core of how we approach the business



Max Estates and Max India Foundation (CSR arm of Max Group) collaborate to improve communities by engaging with local groups to ensure positive impact.

Collaborated with **12 NGO partners** to support the education of: **1.04 lakh** students **2,297** teachers **41** fellows

Partnered with NGO **'The Education Alliance'** through a work partnership with Tamil Nadu and Tripura government and positively impacted: **54 lakh** students of **42,000** local government schools.

Collaborated with Emory University, USA for **Social, Emotional and Ethical Learning (SEEL)**, a K-12 education program developed for training and facilitation of educators. **800+** Educators introduced, **200+hours** invested in training, **40,000** students receiving SEEL learning sessions



Max Estates and Max India Foundation (CSR arm of Max Group) collaborate to improve communities by engaging with local groups to ensure positive impact.

Max Estates is exploring partnership with **Habitat for Humanity** to sponsor homes for underprivileged

The initiative prioritizes secure housing for **impoverished construction workers** and laborers, combating **poor living conditions and health risks**

**Rs. 5 Cr** committed by Max Estates towards Habitat for Humanity till date

**25 houses** delivered



# We intentionally design an ecosystem of amenities ...



**A work environment that is good for people is great for business**



# ...and curate engaging 160 events driving 6,200+ engagements to elevate Customer Experience

**September 2025** EVENT CALENDAR

**6th SATURDAY**  
**Laugh Riot with Mohit Morani**  
An evening of unapologetic laughter with one of India's funniest comedians. Bring your friends and your loudest laughter!  
Time: 6:00 pm - 7:00 pm  
Venue: The Audi

**10th WEDNESDAY**  
**Sufi Affair: Music for the Soul**  
Lose yourself in soulful Sufi melodies and poetry that soothe the heart. A night of rhythmic sermons, and togetherness.  
Time: 6:00 pm - 7:00 pm  
Venue: The Audi

**11th THURSDAY**  
**Garba Night with the Bharuch Troupe**  
Celebrate Navratri with high-energy Garba beats and vibrant moves. Come dressed in your festive best and dance the night away!  
Time: 6:00 pm - 7:00 pm  
Venue: The Audi

**12th FRIDAY**  
**Theatre Night: PARK by Manav Kaul**  
A witty and thought-provoking play about space, life, and relationships—performed by a brilliant Mumbai cast.  
Time: 6:00 pm  
Venue: The Audi

**13th SATURDAY**  
**Live Theatre: Chacha Chhakkan in Action**  
An evening of unapologetic laughter with one of India's funniest comedians. Bring your friends and your loudest laughter!  
Time: 7:00 pm  
Venue: The Audi

**16th TUESDAY**  
**Doll & Toy Crafting Workshop**  
Step into Rajasthan's folk art world—learn to craft and create your own doll or toy with master artist Manan Lal.  
Time: 12 pm - 5:00 pm  
Venue: GJ Food Court

**17th WEDNESDAY**  
**Festive Fiesta: Flea Market**  
Kickstart the festive season with traditional shopping, food, and fun. Join us for our fun festive flea market.  
Time: 12:00 pm - 5:00 pm  
Venue: GJ Food Court

**19th FRIDAY**  
**Moon Texture Art Workshop**  
Paint your own moonlit masterpiece with textured techniques and glowing hues. No skills, just inspiration. Under the night.  
Time: 4:00 pm - 6:00 pm  
Venue: GJ Food Court

**24th WEDNESDAY**  
**NutriTalks: EatWell, LiveWell**  
Learn easy, practical hacks from a nutrition expert to boost energy, balance meals, and feel your best every day.  
Time: 5:00 pm - 6:00 pm  
Venue: Virtual Session

**26th FRIDAY**  
**Air Hockey Challenge**  
Fast, fierce and fun! Compete with colleagues and friends—only one champion leaves the crown.  
Time: 4:00 pm - 6:00 pm  
Venue: GJ Food Court

**29th MONDAY**  
**Hormonal Health 101 with LAIQA**  
Understand your cycle, spot imbalances, and learn lifestyle tips for better energy and balance—simple, actionable, and empowering.  
Time: 5:00 pm - 6:00 pm  
Venue: Virtual Session

WELLBEING & LIFESTYLE | FOOD & BEVERAGES | COMMUNITY & CULTURE | KNOWLEDGE & INNOVATION

**WorkWell** WE LOVE CURATING EXPERIENCES FOR YOU! IF YOU HAVE ANY FEEDBACK OR SUGGESTIONS, PLEASE GET IN TOUCH AT [MAX@MAXESTATES.IN](mailto:MAX@MAXESTATES.IN) OR JOIN THE WORKWELL COMMUNITY ON INSTAGRAM [@WORKWELL\\_MAX](https://www.instagram.com/workwell_max)

## Voices from the Community

*It was really good! I learned a new art form - Rajasthani doll making and I loved it!*  
-Shefali Nagpal on 'Rajasthan's Doll & Toy Craft Exhibition & Workshop'

*Air hockey challenge was super fun and full of adrenaline, especially with the quick pace of the matches. The organizers were really humble and made the event feel very well arranged. Winning at the last moment made it even more exciting—overall a superb experience!*  
- Sharad Mehrotra on 'Air Hockey Challenge'

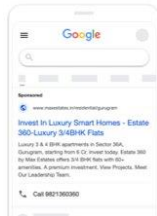


# Building Awareness of Max Estates' Brand Story (1/3)

## MEL Website, Digital Campaigns and Social Media Platforms

Launched comprehensive campaigns across all social media platforms, driving both organic growth and lead generation. Key achievements across platforms are as follows:

- **Website Traffic:** ~500K total visitors
- All social media platforms of Max Estates are **verified**
- **Social Media Followers:** ~6.5K new followers gained across platforms
- **Impressions:** ~50 million total impressions across campaigns
- **Total Engagement:** ~1.3 million interactions across platforms



Search



GDN



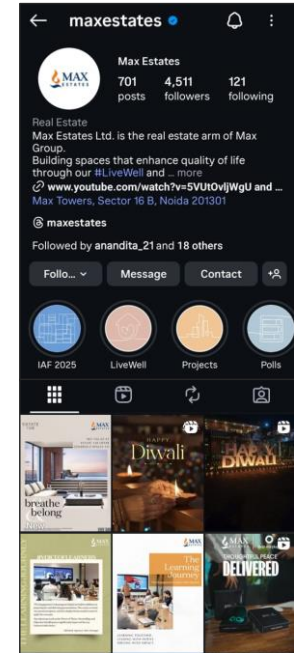
META



Car Dekho



Native





## Building Awareness of Max Estates' Brand Story (2/3)

### AIT Chowk curated by Max Estates

We have adopted and curated AIT Chowk, a vibrant public space spanning 2,800 sq. meters in the heart of Gurugram – Golf Course Road, Sector 54 for three years starting November 2024. As part of this initiative, we have developed and are now maintaining the green cover, introducing diverse floral species to enhance the natural landscape. To further bring alive the philosophy of LiveWell in Gurugram, the space also features wellness-inspired sculptures that celebrate mindfulness and holistic living amidst nature.

In addition, we have a well-curated outdoor presence spanning **22+ premium**, high-visibility sites across Delhi NCR.



# Building Awareness of Max Estates' Brand Story (3/3)



Non exhaustive

## LiveWell Social: Diwali Edition

For our special edition of Livewell Social, we hosted 300+ LPs from Gurgaon.



## LiveWell Partner Events:

LW Diwali Social  
LP Retreat Gurugram  
A Seat at the Table 2.0  
FOS RnR Event



## 5 Upcountry Events:

Hisar  
Dehradun  
Jaipur  
Mumbai  
Moradabad  
Chandigarh



## 3 International Events:

Dubai - 2  
Singapore



UP Tradeshaw

Rising Bharat  
Summit 2025



**200+  
Residents**

Engaged

**550+ LiveWell  
Partners**

Engaged

**55+ WorkWell  
Partners**

Engaged



# Awards and Recognition



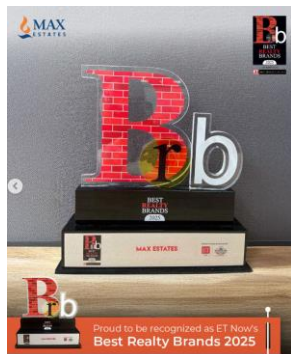
Commercial Project of the Year  
Max Square Two  
**GRI Awards Real Estate India**



The International Safety Award  
Max Towers & Max House  
**British Safety Council Safety Award**



Best Organisation for Women 2025  
**The Times Group - 5th Edition**



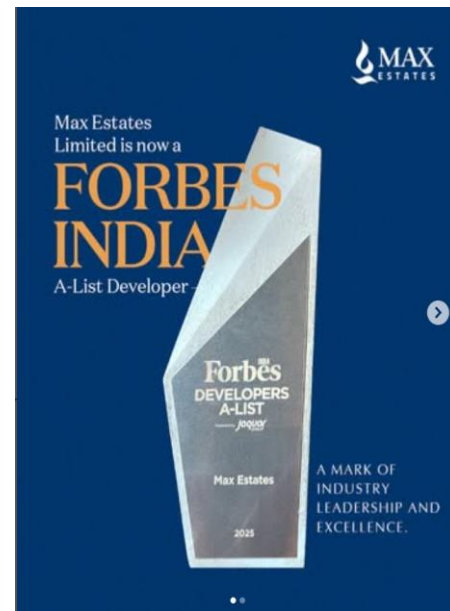
Best Realty Brands  
**ET Now Realty Convention**



Commercial Project of the Year  
Max Square  
**ET Now Realty Awards 2025**



High-end Residential Project of the Year  
Estate 360  
**ET Now Realty Awards 2025**



A-List Developer Award  
**Forbes India**





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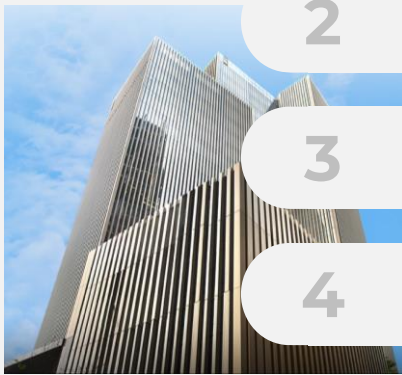
Execution enablers

5

Q2 FY 26 and YTD Sep 25 financials

6

Experience WorkWell & LiveWell at  
Max Estates



# Max Estates Limited –H1FY26 Performance Highlights



## Key Highlights



Total Leased Area as on date  
**~1.2 mn sq. Ft.**



Lease Rental Incomes  
**H1 FY26 – Rs. 72.0 Cr**



Total Revenue  
**H1 FY26 – Rs. 100.2 Cr**



**Total CRE Portfolio Occupancy  
as on September 2025**

Max Towers - 100%  
Max House – 100%  
Max Square – 100%  
Max House Phase 2 – 100%



### Capital Structure

Equity Capital: Rs. 3,018 Cr.<sup>1</sup>  
(Max Estates share: Rs. 2,300 Cr)

Debt as on September 2025  
**External Debt : Rs. 1,571 Cr<sup>2</sup>**  
(Including LRDs : Rs. 867 Cr)

**Net Cash** –Rs. 326 Cr



Cash & Cash Equivalents  
as on September 2025  
**Rs. 1,897 Cr**

1. Including minority interest of Rs. 718 Cr

2. Excludes Rs. 493 Cr towards CCD (including interest accrued) of New York Life

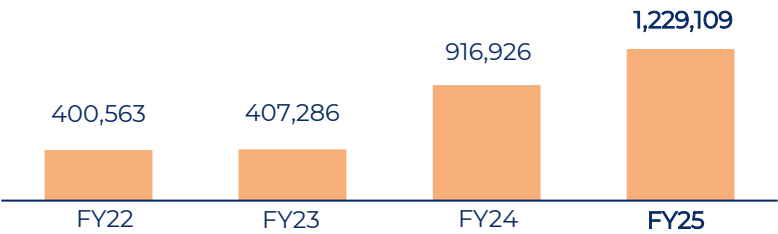
## Summary: Financial Highlights for H1 FY26

- Consolidated Revenue stood at Rs. 100 Crore in H1 FY26, a growth of 24% on a YoY basis
- Consolidated EBITDA stood at Rs. 24 Crore in H1 FY26
- Consolidated PBT stood at Rs. 29 Crore and PAT stood at Rs. 20 Crore in H1 FY26
- Total Leased Area as on 30th September 2025 stood at 1.2 mn sq. ft.
- Lease Rental Income (Max Towers + Max House + Max Square) up by 39% YOY basis to Rs. 72 Crore in H1 FY26
- Max Asset Services Revenue stood at Rs. 26 Crore in H1 FY26, a growth of 33% on a YoY basis
- Debt as on September 2025 stood at Rs. 1,571 Crore, including LRDs of Rs. 867 Crores
- Cash & Cash Equivalents as on September 2025 stood at Rs. 1,897 Crore

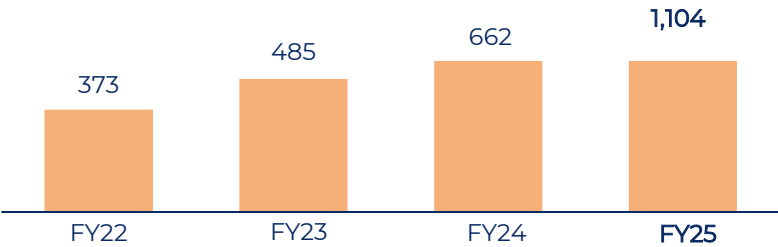
# Max Estates – Operational Metrics



Total Leased Area (in Sq. Ft.)

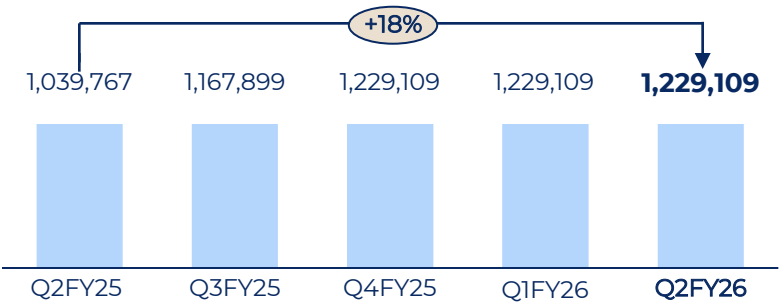


Lease Rental Income (Rs. Mn.)

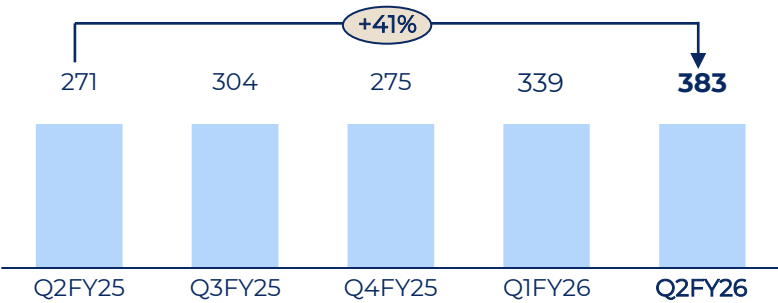


## Quarterly Trend

Total Leased Area (in Sq. Ft.)



Lease Rental Income (Rs. Mn.)



# Max Estates - Profit & Loss Statement



Consolidated Profit & Loss (In Rs. Cr)	Q2FY26	Q2FY25	H1FY26	H1FY25
<b>Net Revenue</b>	<b>48.8</b>	<b>40.2</b>	<b>100.2</b>	<b>80.7</b>
Cost of Goods Sold	-	2.7	3.8	4.5
Employee benefit expense	7.1	4.0	14.4	7.8
Advertisement and Marketing expense	12.0	13.1	21.3	20.9
Other expenses	19.6	11.8	36.7	23.6
<b>EBITDA</b>	<b>10.1</b>	<b>8.5</b>	<b>24.0</b>	<b>23.8</b>
<b>EBITDA Margins (%)</b>	<b>20.7%</b>	<b>21.3%</b>	<b>23.9%</b>	<b>29.5%</b>
Depreciation	8.0	8.4	16.4	17.2
Other Income	25.9	12.6	54.5	19.8
<b>EBIT</b>	<b>27.9</b>	<b>12.7</b>	<b>62.1</b>	<b>26.4</b>
Finance Cost	16.3	13.9	33.6	30.5
<b>Profit before tax</b>	<b>11.6</b>	<b>-1.2</b>	<b>28.5</b>	<b>-4.1</b>
Tax	3.8	0.2	8.7	-0.7
<b>Profit after tax</b>	<b>7.8</b>	<b>-1.4</b>	<b>19.8</b>	<b>-3.4</b>



# Max Estates – Balance Sheet as on 30<sup>th</sup> September 2025



Assets (Rs. Cr.)	Sep'25	Mar'25
<b>Non-Current Assets</b>	<b>3,776</b>	<b>3,028</b>
Property, Plant and Equipment	7	6
Investment Properties	2,814	2,028
Other Intangible Assets	3	3
Right of use asset	3	9
Financial Assets		
Investments	6	5
Trade Receivables	4	4
Other Financial Assets	476	249
Deferred Tax Assets	157	88
Non-Current Tax Assets (net)	43	35
Other Non-Current Assets	264	600
<b>Current Assets</b>	<b>6,387</b>	<b>4,218</b>
Inventories	4,355	2,285
Financial Assets		
Investments	718	582
Trade Receivables	17	15
Cash and Cash Equivalents	214	229
Bank Balances	553	854
Other financial asset	253	164
Other Current Assets	276	90
<b>Total Assets</b>	<b>10,163</b>	<b>7,246</b>

Equity & Liabilities (Rs. Cr.)	Sep'25	Mar'25
<b>EQUITY</b>	<b>3,018</b>	<b>2,661</b>
Equity Share Capital	161	161
Pending for allotment	0	0
Money received against warrants	38	38
Other Equity	2,101	2,080
Non-Controlling Interest	718	382
<b>Non-current liabilities</b>	<b>3,325</b>	<b>2,478</b>
Financial Liabilities		
Borrowings	1,993	1,470
Lease Liabilities	29	34
Trade Payables	1,003	844
Other Non –Current Financial Liabilities	277	110
Provisions	4	4
Deferred Tax Liabilities (net)	18	17
<b>Current liabilities</b>	<b>3,821</b>	<b>2,107</b>
Financial liabilities		
Borrowings	72	145
Trade Payables	902	453
Lease Liabilities	5	7
Other Current Financial Liabilities	103	32
Provisions	6	5
Current Tax Liabilities (net)	7	0
Other Current Liabilities	2,725	1,465
<b>Total Equity &amp; Liabilities</b>	<b>10,163</b>	<b>7,246</b>



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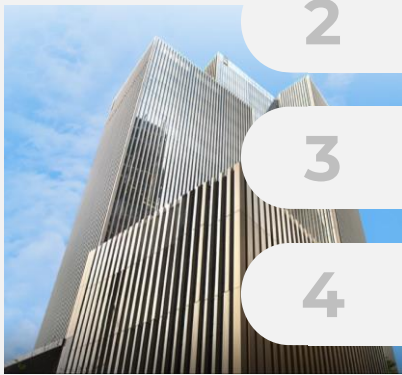
Execution enablers

5

Q2 FY 26 and YTD Sep 25 financials

6

Experience WorkWell & LiveWell at  
Max Estates



## 222 Rajpur – Key highlights



Area ~5 acre



Abutting the Malsi Reserve Forest



Limited inventory of 22 bespoke residences



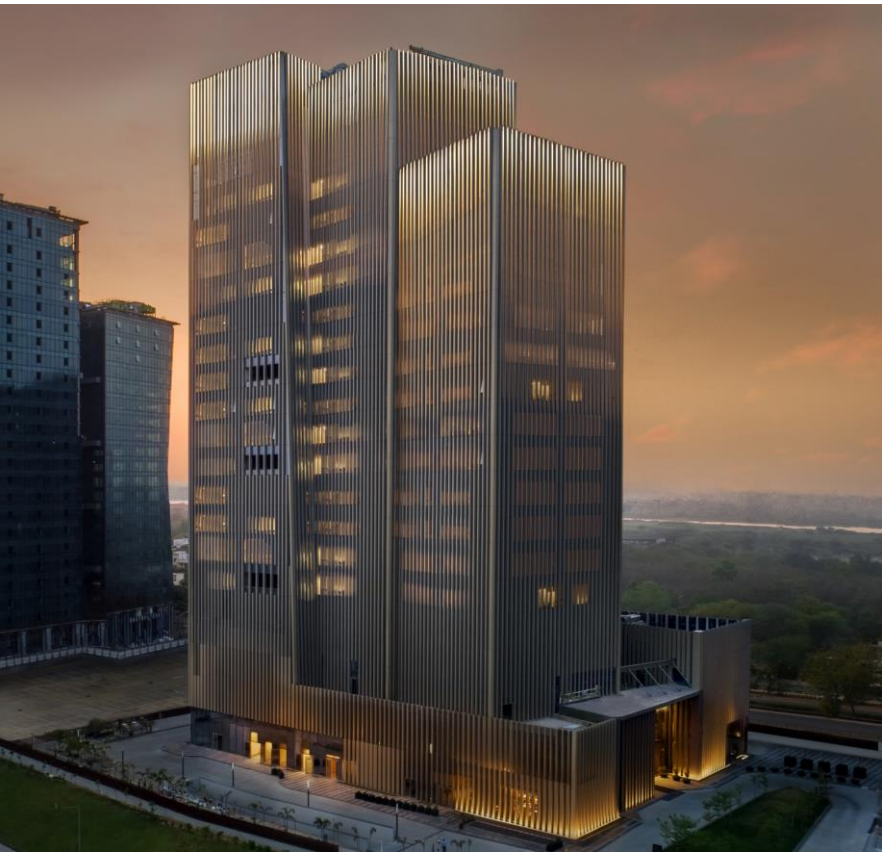
100% Sold





Night View

# Max Towers – Key highlights



Leasable Area  
~0.6 mn. sq. ft.



On DND Flyway, at  
entrance of Noida



Occupancy 100%



Rental~ 25-30%  
premium to micro  
market



Certified LEED  
Platinum from  
USGBC and Health  
and Wellbeing Gold  
from IGBC



Marquee tenant  
profile  
ESRI India, IEX, Veolia, Kama  
Ayurveda, Cyril Amarchand  
Mangaldas, Emerson,  
Khaitan & Co., Yes Bank,  
Udacity, Spaces etc.





The Cube





Food Court

# Max House – Key highlights



Leasable Area  
~0.3 mn. sq. ft.



Boutique campus  
development in CBD  
of South Delhi



Phase 1-  
Occupancy 100%  
Phase 2-  
Leased<sup>1</sup> 100%



Rental~ 25-30%  
premium to micro  
market



LEED Gold certified  
and Health and  
Wellbeing Gold from  
IGBC



Marquee tenant  
profile  
BBC, Nykaa Fashion,  
Samsung, India Electronics,  
Target, Religare Enterprises,  
DSK Legal, Dhampur Sugar  
Mills,etc

<sup>1</sup> including LOI – Letter of intents





Grand Entrance





Lobby



# Max Square – Key highlights



Leasable Area  
~0.7 mn. sq. ft.



On Noida- Gr. Noida  
Expressway



100% Leased<sup>1</sup>



Designed around a  
central forest



Marquee tenant  
profile  
NDTV, Adobe, AML, Cloud  
angels, Hero Cycles, General  
Atoms, Moody's, Unicharm  
etc



IGBC Platinum  
certified for Green and  
pre certified for Health  
& Wellbeing

<sup>1</sup> including LOI – Letter of intents





Central Forest Courtyard











Food Court

# Estate 128 – Our first luxury residential project in NCR



-  Leasable Area  
~10 acres
-  Rectangular & contiguous
-  Abutting Noida  
Gr. Noida Expy
-  Frontage of ~340 m  
on expressway
-  ~ 7 acres of gardens/  
lawns
-  IGBC Platinum pre-  
certified for Green  
Homes





Large wrap around decks  
in the units

Representational image



# Estate 360, Gurugram – Delhi NCR's first inter-generational community at scale



Land Area =  
~11.8 acres



At the confluence of 3  
Gurugram's major  
corridors



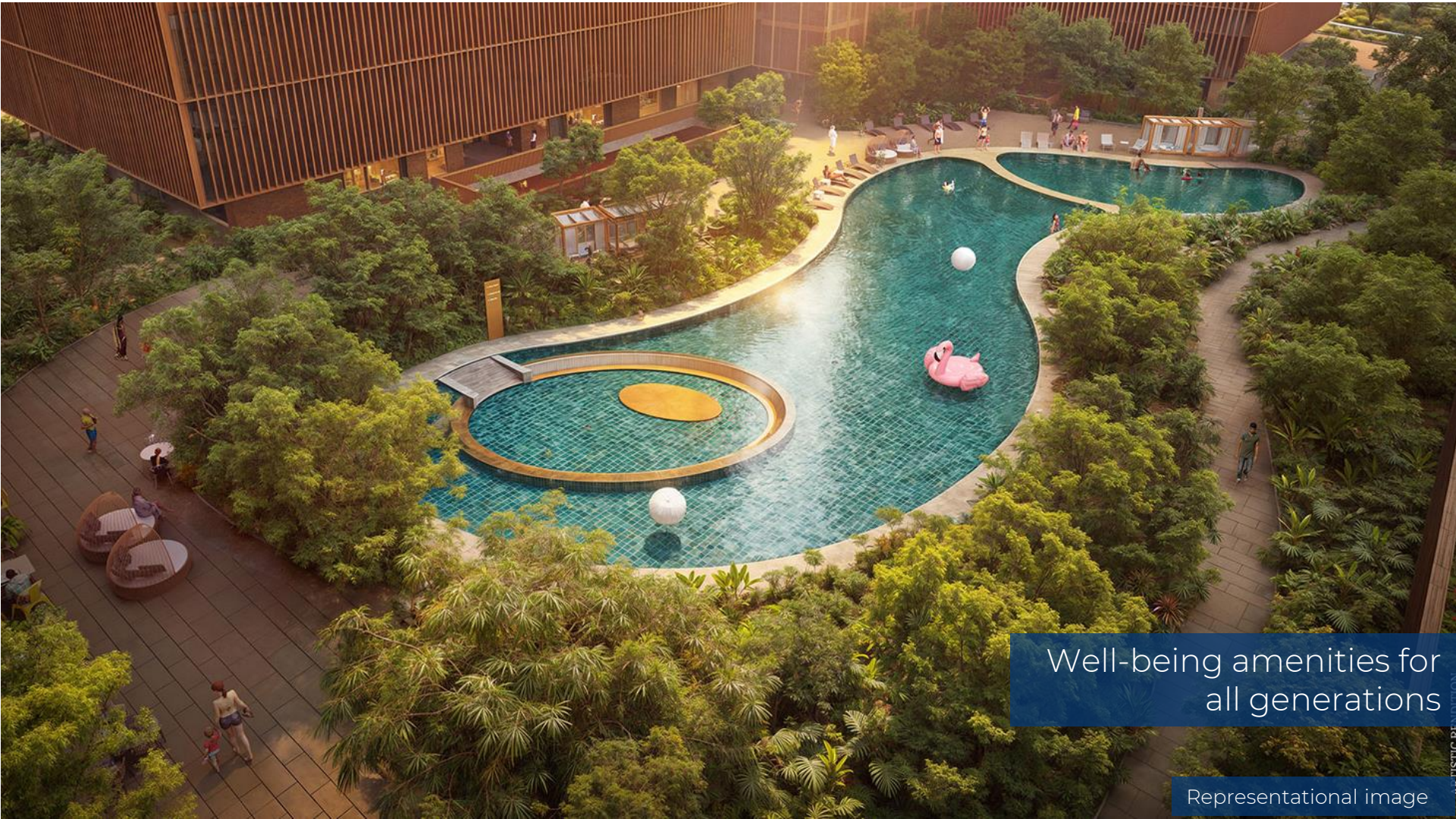
~2.4 Mn sq. ft. of  
development



Opposite 220-acre  
green zone and 50 m  
green belt and key  
commercial  
developments

Representational image





Well-being amenities for  
all generations

Representational image





Countryside-themed  
landscape

Representational image

# Safe Harbor



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Area represented in mn sq ft within the presentation above should be read with a conversion factor of ~ 1 mn sq ft = 92,903 sq. meters.

## Details of Group Entities

- Max Estates Ltd. (CIN no. L70200DL2016PLC438718) is having its Corporate office at Max Towers, L-20, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 201301 & Registered office at Max House 1, Dr. Jha Marg, Okhla Phase 3, Opposite Okhla Railway Station, Okhla Industrial Estate, South Delhi, New Delhi, Delhi, India, 110020. Max Estates Ltd. is the promoter of Max Square Ltd., Max Estates 128 Pvt. Ltd., Acreage Builders Pvt. Ltd., Max Estates Gurgaon Ltd., Pharmax Corporation Ltd., and Max Towers Pvt. Ltd.
- "222 Rajpur" is owned by Max Estates Ltd., CIN No. L70200DL2016PLC438718 and having its registered office Max House 1, Dr. Jha Marg, Okhla Phase 3, Opposite Okhla Railway Station, Okhla Industrial Estate, South Delhi, New Delhi, Delhi, India. The Project is registered with the UKRERA bearing registration no. UKREP08170000001. Please refer to project details on the website of <http://ukrera.org.in> prior to making any decision.
- "Max Towers" is owned by Max Towers Private Limited, CIN No. U70109UP2016PTC087374 and having its registered office Max Towers, L-20, C- 001/A/1 Sector- 16B, Gautam Buddha Nagar, Noida, Uttar Pradesh, India, 201301. The Project is registered with the UPRERA bearing registration no UPRERAPRJ12475 <https://www.up-rera.in/projects>.
- "Max House" is owned by Pharmax Corporation Ltd. CIN No. U24232PB1989PLC009741 and having its registered office at Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, Distt. Nawanshahr, Punjab 144533. Spaces at Max House are available for rent and no sale of space is being advertised in said building.
- \*Max Square is owned by : Max Square Ltd., having its Registered office Address at Max Towers, L-20, C- 001/A/1, Sector- 16B, Gautam Buddha Nagar, NOIDA, Uttar Pradesh, India, 201301, CIN : U70200UP2019PLC118369. Its Occupation Certificate has been received on 25.2.2023. Spaces at Max Square are available for rent and no sale of space is being advertised in said building.
- \*Max Square Two is owned by: Max Square Ltd., having its Registered office Address at Max Towers, L-20, C- 001/A/1, Sector- 16B, Gautam Buddha Nagar, NOIDA, Uttar Pradesh, India, 201301, CIN : U70200UP2019PLC118369. Max Square Two is currently under design and no sale of space is being advertised in said building.
- The Project 'Estate 128' and 'Estate 128-II' are registered with the UPRERA with registration no. UPRERAPRJ446459 and UPRERAPRJ294911/12/2024 respectively. Please refer to project details on the website of UPRERA [www.up-rera.in](http://www.up-rera.in) prior to making any decision. The promoter of Estate 128 and Estate 128 – II is Max Estates 128 Pvt. Ltd.(formerly known as Accord Hotels & Resorts Private Limited) (CIN no. U55101DL2006PTC151422) having its Corporate office at Max Towers, L-20, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 201301 & Registered office at Max House, 1, DR. Jha Marg Okhla, South Delhi, New Delhi, Delhi, India, 110020.
- The Project 'Estate 360' is registered with the HARERA with registration no. RC/REP/HARERA/GGM/860/592/2024/87. Please refer to project details on the website of HARERA Website: <https://haryanarera.gov.in> prior to making any decision. The promoter of Estate 360 is Max Estates Gurgaon Ltd. CIN No. U70109UP2022PLC170197 and having its registered office MAX TOWERS, C-001/A/1, SECTOR - 16B, Gautam Buddha Nagar, NOIDA, Uttar Pradesh, India, 201301.
- "Max 65" is owned by Acreage Builders Pvt. Ltd. CIN No. U70101HR2010PTC047012 and having its registered office 10th Floor, Tower-B Unitech Cyber Park, Sector 39, Gurugram, Haryana, India, 122001, The project is currently under design and no sale of space is being advertised in said building.
- New Project, Gurugram is owned by Max Estates Gurgaon Two Limited CIN No. U68100DL2024PLC424818 and having its registered office Max House, Kh No 335/2, 355/18,337, and 1511/339, Okhla Industrial Estate, New Delhi, Delhi, India, 110020. The project is currently under design and no sale of space is being advertised in said building.



Thank you

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